City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

From: **Facilities & Major Projects Department**

Date: **December 4, 2024**

Winskill Design and Community Engagement Update

The following report has been reviewed and endorsed by the City Manager's Office.

- **RECOMMENDATIONS:**

A. THAT the facility schematic design be approved and staff be directed to continue advancing design work.

B. THAT the Winskill Park concept be approved and staff be directed to continue construction of the new U15 and relocated U13 baseball fields.

C. THAT staff be directed to commence with the next phase of community engagement as described in this report.

- **PURPOSE:**

This report provides Council an update on the Winskill Aquatic and Fitness Centre facility design, the overall Winskill Park plan including the 75% design of the two new baseball diamonds, and the next phase of community engagement.

- **BACKGROUND:**

At the July 22, 2024 Regular Meeting, Council approved the new Winskill Aquatic and Fitness Centre being located in the northeast corner of Winskill Park and to incorporate a 10-lane 25 meter lap pool. Council also directed staff to commence a facility conceptual design guided by the results of the community engagement and to report back on the feasibility of incorporating a fourth baseball diamond at Winskill Park, including further consultation with the appropriate field sport user groups.

At the September 23, 2024 Regular Meeting, Council approved the overall park plan, including the fourth baseball diamond being constructed in conjunction with the park field improvements.

At the October 21, 2024 Regular Meeting, Council approved a temporary disc golf course at Dennison and the construction of a new disc golf course on a pilot basis at Diefenbaker Park.

Since October 21, initial work for the new U15 ball diamond and the relocated U13 ball diamonds has proceeded with the removal of trees and preliminary site preparations. Schematic design of the facility has progressed, and staff have continued to consult with various user groups.

- **DISCUSSION:**

Facility Design

Schematic design of the facility is nearing completion, with major design aspects having been explored and confirmed. The design continues to include all key amenities previously discussed with Council including a 10-lane 25 metre pool, teach pool, diving boards, leisure pool, water slide, hot tub, plunge pool, sauna, steam room, a full-sized gymnasium, fitness spaces, multipurpose space, and space for BGC. The overall facility size remains consistent as previously presented to Council, at approximately 90,000 sq ft.

The schematic design process has confirmed program elements, blocking, massing and adjacencies within the facility. Technical and functional analysis has been completed with detailed input from City recreation and facility operations staff. Principles that have guided the schematic design include:

- Positive, complimentary presence in Winskill Park and to 56 Street
- Warm, welcoming patron experience as they approach, enter, exit and move throughout the building
- Meets function program needs, including glare, views and safety
- Meets and exceeds Universal and Accessibility requirements
- Cost effective, durable and attractive architectural expression

Specific strategies that have been incorporated into the design include:

- Repeatable and simple, rather than unique or complex roofs, massing and facades
- Provide building access from both north and south with a focus on enhancing the plaza
- Locations of programs to create visual interest at edges of the new building
- Minimize staffing requirements where reasonable (e.g. surveillance)
- Provide new ways of viewing and interacting with Winskill Park

Staff also met with aquatic user groups in November to obtain feedback on draft designs and received feedback on items such as deck space and viewing areas. This feedback has been incorporated into the latest design layouts. Consultation with aquatic user groups will continue throughout the process. The project team has also consulted with SwimBC on competition standards and pool guidelines to ensure these are considered as part of design.

Key facility layout features that have been established through the schematic design process include:

- Clear patron flow with well-defined paid admission and public access zones
- The inclusion of two elevators to provide an equitable patron experience in both zones of the facility and provide redundancy in the event of a breakdown
- Ramp access to each of the five pool tanks for universal accessibility
- Activation of a rooftop area as a public outdoor terrace providing views to the southwest
- Thoughtful positioning of the wet classroom to serve advanced aquatic courses, act as a swim meet hub, and support administrative purposes (eliminating the need for an additional boardroom space)
- Outdoor fitness terrace connected to the fitness studio and cardio and weight areas
- A strong connection between the universal change room and leisure pool to help ensure young children are immediately greeted by the accessible beach entry
- Three seating areas to provide multiple viewing opportunities throughout the natatorium
- The extension of two lanes in the teach pool from 20m to 25m to provide additional swim capacity and future flexibility
- A clustered wellness corner including the hot pool, cold plunge, sauna and team rooms, and seating options

See Attachment A for schematic design details.

Other Facility Design Considerations

Stainless Steel Pool Tank
As part of the schematic design, the project team also completed an analysis comparing conventional concrete and tile pools to stainless-steel pools. The analysis indicates that a conventional concrete/tile pool is the best approach.

The concrete/tile pool has lower initial capital cost, and there is no measurable difference in ongoing operating and maintenances costs between the pool types. Further, there is a greater risk of schedule delays in sourcing a stainless-steel pool, which could put the overall project timeline at risk.

See attachment B for details.

BGC
Staff and the Architect met with BGC in late November to review the updated schematic design layouts and the specific space BGC. The BGC area will connect to the new Gymnasium and be adjacent to a new community kitchen and the first floor multi-purpose room. The schematic design also provides for a dedicated and secure outdoor space for BGC. BGC is supportive of this design, provided they are afforded allocation of gym and multipurpose space at designated times that align with BGC programming. BGC has provided a letter of support that is included in Attachment C.

Overall Park Plan

Further work has continued on the overall Winskill Park plan, evolving from the general site layout approved by Council earlier in the fall. The most sizable shift relates to the orientation of the parking lot. This change enables an efficient use of space for parking while addressing concerns of pedestrian access to the U18 baseball field. The new parking lot will connect to the new facility, through a Community Plaza at the front entrance of the building.

A further detailed parking and traffic analysis has been completed. The results of the analysis indicates a requirement of a range of 250 to 275 parking stalls, a significant increase from the current supply of 140 stalls. The parking lot is being designed to accommodate the capacity of the new Winskill Aquatic and Fitness Centre facility and all future Winskill Park Amenities. Note that the current 31 parking stalls at the Winskill Park Fieldhouse and Lawn Bowling Facility would remain and are not included in the aforementioned totals.

The traffic analysis also recommends a secondary right-in only access off of 56 Street, slightly south of 10 Avenue, to complement the existing access and egress to and from 56 Street via 9 Avenue. Of note, the new access to Winskill from 56 Street will be required to be temporary construction access and egress with a temporary traffic light, during the construction period of mid-2025 to mid-2027.

The project team has also continued to develop the concept design of the central community plaza. This plaza is intended as a gathering place for everyday use by the community, with flexibility to accommodate larger events, and will include seating, lighting, event power, and amenities to support informal activity such as a basketball net.

Overall Winskill Park Plan layouts are included in Attachment D.

Baseball Diamond Detailed Design

Detailed design of the baseball diamonds is nearing completion with tendering for construction of the new baseball diamonds in early 2025. This will enable construction in spring 2025 with the new U15 and relocated U13 diamonds being available for use in early fall 2025.

During the field design process, it was concluded that placing the relocated U13 field in the southwest corner of the park and locating the new U15 field in the northwest corner provides significant advantages. These advantages include increasing the forested area in the southwest corner of the park, and an improved alignment of the east-west pathway in the centre of the park.

The field design team also considered fencing options for the relocated U13 and new U15 baseball diamonds including temporary and permanent outfield fencing. The conclusion reached is to establish permanent outfield fencing with an outfield warning track. Outfield fencing height will be four feet (U13) and six feet (U15), with four feet fencing on all foul lines of both fields. See attachment E for precedent images.

Enclosing the field has significant safety, operating, and maintenance advantages. Multiple pedestrian access gates are included in the design to ensure the space is welcoming for community use when not programmed for formal play.

