



Delta Sport Fields and Ball Diamonds Needs Assessment

Community Update



Purpose of Today's Update

- To provide an overview of the key findings from the Needs Assessment.
- To present key recommendations and discuss any potential impacts to user groups
- Gather some feedback that will help to finalize the study.

Agenda

1. Project Purpose & Introductions (5 minutes)
2. Project Process & Timeline (5 minutes)
3. Key Findings from Research and Engagement (20 minutes)
4. Key Recommendations & Proposed Improvement Projects (30 minutes)
5. Next Steps (5 minutes)
6. Wrap Up/ Questions (25 minutes)

Project Purpose & Introductions



Mackie Park, Photo Source: Peace Arch News (James Smith photo)

Overall Project Purpose

- Assess the current state of sport field and ball diamond opportunities in the city.
- Identify priorities and focus areas:
 - Optimizing facility use and longevity
 - Overall management and operations
 - Other opportunities for optimizing how these important assets benefit residents
- Provide Council and staff with a plan to guide future planning, development and allocation of resources

Project Team Members

City Staff

- Dan Cooper – Director, Parks and Planning
- Doug Rose – Manager of Parks and Recreation Planning
- James Palframan- Recreation Service Manager
- Danielle Rancourt- Park Planner

Project Consultants

R.F. Binnie & Associates Ltd.

