City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **6120-02**

From: **Parks, Recreation & Culture Department**

Date: **June 16, 2025**

Annieville Park Master Plan Update

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

- **RECOMMENDATIONS:**

A. THAT the Draft Annieville Park Master Plan, as illustrated in Attachment A, be endorsed generally as presented.

B. THAT staff be directed to proceed with the second phase of community engagement to gather feedback to finalize the Master Plan.

- **PURPOSE:**

To provide an update on the Draft Annieville Park Master Plan ("Plan") before proceeding with the second phase of community engagement.

- **BACKGROUND:**

Annieville Park ("Park") is a cherished community space that has served the historic Annieville neighbourhood for generations. Originally conceived, designed, and developed through local efforts, the Park remains a symbol of community spirit and continues to support the recreational needs of North Delta residents.

Located at 9150 112 Street in North Delta, the Park spans approximately 33,597 square metres within a low-density residential area, adjacent to Annieville Elementary School. It is approximately one kilometre from the emerging high-density Scott Road Corridor, positioning it as a key open space within a rapidly evolving urban landscape. The Park is a popular venue for passive use and family gatherings and is particularly known for its strong connection to local baseball.

The Park features a variety of amenities, including a splash pad, picnic shelter, BBQ facilities, two youth baseball fields, batting cage, two tennis courts, fieldhouse with restrooms, wooded area, concession stand with storage, vehicle parking, and a natural play area. Several of these amenities such as the splash pad and fieldhouse with restrooms are nearing the end of their operational life, requiring replacement.

- **DISCUSSION:**

Annieville Park Master Plan Development Process

The Park master planning process began in the spring of 2024 with a review of the Park's history, site surveys, and technical analysis, followed by the identification of key priorities. The City retained WSP as the primary consultant to assist with development of the Plan and lead the community engagement program. The key priorities to be addressed in the plan include improved accessibility throughout the Park, replacement of aging infrastructure, and enhancing the spray park, sport courts, and passive areas to allow for more flexible use and to better meet the needs of the community.

Two initial conceptual design options were developed focusing on creative design solutions to address these key priorities, while emphasizing accessibility, flexibility and inclusive recreation spaces. These design concepts formed the foundation for Phase One of the community engagement process. A Workbook has been created to summarize the process to date and outline the proposed Plan in more detail (Attachment B).

Community Engagement

In the summer of 2024, the City invited the community to participate in Phase One of the community engagement process for the conceptual Master Plan for the Park. The goal of this community engagement was to assess community needs for the Park's development and ensure that the new design reflects those needs.

Phase One engagement efforts included sending letters to 966 residences within a 400 metre radius of the Park, posting on-site signage, sharing public notices on social media and the readerboard at the North Delta Recreation Centre, and providing feedback forms at two in-person open houses and online at letstalk.delta.ca. The City received 81 responses to the feedback form, submitted either online or during an in-person open house. A total of 64 residents attended the in-person open houses. Additionally, the project team engaged with students and staff at Annieville Elementary School, North Delta Baseball Association, North Delta Lions Club, and Cougar Creek Streamkeepers. In total, Phase One community engagement encompassed feedback from approximately 290 individuals.

Most participants in the community engagement live within 500 metres of the Park and visit it one to three times per week. Top requests for upgrades included better accessibility, more seating, an expanded spray park, washrooms, and a multi-use sports court. There was strong support for improved accessibility and more connected, well-designed recreation areas with varied seating.

Internal Stakeholder Review

Alongside community engagement, Parks, Recreation & Culture, Park Operations, Engineering, Bylaws, and Development provided feedback on the park concept designs. These sessions aimed to assess each concept's alignment with City standards,

operational feasibility, and sustainability goals, ensuring the final design reflects both the community's priorities and the City's vision for the Park.

Draft Park Master Plan

The Plan (Attachment A) integrates infrastructure renewals, while prioritizing the retention of existing trees to enhance site flexibility and accommodate shared uses. Key objectives include improving accessibility, arrival experience, and park connections to ensure an inclusive and user-friendly space. The Plan has been shaped by input from the community and internal stakeholders and seeks to strike a balance between programmed recreational areas and passive green spaces. A description of the key features is provided below:

Central Park Hub

A central park hub is envisioned as the heart of the Park, featuring a new multi-use games area with a fenced sports court that includes four pickleball courts, one tennis court, full basketball court, half basketball court, and spaces for mini-hockey and ball hockey. The area includes outdoor fitness equipment and parkour elements (obstacle course). Adjacent to the multi-use games area, a new fenced spray park and combined washroom and fieldhouse facility will replace aging infrastructure and provide seamless connectivity between key park amenities. Options for re-use of water run-off from the spray park are considered in the Plan.

Community Plaza

A large plaza will link the central park hub to a new overlook deck that provides views onto Bob Bunnett Field. The proposed plaza includes a new picnic shelter, replacing the existing picnic shelter. This plaza may serve as a flexible venue for community programming, such as markets and food trucks, fostering social and recreational engagement.