The design team also explored the possibility of increasing the height of fencing in the outfield to expand the forested area. To mitigate impact to the naturalized areas of the park, the fields have been designed to the minimum required dimensions dictated by Baseball Canada and BC Minor Baseball guidelines. A higher fence would enable a marginal expansion of the forested area but would result in fields that do not meet best practice guidelines. Reduction in the size of the U15 field would limit usability for adult slo-pitch groups, and a heightened outfield fence would create a harsh separation and negative viewing experience for those using the forested area. Ultimately, the project team has concluded that a outfield fence exceeding six feet does not merit proceeding.

Rotation and upgrading of the existing U15 field are not included in the current scope of the project as it cannot be accommodated within the existing project budget. Staff will work to identify funding through future years' capital budgets to complete this field rotation.

Staff met with TABA and TMSP in early December to confirm final designs of the baseball fields. Overall, there is support for the field designs, and concerns with heightened outfield fencing and smaller field sizes. Further, TABA and TMSP would prefer to see the upgrade and rotation of the existing U15 take place at the same time as the other field construction, rather than deferring until a later is to take place. Attachment F contains letters of support from TABA and TMSP.

Reforestation Plan

Work continues on the reforestation plan and will be brought back to Council early in 2025 and will also be included in the next round of community engagement.

Community Engagement

Community engagement has been a priority for this project since it was initiated. In the first phase of engagement conducted last spring, residents were invited to share their vision for the aquatic and fitness centre and preferences for key features as well as provide feedback on options for a location in the park that would allow for the current facility to remain open.

The City connected with 1600 users and residents of all ages and abilities through targeted meetings with interest groups, public events and online opportunities. Through these activities, the City learned there is a desire for the facility to focus on Fun, Fitness and Health. With this direction, preliminary design began on the facility. Some of the key features of this design that were informed by the engagement process include:

- A 10-lane, 25m lap pool that supports competitive swimming as well as recreational training and fitness;

- An additional 4-lane teach pool (two 25m and two 20m lanes) that supports the development of swimmers as well as the needs of competitive programs;
- A wellness area that includes a hot tub, sauna, steam room and cold plunge pool;
- A leisure area that includes a water slide, lazy river and other play equipment;
- Accessibility and inclusivity features such as beach access entry to natatorium pools and universal change rooms;
- A fitness centre that is double the size of the current facility and is complemented by a number of multi-purpose rooms that can be used as studios for classes; and
- Space for the Southcoast BGC to continue programming

Through the first phase of engagement, the City also learned that there was interest in upgrades to the ball diamonds in the park surrounding the aquatic and fitness centre and a desire for a fourth diamond. This resulted in a new design for the park which involved relocating the disc golf course and plans to reforest affected natural areas. Detailed information on the engagement findings in the first phase and the resulting recommendations can be found at letstalk.delta.ca/Winskill.

Phase 2 Engagement – Confirming the Direction

Since the conclusion of the first phase of engagement, staff have continued conversations with user groups to refine the preliminary concept. With this input, the schematic design is complete, and staff are now preparing for the second phase of engagement which will gather information for the detailed design and confirm the direction. In keeping with the first phase, the second phase will include targeted meetings with interested and affected user and community groups as well as opportunities for the general public. Activities will support the involvement of:

- Delta residents
- Neighbouring properties and businesses
- Facility users
- Aquatic user group representatives (e.g. swim clubs)
- Field user group representatives (e.g. disc golf, baseball, soccer)
- Annex user group representatives (e.g. BGC)
- Underrepresented groups (e.g. Indigenous, youth, seniors, immigrants,
- neurodivergent, people with mobility challenges, LGBQTIA2S+)

Activities may include but are not limited to:

- Information sessions with neighbouring properties and businesses
- Workshops with aquatic and field user groups
- Pop-up events with schools and senior centres
- Community conversations with underrepresented groups
- Open houses and online feedback opportunities for the general public

Detailed plans including dates will be announced in the new year.

Implications:

Financial Implications - The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost $130 million, with $120 million of this budget apportioned to the new facility. The portion of funding allotted for sports fields realignments, related amenities and a fourth baseball diamond is $10 million. The most recent Class D estimate is showing the project on budget at $129.8 million including contingency. An updated Class C cost estimate will be provided to Council in early 2025, following completion of schematic designs.

Next Steps

- Finalize and issue the tender for baseball diamond construction in early 2025.
- Continue development of a reforestation plan and report back to Council in early 2025.
- Commence community engagement in early 2025.
- Continue to progress the facility design, with detailed designs brought back to Council in early spring 2025.
  Construction of the new facility is estimated to commence in late summer of 2025.

- **CONCLUSION:**

The Winskill Renewal project is proceeding on schedule to begin construction in 2025 and within the Council approved budget of $130 million. Good progress is being made on the facility design with construction of two new ball diamonds on track for summer 2025. Staff will continue to report back to Council on a regular basis throughout 2025.

Jim Bauer, Director
Facilities and Major Projects

Department submission prepared by: Luke Chapman, Senior Project Manager and JoAnne Kleb, Manager of Engagement; LC/lc

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Park. Recreation & Culture	Josh Turner	JT
Communication and Engagement	Deanie Wong	JK

- **ATTACHMENTS:**

A. Facility Schematic Design Layouts
B. Cost Estimate Comparison of Concrete versus Stainless Steel Pools
C. Letter of Support from BGC
D. Winskill Park Concept Plan
E. Precedent Fencing Images
F. Letters of Support from TABA and TMSP

Council Update

Winskill Aquatic Centre



December 9, 2024

DIALOG Carscadden

SCHEMATIC DESIGN

Introduction

Our Schematic Design process has established the following Design Principles:

- Positive, complimentary presence in the park and to 56th St.
- Warm, welcoming patron experience as they approach, enter/exit and move around the building
- Meets functional program needs including glare, views, safety
- Meets and exceeds Universal and Accessibility requirements
- Cost effective, durable and attractive architectural expression

SCHEMATIC DESIGN

Design Strategies

Specific design strategies:

- Repeatable and simple, rather than unique or complex roofs, massing and facades
- Provide building access from both N and S with a focus on enhancing the plaza
- Locate program to create visual interest at edges of building
- Functional stacking where possible, ie mechanical, electrical
- Minimize staffing requirements where reasonable (surveillance)
- Provide new ways of viewing and interacting with the park

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SCHEMATIC DESIGN

Delta Design Inspiration



AN INTIMATE MIX OF HUMANS, LAND AND WATER



SHADOWS AND LIGHT PLAY OVER SPACE



LAYERED, VERTICAL TEXTURES AND SOUNDS



ARTICULATED YET GOOFY MOVEMENT



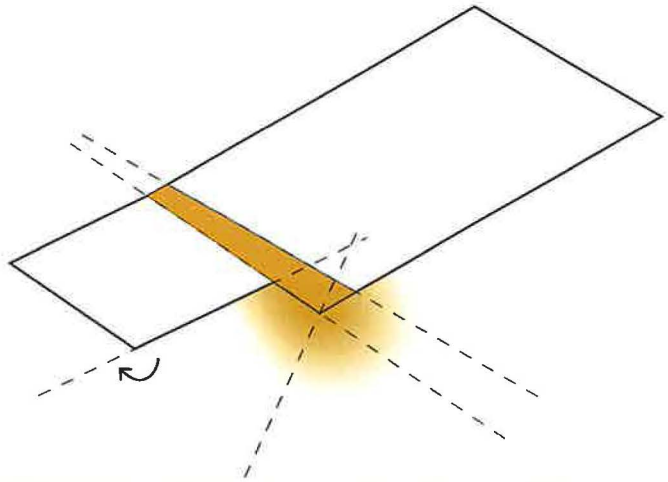
WARM, INTIMATE, COMFORTING APPROACH



PRESENCE ON THE HORIZON

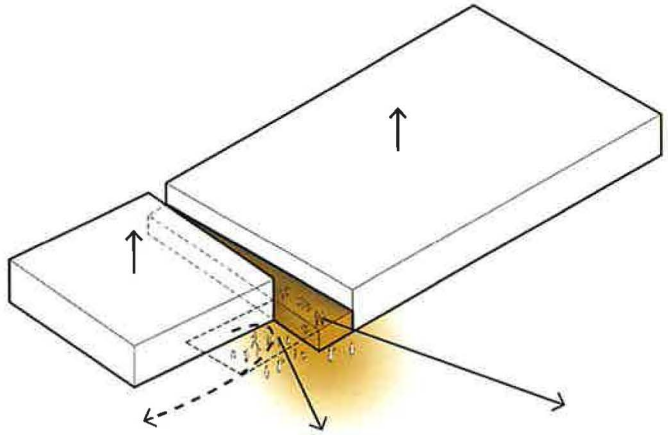
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SCHEMATIC DESIGN
Massing and the Design Story



Welcoming, Sunny, Central Landscape Spine

A subtle articulation of the dry and wet program "wings" opens entries to the public spine from the North, South West and plaza. The spine divides "paid" and "unpaid" program areas.