Wai- Sue Louie
Cassandra Dell'Aquila
Blair Arbuthnot

RC Strategies

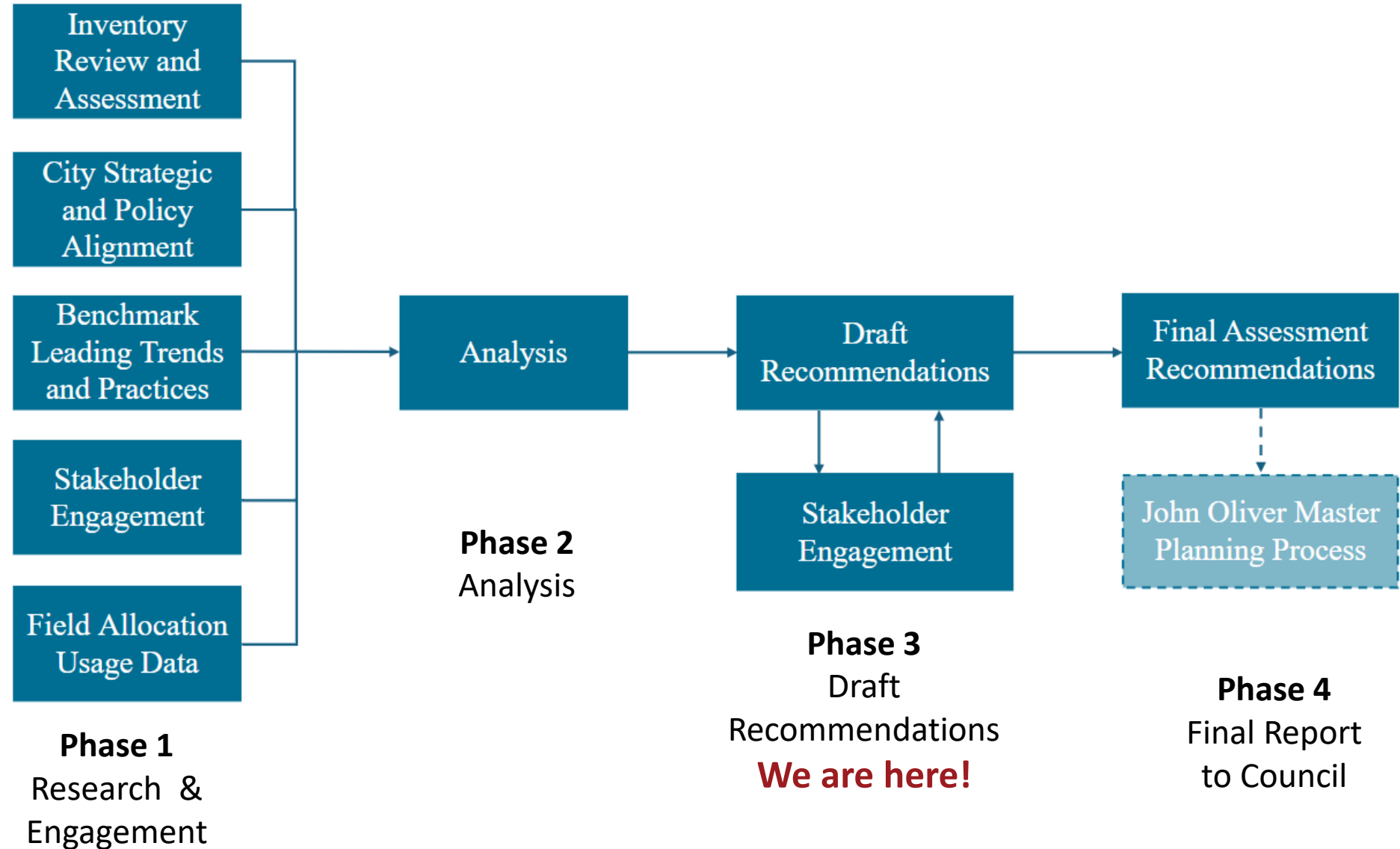
Fiona Bell
Steve Slawuta

Project Process and Timeline



North Delta Community Park

Project Process



Project Timeline

Key Next Steps

- Public Engagement and Refine Needs Assessment (February/March)
- Staff report to Council (Spring 2025)
- Finalize Needs Assessment Report (Spring 2025)

Key Findings from Engagement



Hawthorne Park

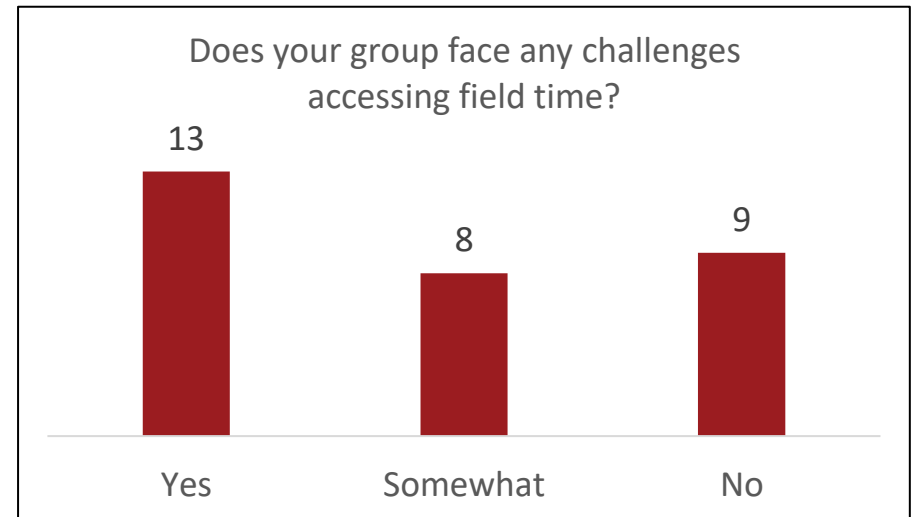
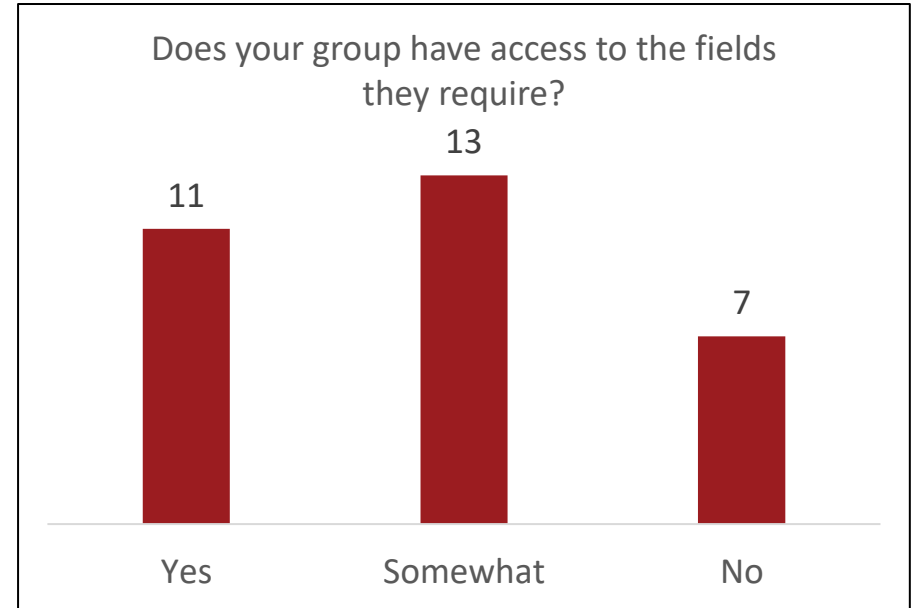
Engagement Overview