Baseball Facilities

Key upgrades have been identified to enhance baseball facilities within the Park. Bob Bunnett Field would remain in its current location and be upgraded with a new backstop, bullpens and accessible Challenger dugouts. The upper baseball diamond would undergo improvements to accommodate tournaments, including installation of a new backstop. These upgrades would significantly enhance the functionality of the baseball facilities and ensure the needs of the community are still served.

Accessibility

One of the key components of the Plan will be improving connectivity throughout the Park, creating a more pleasant experience and providing universal access to each of the Park's feature areas. The Plan incorporates a new spray park with wheelchair-accessible play features and inclusive furniture throughout the Park. A new washroom and fieldhouse facility will offer universal accessibility in a modern facility, addressing one of the key barriers in the existing Park. Upgrades to the baseball diamonds will

include accessible Challenger baseball dugouts, offering additional inclusive and wheelchair-accessible opportunities. The Plan also includes a new path connecting the sidewalk on 112 Street to the Park to support ease of access for all users.

Alignment with Parks, Recreation & Culture Master Plan

City of Delta is advancing the development of a Parks, Recreation & Culture Master Plan to inform future priorities and investment throughout Delta. Although the Annieville Park Master Plan precedes the broader City-wide plan, it has been developed with consideration for overarching City goals and existing plans and strategies. The focus for Annieville has been on critical infrastructure renewal, improving vibrancy and animation, and enhancing the inclusivity and accessibility of this well-used park in alignment with City priorities. The baseball diamond renewal has been informed by the Sports Field Needs Assessment, which will be presented at an upcoming Council meeting and will serve as a critical pillar of the upcoming PR&C Master Plan process. Completing the Annieville Park renewal in 2026 will allow future investment to focus on new priorities identified through the City-wide Plan.

Next Steps

If supported by Council, a second round of community engagement will be conducted in the summer of 2025 to inform residents about the Plan and to gather any final input. Included in the second phase of engagement:

- Updates to the project's Let's Talk Delta page with an online feedback form
- Letters to surrounding residences, site signage, newspaper and social media advertisements
- One in-person open house
- Targeted consultation with key interest groups
- Review of the Plan with the City's Mobility and Accessibility Committee for comments

Following the second phase of community engagement, the project team will incorporate community feedback in a finalized plan, and report back to Council.

The Plan is proposed to be implemented in a single phase to support a coordinated and efficient rollout of Park improvements with an estimated construction cost of approximately $7 million.

Implications:

Financial Implications – There is $3.8 million available for implementation of the Annieville Park Master Plan through existing Capital Plan allocations. If this Plan is supported, an additional $3.2 million will be requested through the 2026 Financial Plan process to allow the Plan to commence in 2026 at a total cost of $7 million.

- **CONCLUSION:**

The Draft Annieville Park Master Plan reflects a community-driven vision that replaces critical infrastructure, enhances recreational opportunities, improves accessibility, and supports a variety of active and passive uses. These upgrades will ensure Annieville Park continues to be a vibrant and inclusive space for residents and visitors alike.



Josh Turner
General Manager, Parks, Recreation & Culture

Department submission prepared by: Danielle Rancourt, Park Planner
DR/fb/dc/cd/cv

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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW
Finance	Navin Chand	NC

- **ATTACHMENTS:**

A. Annieville Park – Draft Master Plan
B. Annieville Lions Park – Master Plan Development Process

DRAFT MASTER PLAN



DRAWING NOTES

TREES
A TOTAL OF 2 TREES WILL BE REMOVED, AND 14 NEW TREES WILL BE PLANTED

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PICNIC TABLE
- BENCH
- SKETCH VIEW
- PRECEDENT IMAGERY
- PUBLIC ART/ WAYFINDING OPPORTUNITY

wsp | Delta

MASTER PLAN DEVELOPMENT PROCESS



ANNIEVILLE LIONS PARK

Delta wsp

1.0 | INITIAL CONCEPTS

Guided by the needs of the community and support from the City of Delta, two concepts were initially designed for Annieville Park, prioritizing accessibility, usability, and inclusive recreational spaces.The two concept designs are presented below.

CONCEPT A | ILLUSTRATIVE PLAN



CONCEPT B | ILLUSTRATIVE PLAN



2.0 | COMMUNITY OUTREACH - FEEDBACK SUMMARY

WHAT WE HEARD

This Summer between July 15 – August 25, 2024, we invited the community to provide feedback on the conceptual master plan for Annieville Lions Park. The goal was to assess community needs for the park's development and ensure that the new design reflects those needs.

Our outreach efforts included sending letters to 966 residents within a 400-meter radius of the park, posting on-site signage, sharing public notices on social media and the reader board at the North Delta Recreation Centre, and providing feedback forms both at our two in-person sessions and online at letstalk.delta.ca. We received 81 responses to our feedback form, submitted either online or during an in-person session. A total of 64 residents attended our in-person sessions. Additionally, we engaged with students and staff at Annieville Elementary School, the North Delta Baseball Association, the North Delta Lions Club, and Cougar Creek Streamkeepers.