Prominent Program Volumes, Public Views

The main program elements are expressed in tall volumes creating a presence in the park. The central spine is kept lower and more intimate to create a warm entry experience. An open terrace has views to and from the park and brings landscape into the spine.

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SCHEMATIC DESIGN
A Building in the Park



Axonometric View

Screened Movement

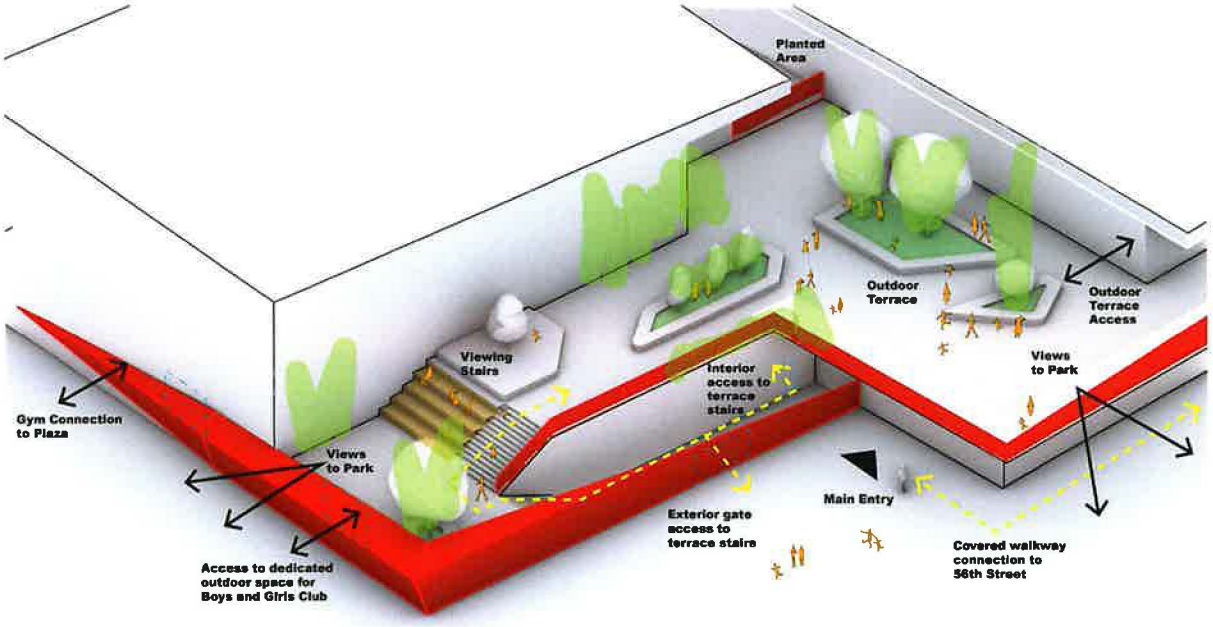
A semi-transparent screen wraps the two volumes and terrace and reacts to sun angles, the busy context of 56th St and the park/community plaza to create a sense of movement, shadows and play of light inside and outside of the building. The screen provides variation on an otherwise simple facade.

Indicative Blocking Renders

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SCHEMATIC DESIGN

Terrace and the Park



Main Entry, Gym, BGC and Terrace Diagram

Horizon Views and a Warm Entry

The Terrace will bring the park landscape up into the building while also drawing people to the plaza space and then into the entry.



Precedent Imagery - Perforated Screen

Upper Terrace Access

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SCHEMATIC DESIGN

Park / Two Volumes

*Exterior design in-progress



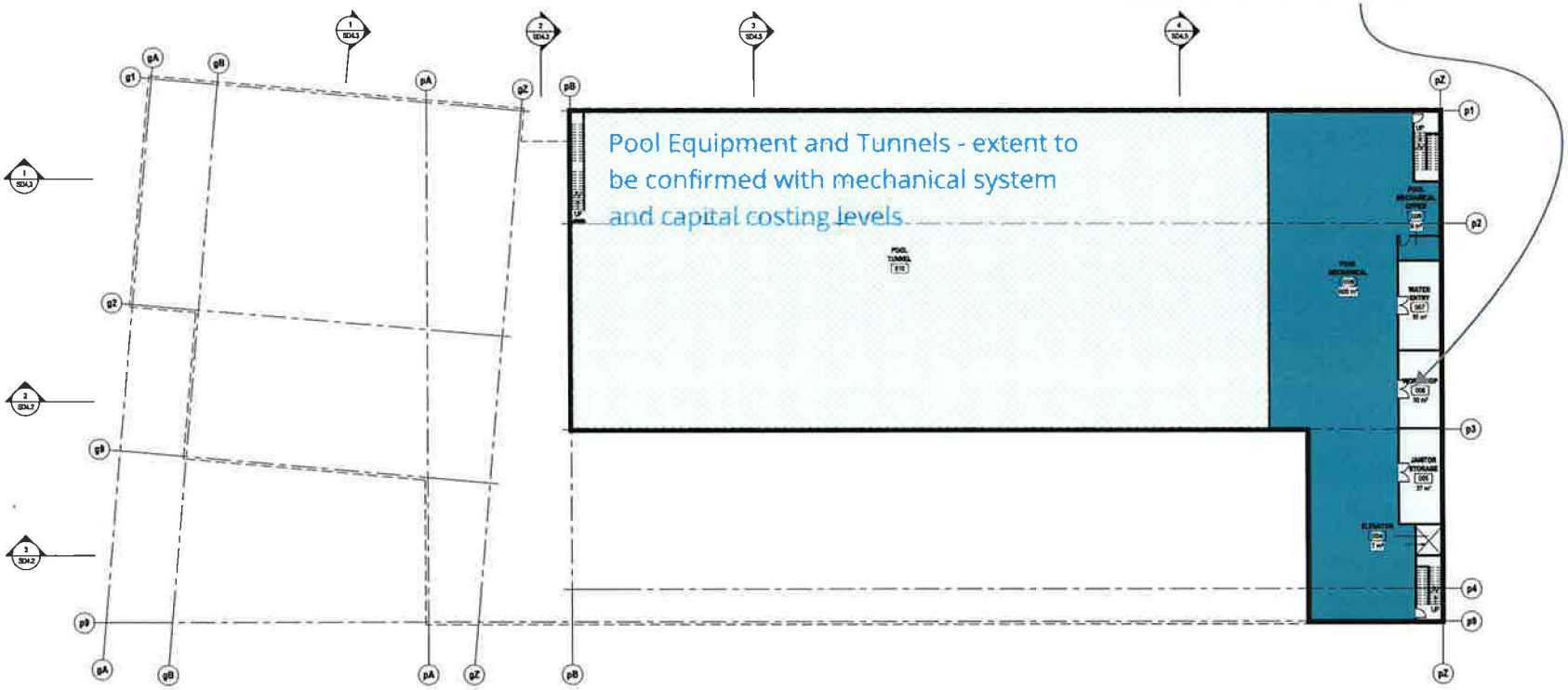
View from southwest - park approach - indicative image