- On-Line User Group Survey - 27 sport field/diamond user groups completed
- Virtual Discussion Sessions - 18 sport field/diamond user groups participated
- Groups engaged:
 - Baseball
 - Softball/ Fastpitch
 - Slo-pitch
 - Lacrosse
 - Cricket
 - Volleyball
 - Field hockey
 - Football
 - Soccer
 - Rugby

Engagement Key Findings

Field Access & Maintenance

- Most sport field and diamond user groups are growing
- Most groups that indicated that they face challenges accessing field time, or somewhat face challenges accessing field time indicated that this was due to:
 - Growth of their sport
 - Need for specialized fields
 - Getting access to field time after cancellations due to weather
 - Getting a desired field/ time
- City field and diamond maintenance has improved over the last few years .



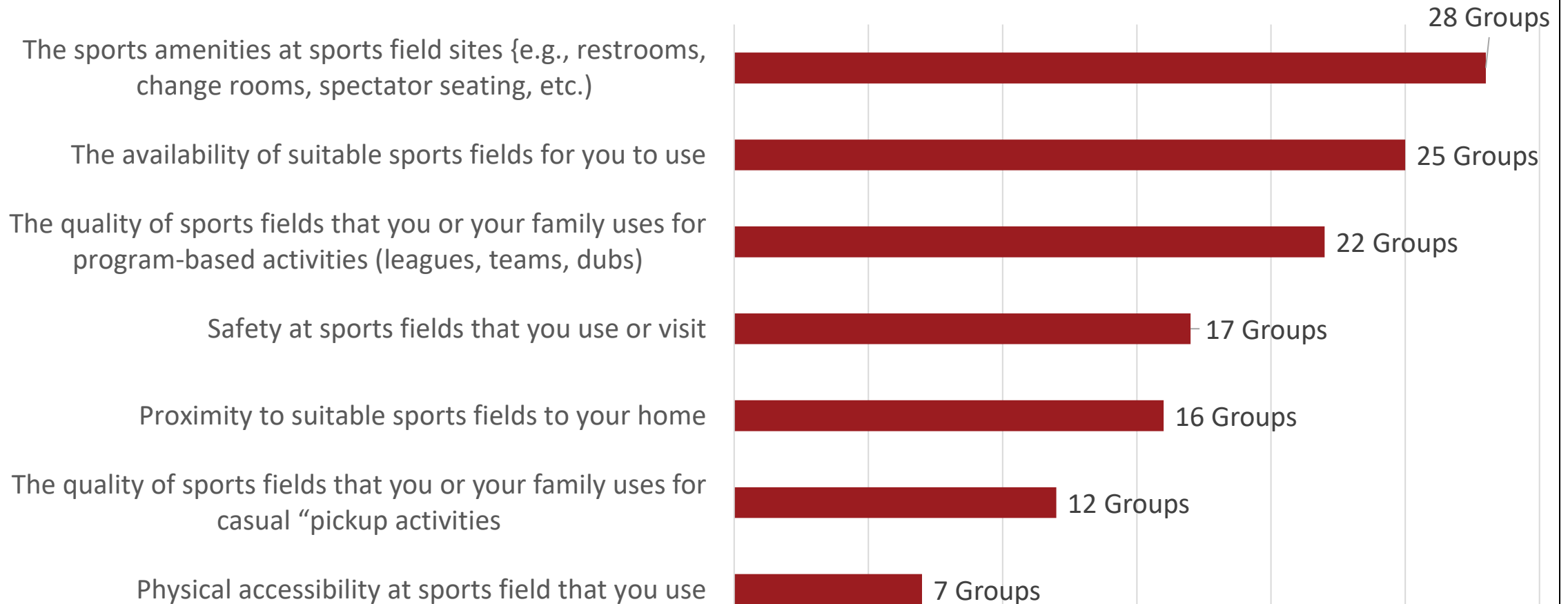
Key Engagement Findings

Key Issues Identified

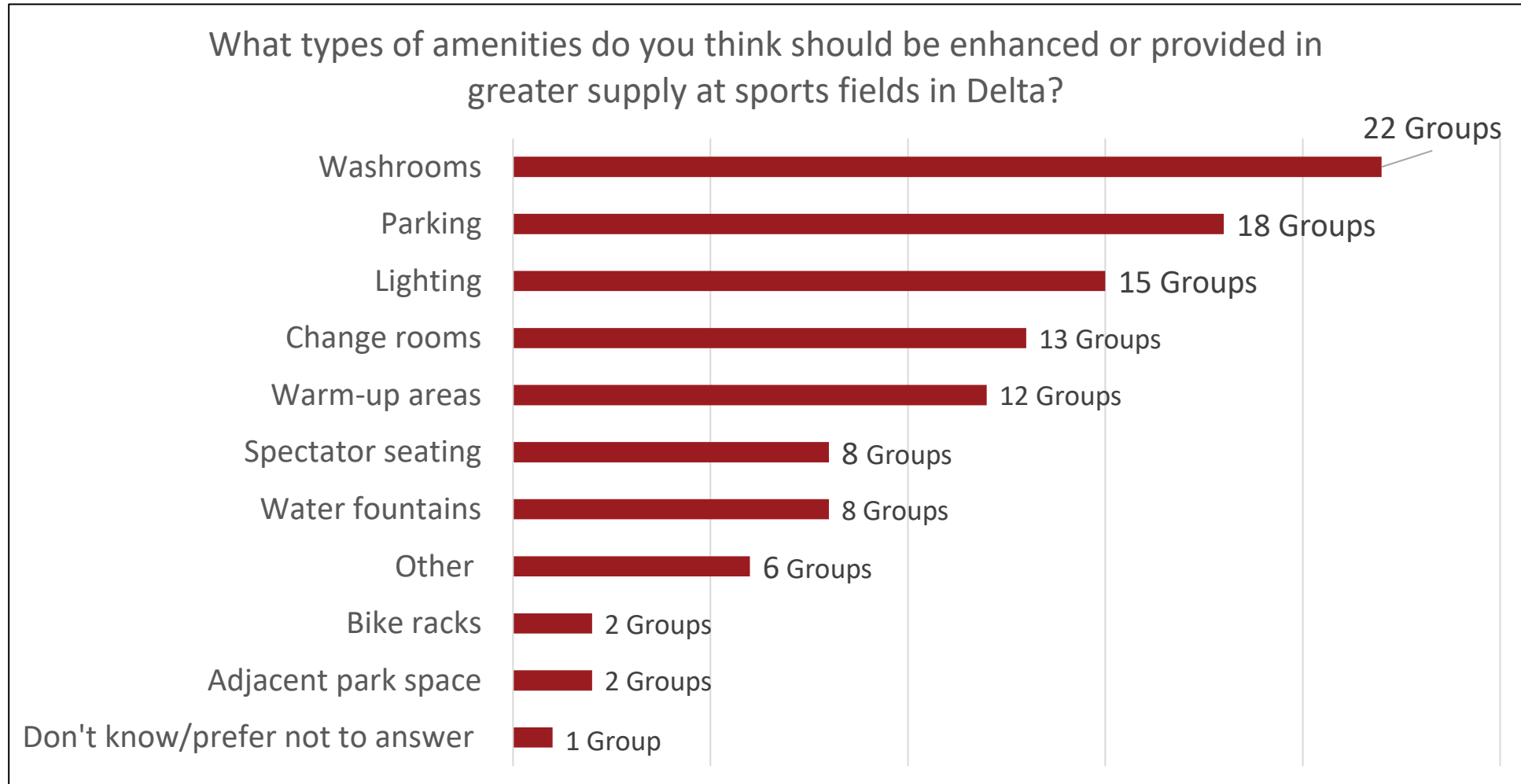
- Field surface and drainage conditions at some natural turf fields
- Parking and transportation (public transit and active transportation)
- Some higher demand fields may be overallocated
- Maintenance at school sites
- A lack of sport hub and tournament hosting facilities
- Occasional user conflicts between spontaneous/unorganized recreation use of fields and booked use