Feedback indicated that most participants live within 500 meters of the park and visit it 1-3 times a week on average. Overall, Concept A emerged as the preferred option with some elements from Concept B being recommended by participants for inclusion.

The top requested additions were:
- Pickleball
- Enclosed Off-leash Dog Area
- Local Market
- Local Event/ Performance Space
- Outdoor Fitness Equipment
- Places to Enjoy Nature

Top Requested Upgrades were:
- Improved Accessibility Throughout the Park
- Additional Seating
- Expanded Spray Park

Additionally, there was a strong desire for improved accessibility and more cohesive recreational spaces throughout the park, including increased provision, and variation of seating areas.





3.0 | INTERNAL FEEDBACK SUMMARY

In developing the plan, we conducted internal consultations with key city departments—Parks, Recreation & Culture (PR&C), Park Operations, Engineering, Bylaws, and Development—to gather feedback on Concept A and Concept B designs for Annieville Lions Park. These sessions aimed to assess each concept's alignment with city standards, operational feasibility, and sustainability goals, ensuring the final design reflects both community priorities and the city's vision for the park.

SUGGESTIONS:

PATHWAY ACCESSIBILITY

- Add an east-west pedestrian path for a more direct route across the park and to improve the access between the two baseball fields.
- An accessible route has been created connecting two arrival nodes at 112 and 114 Streets. The path has been aligned to minimise cross-site grades and disturbance to existing tree root zones.

- Ensure main pathways are at least 4 meters wide to accommodate both cyclists and pedestrians.
- Main pathways have been included at 4m width, including the main connection from 112 Street to the new building.

- Include an accessible pathway around the upper field to support future use and accessibility.
- Accessible pathway accessing the edge of the outfield has been included from 114 St. connection to the west of the site has been included, with necessary short sections of slightly steeper grades.

- Avoid dead-end pathways by connecting them throughout the park.
- 'Dead-end' paths have been avoided to include a connective network of cross-site and circular routes.

SEATING AND GATHERING SPACE

- Increase seating opportunities along pathways and near areas labeled 16 and 18.
- Seating opportunities have been included to provide a diverse range of options. Pathways connect to key seating areas within the park.

- Add spectator seating in locations with good visibility of the game area, avoiding distant areas beyond the outfield.
- A variety of seating/viewing locations have been included at both ball fields.

SAFETY MEASURES

- Consider adding netting around areas near the baseball field to protect visitors from foul balls.
- Ball stop fence and netting is considered at both ball fields. This would be installed to meet current standards with consideration for site-specific conditions.

- Assess vehicle speed control measures and ensure landscaping at entrances maintains clear sightlines for safety.
- Planting and landscape elements at site entrances are considered with sightlines and safety in mind.

SPLASH PARK REPLACEMENT

- Set the splash park back from the baseball field to minimize foul ball concerns. Place the building closer to the field for potential overhead coverage during games.
- The building and spray park have been located with these considerations in mind

RECREATIONAL FEATURES AND AMENITIES

- Incorporate a mix of adult-oriented exercise equipment (e.g., pull-up bars) and equipment for young children to appeal to various age groups.
- A space has been included within the MUGA (Multi-use Games Area) complex for parkour, bouldering potential, outdoor gym equipment, and warm up for games.

- Add a designated bullpen area on each side of the Bob Bunnett field if space allows, as requested by user groups.
- This will be included where possible with future involvement of the City and NDBA as the design progresses to next stages of design development.

4.0 | DRAFT MASTER PLAN



DRAWING NOTES

TREES
A TOTAL OF 2 TREES WILL BE REMOVED, AND 14 NEW TREES WILL BE PLANTED

LEGEND

- EXISTING TREE
- PROPOSED TREE
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- PUBLIC ART/ WAYFINDING OPPORTUNITY

5.0 | PRECEDENT IMAGERY



MULTI-USE GAMES AREA 1.



SPRAY PARK 2.



PING-PONG TABLES 3.



MEANDERING ACCESSIBLE PATH 4.



VIEWING / INFORMAL SEATING AREA 5.

Precedent imagery is included to portray the general character and identity of individual spaces, elements or zones of the conceptual design.

Note: Image numbering responds to icons and legend notes on the Concept Plan.

6.0 | SKETCHES

VIEW 01 | BOB BUNNETT PLAZA



VIEW 02 |MULTI-USE GAMES AREA AND VIEWING/ SEATING



Note: Image numbering responds to icons and legend notes on the Concept Plan.

VIEW 03| SPRAY PARK



7.0 | LIMIT OF SCOPE | CONSTRUCTION PLAN



LEGEND

CONSTRUCTION SCOPE

BALL DIAMOND UPGRADE
(Ball Diamond backstop upgrade, bullpen and dugout replacement to accessible challenger dugout)