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SCHEMATIC DESIGN

Plan Update

Building Maintenance and Operations spaces located below ground with elevator access to above



Level 0 Plan

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SCHEMATIC DESIGN

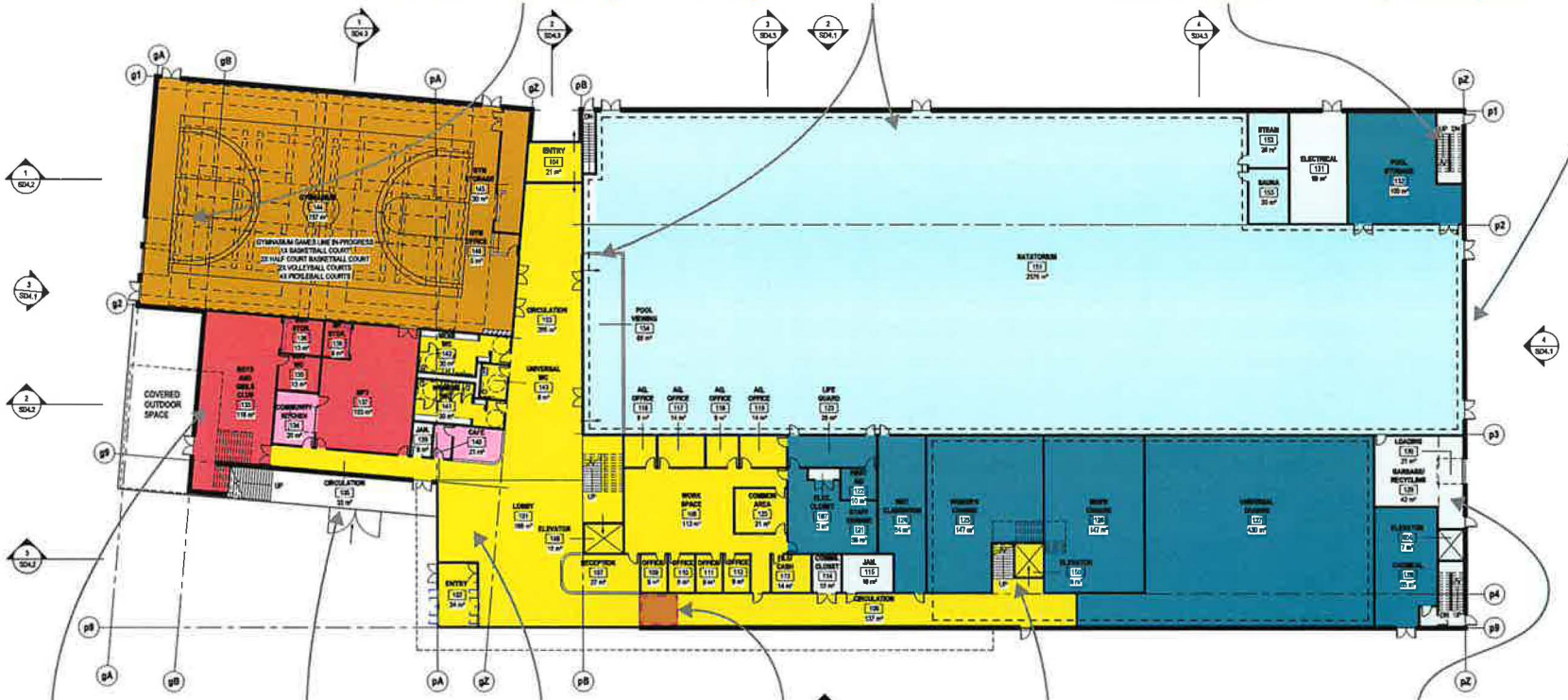
Plan Update

Gym faces north (light) and plaza with connection to lobby

Natatorium faces north (light) and has connection to lobby

Pool storage with direct access to Pool Equipment Below Grade

Framed views of 56th St and public space



BGC has direct access to exterior and program spaces

Screen provides security for Terrace after hours

Generous Lobby with good views to all program spaces

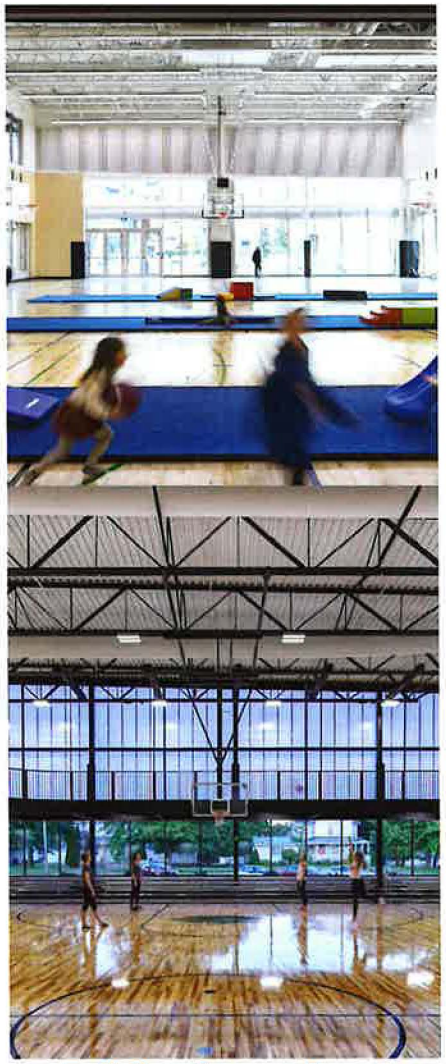
Control Point between paid/unpaid program areas

Fitness access stair and elevator

Loading, Chem and Pool services are off new access road with direct access to Pool Equipment below grade

Level 1 Plan

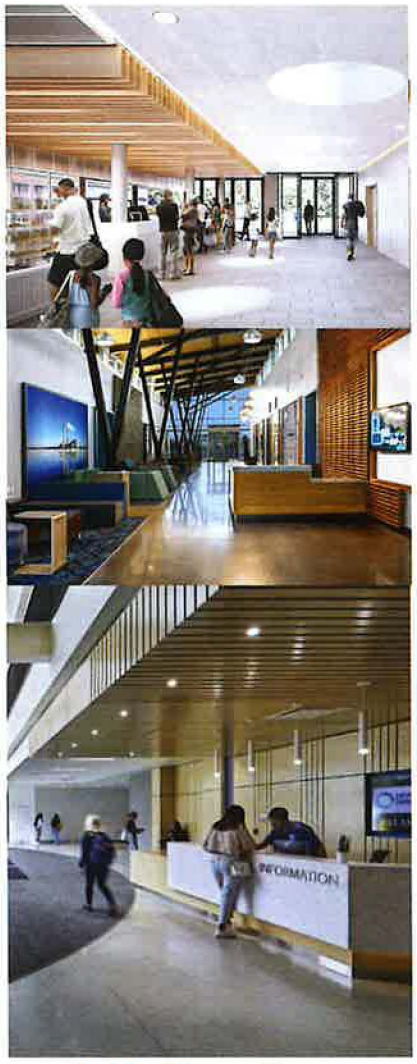
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Full Size Gymnasium