Engagement Key Findings

What factors influence which sports fields you use?

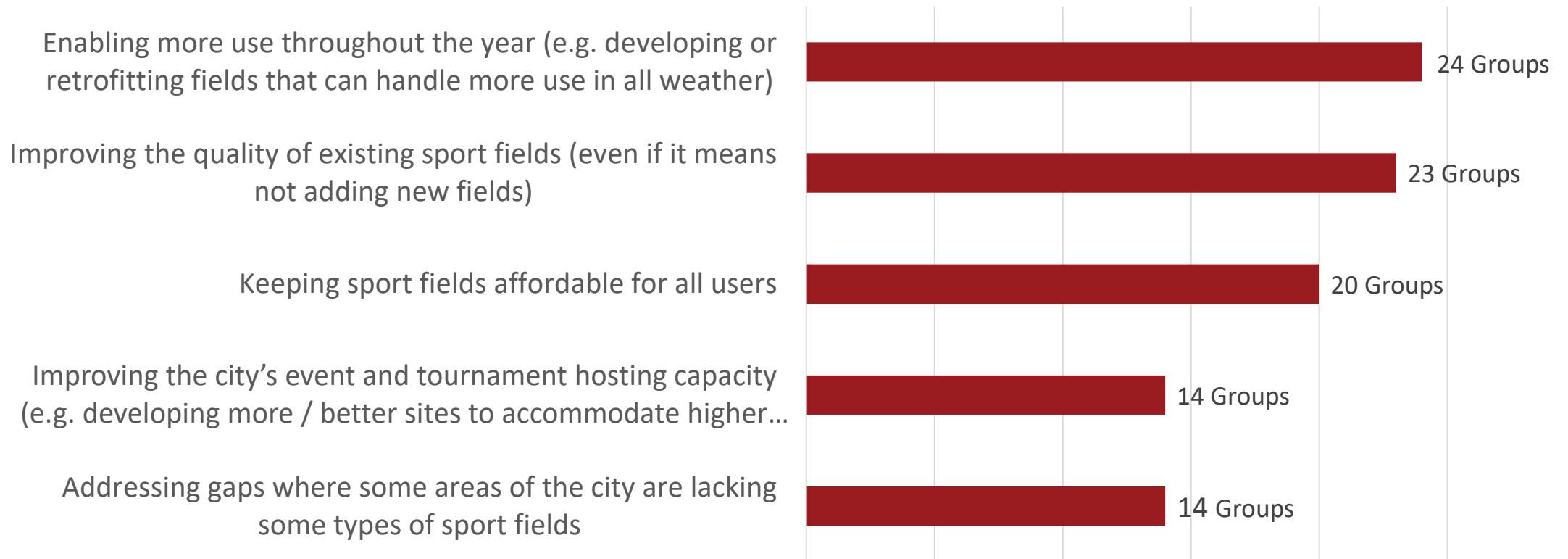


Engagement Key Findings



Engagement Key Findings

Top 5 Considerations for Capital Investment in Sport Field Facilities



Engagement Key Findings

Desired Improvements

- Development of additional fields related to their sport/ activity.
 - Facilities for field hockey and cricket.
- A desire for more adult/ advanced ball diamonds
- Social spaces and support amenities consideration when developing/ redeveloping some park spaces
- Improved maintenance of school amenities
- The desire for optimized the current infrastructure and inclusion of support amenities/infrastructure (e.g. washrooms, changes rooms and lighting) in future development

Key Findings from Research



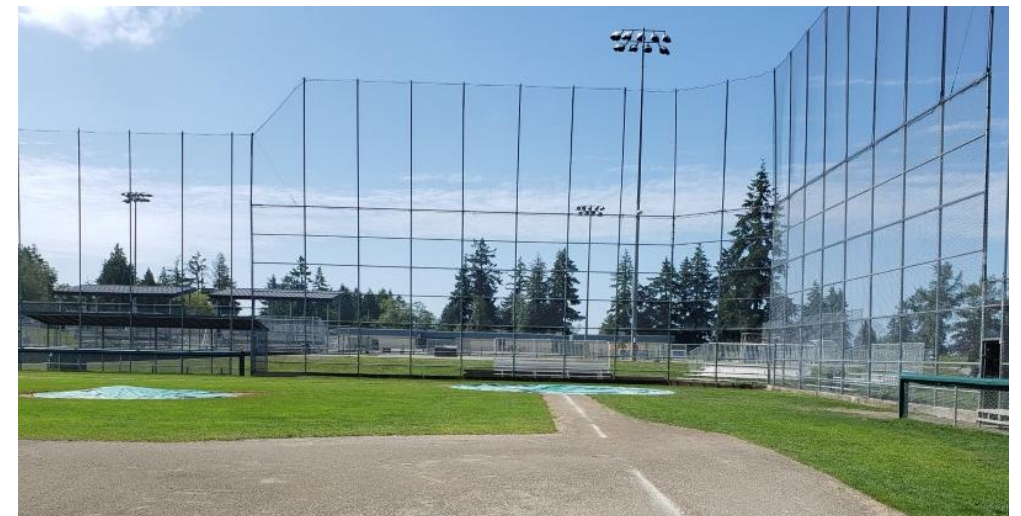
John Oliver Park

Field System Inventory & Assessments

- Summer – Fall 2024
- Rectangle field features reviewed:
 - Turf quality
 - Planarity
 - Weed infestation
 - Turf condition at goal area and posts
 - Rated on a sliding scale: very good, good, moderate, and poor.
- Ball diamonds features reviewed:
 - Fencing condition
 - Length of backstop
 - Wing walls
 - Base line
 - Skinned in-field
 - Dugouts
 - Scoreboards, score keepers' box and other features
- **Turf quality was rated good to very good**
- School fields and diamonds were not part of the assessment.



John Oliver Park



Mackie Park

Field System Inventory & Analysis

- Sport fields provision per capita is similar or higher than similar size communities and regional comparators.
- Ladner has a higher provision per capita than North Delta and Tsawwassen; North Delta has the highest field counts.
- Almost half (48% of fields) are in North Delta.

Community	STF Rectangle	Natural Turf Rectangle	Baseball Diamonds	Softball Diamonds	Total
North Delta	2	15	7	10	34
Ladner	2	6	5	8	21
Tsawwassen	1	4	4	7	16

Field System Inventory & Analysis

- Not all fields/ diamonds are suitable for all activities and levels of play. Size, surface type, lighting, fencing, and other features impact the types of use the fields/diamonds and the availability of that field/diamond for use.
- The tables on this slide outline the inventory by facility type and size (youth, adult, or both).
- There are less adult size baseball diamonds available than youth size baseball diamonds.

Rectangular Fields	Full Size	Small Sided
North Delta	10	7
Ladner	5	3
Tsawwassen	2	3

Baseball Diamonds	Youth	Both
North Delta	7	2
Ladner	7	
Tsawwassen	4	2

Softball Diamonds	Adult	Youth	Both
North Delta		4	5
Ladner	2		4
Tsawwassen	2	1	2

Facility Use Analysis: Field Capacity Assumptions

- Synthetic turf maximum hours are based on Manufacturer's Warranty Standard, Sports Turf Canada.
- 300 – 600 hours represents the industry standard of annual hours of use before field / turf deterioration begins to occur.
- Ball diamonds have a higher capacity because the play and wear patterns are different. Other considerations include:
 - Primary wear occurs along base lines, bases, and pitchers' area with relatively minimal wear and damage in the outfield turf areas compared to other sports.
 - Ball diamonds, especially those with skinned, synthetic infields or baseline cut-outs, can withstand more hours of play beyond the general standard of hours for sport/rectangle fields.