Viewing Areas



Lobby/Reception



Community Kitchen

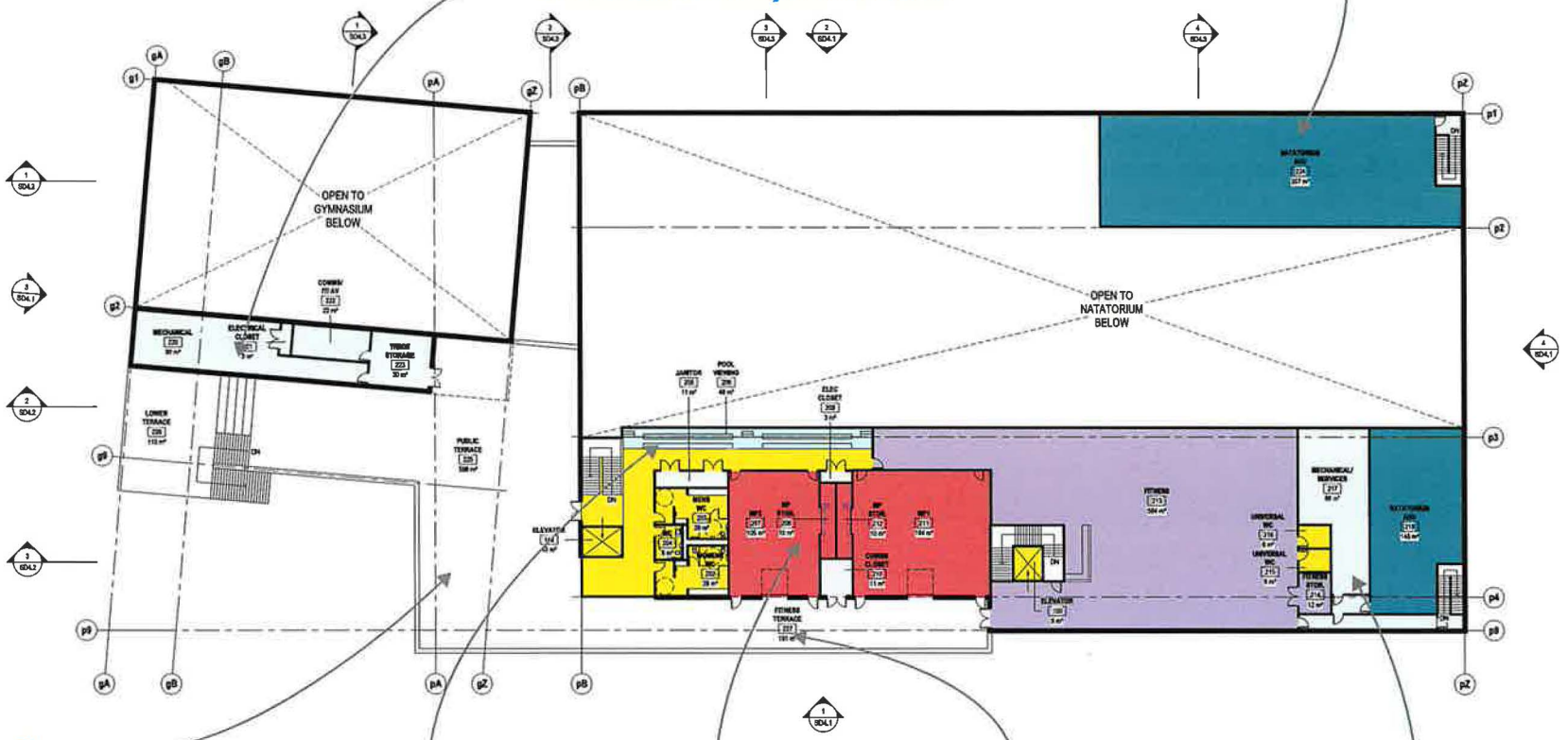
Level 1 Activity

**Precedent imagery shown is indicative of high level look and feel of the spaces noted to encourage imagination and discussion. The photos include architectural work of other firms and are not representative of the actual design.*

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SCHEMATIC DESIGN

Plan Update



Gym mechanical services provide solar block to the Gym from South

Pool HVAC

View Terrace

Upper level viewing into Natatorium

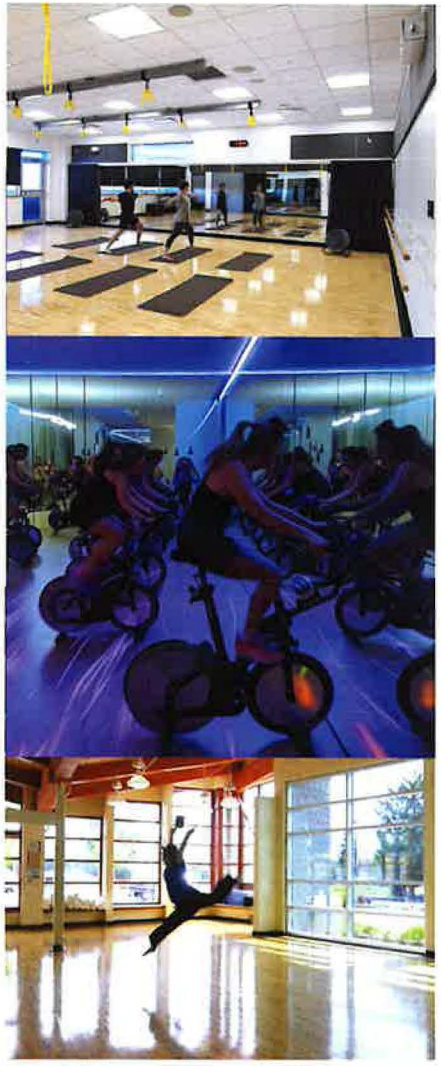
MP rooms may have operable partition

Fitness Terrace

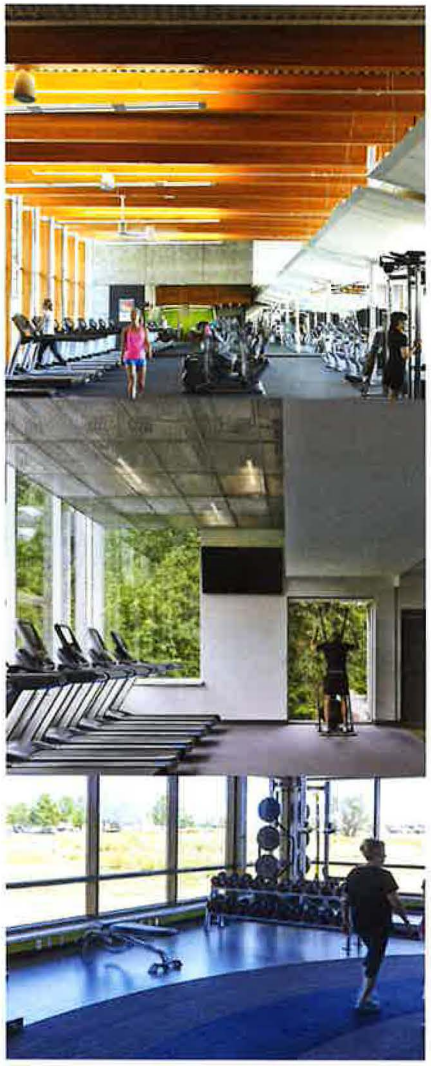
Fitness and Pool HVAC

Level 2 Plan

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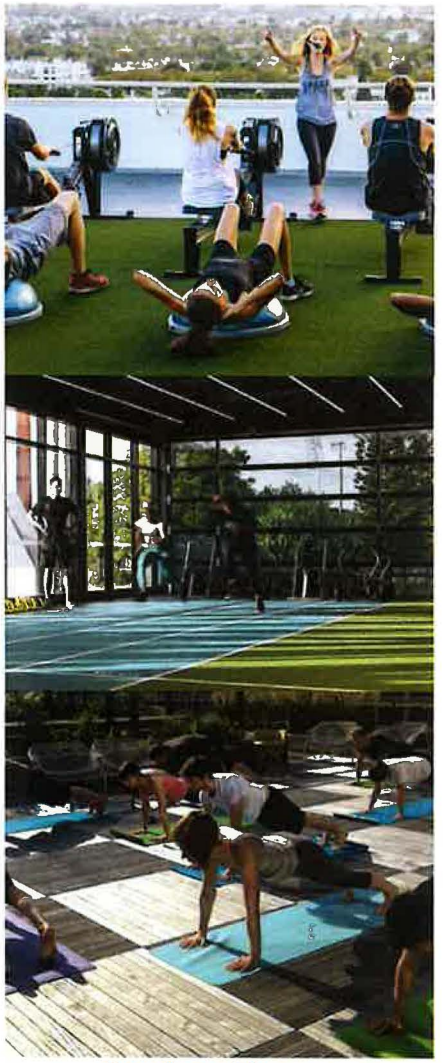
Multipurpose activity rooms



Indoor Fitness



Terrace garden



Outdoor Fitness

Level 2 Activity

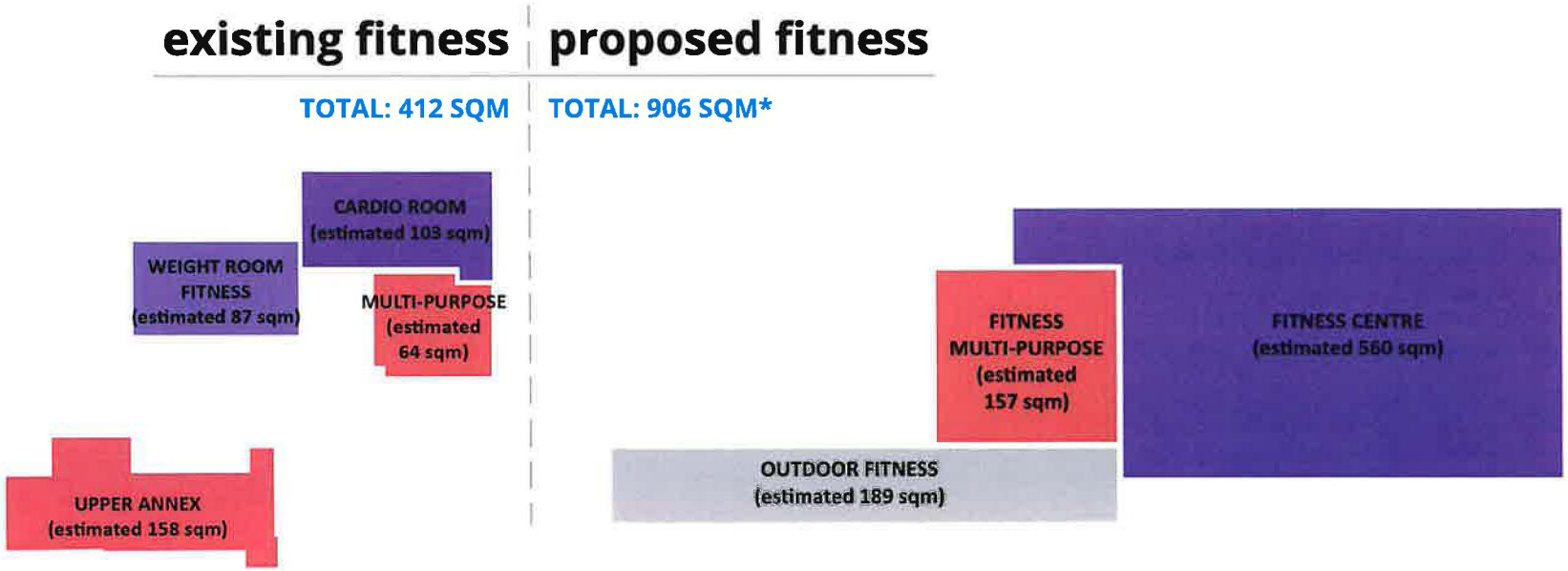
**Precedent imagery shown is indicative of high level look and feel of the spaces noted to encourage imagination and discussion. The photos include architectural work of other firms and are not representative of the actual design.*

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SCHEMATIC DESIGN

Fitness Comparison

The following diagram is a visual representation of the difference in fitness area from the existing Winskill Aquatic Centre with the new proposed facility. The colour blocks indicate the general fitness room shape and their associated areas*



*Areas are estimates and will be refined through design development.

Fitness Area Diagram

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SCHEMATIC DESIGN

Natatorium and Change Area Design Strategies

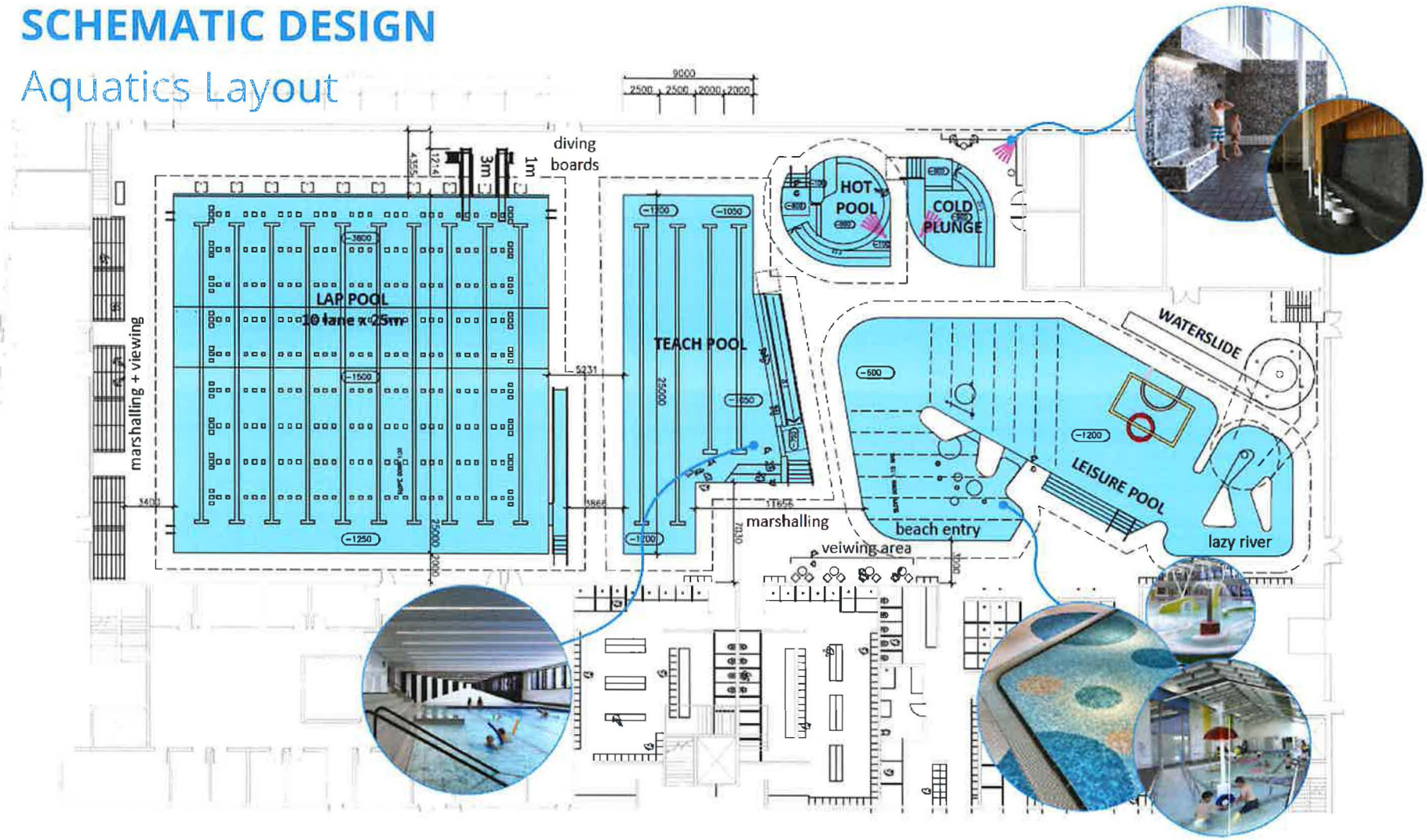
Specific design strategies:

- Focus on the user experience - easy to navigate and understand, safe, with visual and auditory comfort
- Pools are zoned for formal and informal (cross) programming
- Consideration for simultaneous sport and leisure activities
- Visual access to the park/outdoors and lobby without voyeurism
- Minimize staffing requirements where reasonable (guarding)
- Maximum fun.

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SCHEMATIC DESIGN

Aquatics Layout



Natatorium

DIALOG Carscadden

Pool fun features

*Selection in-progress











SCHEMATIC DESIGN

Precedent imagery shown is indicative of high level look and feel of the spaces noted to encourage imagination and discussion. The photos include architectural work of other firms and are not representative of the actual design.

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SCHEMATIC DESIGN

Natatorium Render

*Interior Design in Progress



Enlarged, Fun Aquatics Environment

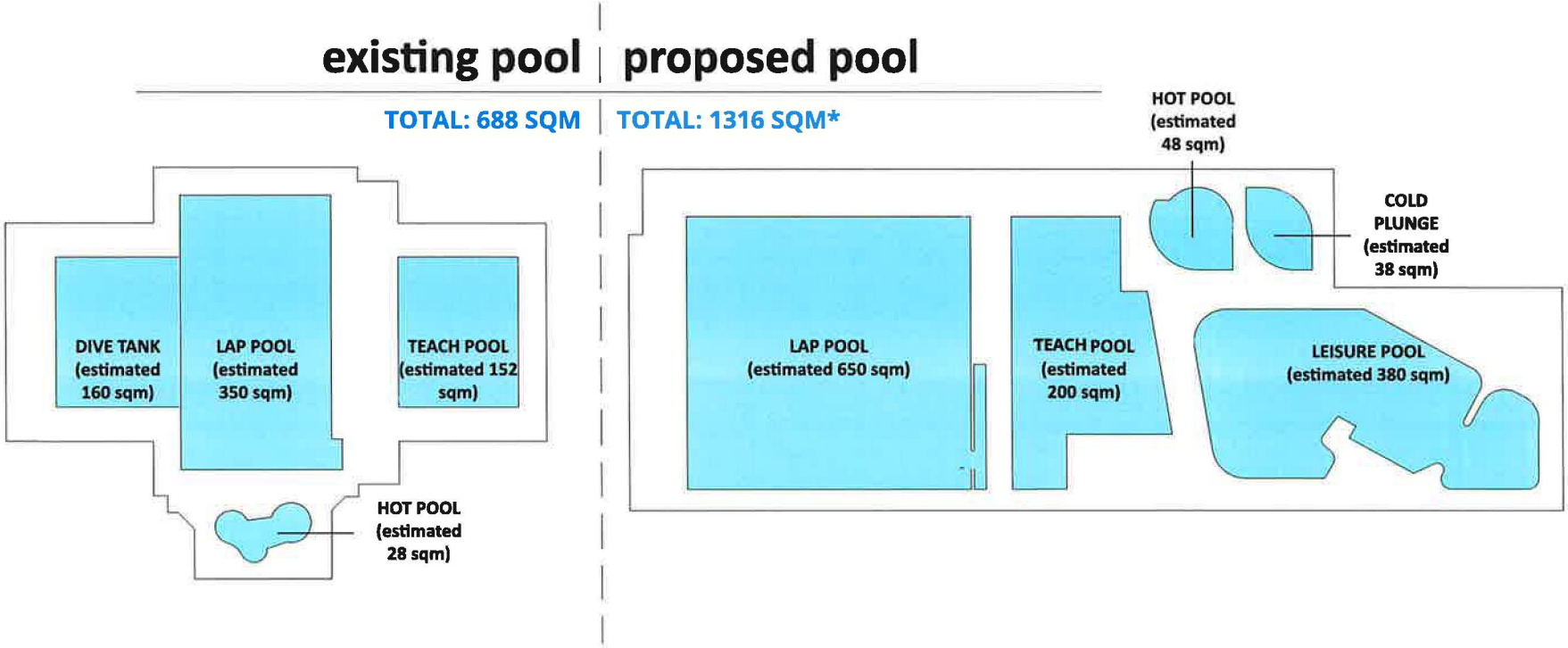
The Aquatics area will be significantly larger then the existing facility with new fun features such as a water slide, lazy river, play features, wellness zone (hot tub, cold plunge, steam and sauna), teaching pool as well as a 10 lane 25m lap pool suitable for local competitions and athletic swimming. Pools will have zero beach or ramp access and variety of a depths to accommodate different ages and abilities.

Activities and Aquatic Features in the Pools - Indicative Image

SCHEMATIC DESIGN

Pool Comparison

The following diagram is a visual representation of the difference in water area from the existing Winskill Aquatic Centre with the new proposed facility. The colour blocks indicate the general pool tank shapes and their associated areas*



*Areas are estimates and will be refined through design development.

Water Area Diagram

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UNITECH

December 04, 2024

City of Delta
4500 Clarence Taylor Cresent,
Delta BC V4K 3E2

Attention: Jim Bauer P: 604 952 3846 E: jbauer@delta.ca
Director, Facilities and Major Projects

Dear Jim:

Re: **Winskill Renewal Project**
Cost Analysis for Cast in Place Concrete VS Myrtha Pool

Unitech has completed our cost analysis for the 10 lane 25 meter lap pool between the Myrtha Pool System with a vinyl liner verses the Cast in Place concrete pool c/w mosaic tile finish. The Leisure, Teach Pool, Hot Tub or Plunge Pool are not included in this cost analysis due to the state of flux in their design as presented to the Steering Committee meeting.

We've received Class D Budget pricing for Cast in Place Concrete from Mardina Construction who have successfully constructed 25-meter pools in Walnut Grove, Agassiz as well as the pool facilities in Aldergrove, and Coquitlam. Their budget includes supply and installation of reinforcing, KIM mix concrete and water stops, concrete formwork, and installation of embedment materials supplied by others as outlined in their attached budget of $502,455 plus GST.

To complete the concrete comparison, we've been in touch with Apex Granite and Tile Inc per consultant's recommendation who are experienced in pool installations. This has resulted in a budgeted amount of $450,000 plus GST for the supply and installation of the mosaic tile.

Concrete verses Myrtha Costs

- Cast in place concrete pool construction including mosaic tile **952,455** plus GST
- Myrtha pool with vinyl liner **1,450,000** plus GST

In addition to price differential, we are concerned about the Myrtha product being fabricated in Italy and the potential delivery which could take up to one (1) year from the time of award of contract.

projects with purpose.

Unitech Construction Management Ltd
Suite 200 - 1530 56th Street
Delta, BC V4L 2A8

T 604 943 8845 F 604 943 0912 W unitechcm.ca

For these reasons, we recommend the project proceed based on concrete design and construction of all aquatic pools.

Any questions please call to discuss at 604-880-9755.

Yours truly,
Unitech Construction Management Ltd.

Wally P Mansell,
Senior Project Manager

bgc South Coast BC

Opportunity Changes Everything

December 8, 2024

Jim Bauer (He/Him)
Director, Facilities and Major Projects
City of Delta

Dear Jim,

I am writing on behalf of BGC South Coast BC to share our support of the proposed plan for inclusion of BGC's Winskill Club in the new facility planned for Winskill Park. BGC has been a proud partner and collaborator of the City of Delta for decades, through our Club, Counselling, and Employment programs serving the children, youth, and families across North Delta, Ladner, and Tsawwassen. Specifically, in the Winskill area, we have been anxiously awaiting plans for the redevelopment as we are committed to and excited for the opportunity to expand and enhance the programs and supports we can provide to children, youth and their families connected to the Winskill Club.

We have had the opportunity to learn about the Winskill designs and proposed space and configuration for BGC in the new facility and are excited to have been included in the planning. We look very forward to the opportunity to collaborate on use of space and program offerings to maximize the opportunity to provide accessible, preventative, social recreation programs, activities and opportunities to children and youth alongside the other programs and services offered to residents of the Winskill neighbourhood.

BGC has a long history of bringing additional resources to the partnership with the City of Delta, and we remain committed to doing that as the conversation and planning continues. Please consider us a committed partner in this work, so that we can continue to leverage our respective resources and offerings to Delta residents both directly and indirectly through our presence in the new facility.

We look forward to moving ahead with the City of Delta on this exciting redevelopment.

Best regards,

Carolyn Tuckwell
President and CEO
ctuckwell@bgcbc.ca | 604.690.6261

AGENCY DIRECTORS:

Jill Yates (Chair)
David Choi (Treasurer)
Suzanne Bolton
Wade Grant
Sarah Howard
Margaret Rosling
Renee Smith-Valade
Terry Sumner
Howard Tran

PROGRAMS & SERVICES:

Clubs:
Fraserview (Vancouver)
Hillside (North Delta)
Kimount (Vancouver)
Kivan (Vancouver)
Langley
North Burnaby
Norvan (North Vancouver)
Richmond
Surrey
Winskill (Tsawwassen)
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T 604.591.9262 F 604.591.8971 E deltaoffice@bgcbc.ca

bgcbc.ca

Registered Charitable Organization No. 81959 9713 RR0001



WINSKILL PARK

CONCEPT DESIGN

November 29, 2024

VDZ+A

SITE PLAN



VDZ+A

WINSKILL PARK

KEY CONCEPTS



Designated Trails through Existing Forest



New Sports Fields



Retained Trees





New Space for Community Events



Public gathering areas



Retained Baseball Field

VDZ+A

WINSKILL PARK

CIRCULATION PLAN

Bikes
Vehicles
Pedestrians



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WINSKILL PARK

PLAZA PLAN



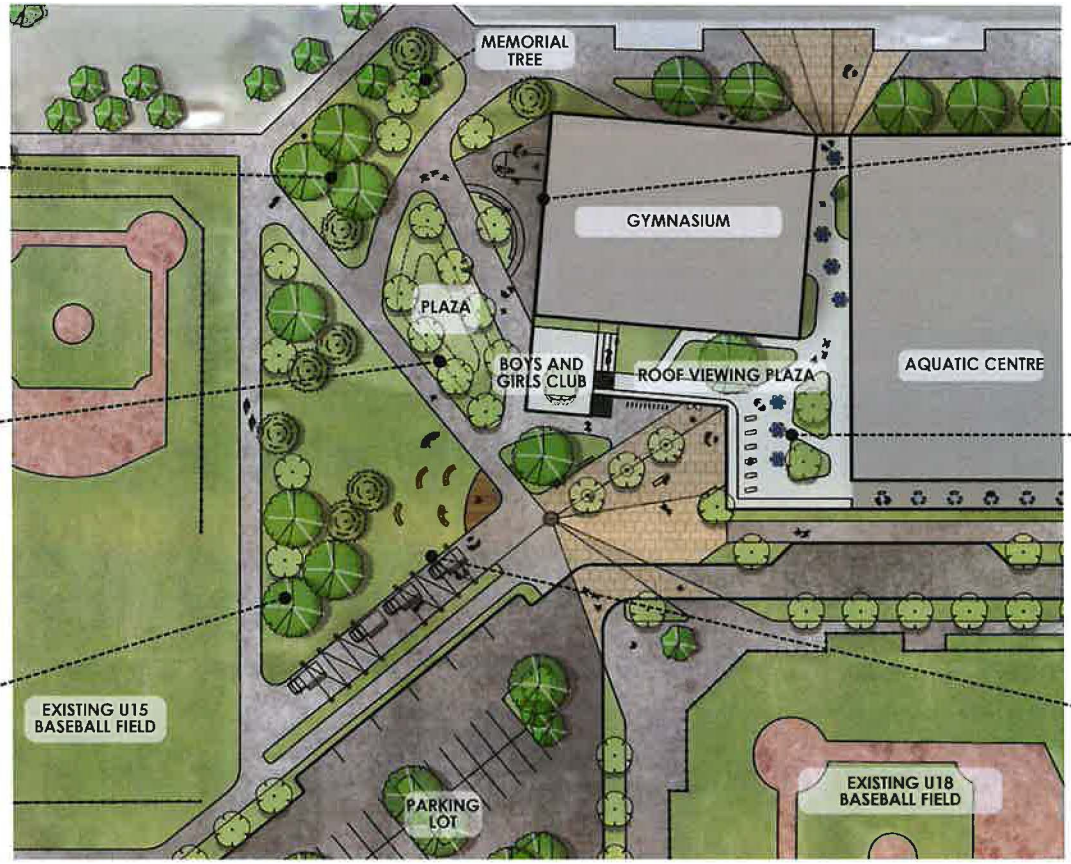
Community Heritage/
Art Opportunities



Park Style Planting
and Seating areas



Opportunities for
Nature play





Basketball / skate
spaces



Group Seating / Teen
Areas



Community Event
Space

VDZ+A

WINSKILL PARK

Sample Winskill Baseball Diamond Fencing





11 December 2024

RE: Support for the Winskill Renewal Project Revised Site Design

Dear Honourable Mayor Harvie, Delta Council Members and City Staff:

The Tsawwassen Mixed Slo-Pitch Association (TMSP) wishes to again extend gratitude to City Staff for all their efforts with the Site Plan Design for the Winskill Renewal Project.

The City has clearly understood the needs expressed by diamond user groups in the community. Refinements made to the site plan since September have resulted in both improved usability for our players and better access to the relocated playfields. Once all phases of the project are complete, we should have the facilities and capacity to meet expected short and medium-term community demand.

We would like to thank Jim Bauer and his team for taking the time yesterday evening to review and discuss more specific features of the new facilities. This was a very productive session resulting in further refinements that are reflected in plan revisions.

TMSP would like to express its approval and support of the site plan being presented at the December 16 Regular Council Meeting.

Again, we are grateful for the user-centric approach employed by the City to date. We hope you will approve the latest design concept and we look forward to watching the new Winskill take shape.

Thank You,

Executive Committee Representatives
Tsawwassen Mixed Slo-Pitch Association
admin@tmsp.ca

RE: TABA support for Winskill Renewal Project Field Plans

Dear Mayor Harvie, Delta Council Members and City Staff,

On behalf of the Tsawwassen Amateur Baseball Association (TABA), I am writing to express our strong support for the field plan that is scheduled to be presented at the upcoming Regular Council meeting on December 16, 2024.

As a non-profit, community-focused organization dedicated to promoting and developing baseball and other diamond sports, TABA believes that this field plan addresses the current and future needs of diamond sports in Tsawwassen. The proposed design not only meets the requirements of our players and teams today but also ensures that future generations will benefit from high-quality, well-maintained facilities. With the continued growth of our community, we are excited to see the plan's provisions for additional playing fields and improved infrastructure to support all levels of play, from recreational to competitive sports.
Additionally, we are pleased to see that the field plan also considers the aesthetic appeal and overall functionality of the park for all users. We believe that the proposed design will create a positive and inclusive environment that encourages outdoor activity, fosters community engagement, and enhances the enjoyment of the park for both sports users and casual visitors alike.

Thank you for your attention to this important initiative. Jim Bauer, Dan Cooper and the rest of the team have been professional and extremely detailed through this process, and the meeting on December 9th was very productive.
We look forward to seeing this project move forward and are excited about the positive impact it will have on our community.

Sincerely,

TABA Executive Council
Tsawwassen Amateur Baseball Association (TABA)
president@tsawwassenbaseball.ca