Field Type	Recommended Maximum Hours of Use Per Year
Synthetic	3,000
Natural Turf – Sand (Irrigated)	600
Natural Turf – Soil (Irrigated)	460
Natural Turf – Soil	320
Ball Diamond	Estimated Maximum Hours of Use Per Year
Natural Turf (sand, irrigated, drainage)	1,000
Natural Turf (soil, irrigated, drainage)	850
Natural Turf (soil, optional irrigation, drainage)	700

Facility Use Analysis

- A total 46,218 hours were reserved on city-owned fields in 2023- 2024 season.
- Overall, there is capacity in the system for more sport field and ball diamond bookings.
 - 50-75% of ball diamond capacity is booked annually
 - 50 -63% of rectangular field capacity is booked annually.
- Individual field use capacity is calculated by dividing the hours booked by the hours available.
- Individual field use was assessed, and each field was provided a utilization rating:
 - Very low= 0- 30%
 - Lower= 30-85%
 - Balanced= 85- 115%
 - Higher = 115 – 130%
 - Very High = >130%



Dennison Park

Facility Use Analysis

- The total hours booked provides a general overview of hours allocated to groups in the booking process.
- Booked field time is not always fully used by the booking group or released, resulting in unused valuable play time on high-demand fields. A factor was applied to the total booked time to estimate actual “used” hours.
- The next slide illustrates that a relatively low number of fields and diamonds are accommodating the majority of booked use.

Field Type	Percentage Booked of Capacity	Percentage Used of Capacity
Synthetic Rectangular Fields	49%	47%
Rectangular Fields – Natural Turf	71%	60%
Synthetic Ball diamonds	2%	2%
Ball diamonds – Natural Turf	106%	79%

Field Utilization Ratings by Field Type

Field Type	Very Low	Lower	Balanced	Higher	Very High	Total Fields/ Diamonds
Synthetic Rectangular Fields		5				5
Synthetic Ball diamonds	4					4
Ball diamonds – Natural Turf	2	16	14	1	3	36
Rectangular Fields – Natural Turf	3	13	4		1	21
<i>Overlapping Ball Diamonds and Rectangular Fields*</i>	5	16	6		2	29
Total	9	34	18	1	4	65
<i>*not included in the total as already counted in the field type</i>						

Facility Use Analysis

- On weekdays, fields and diamonds are most actively used between 4–8pm.
 - 5–7pm time slots are reserved 2–5 times as much as others.
 - Many fields with lighting are not significantly used after 8pm.
- On weekends, high-demand fields are most actively used between 9–5pm.
- Most synthetic fields have overlapping diamond and rectangle field layouts.
 - Weekday prime evening hours and weekend hours are more often reserved for rectangle field use.



Hawthorne Park

National Trends and Other Research

Facility Allocation

- Growing frustration and challenges accessing/reserving appropriate amounts of facility time across a number of municipalities
- Update allocation policies based on the Sport for Life “standards of play” principles

Spontaneous Recreation

- Increasing demand for spontaneous recreation opportunities

Expectations for Support Amenities

- Increasing expectations for more support amenities to enhance quality of experience in public facilities and spaces.

Multi-field/ Diamond Sites

- Development of dedicated multifold “hubs” venues to support tournaments and other community events.

Questions?

Anything from the research surprise you?



Westview Park

Key Recommendations



John Oliver Park

Key Recommendations

Creating Capacity and Rebalancing Use

Key Actions:

- **Optimizing existing inventory**

- Encourage more efficient use of field hours and discourage bad reservation habits such as block booking.
- **Redistributing use** - from over capacity to fields to those with less hours booked and/or to synthetic fields where possible.
- **Upgrading or redeveloping existing fields** to improve surface quality.
- **Redeveloping existing park sites** with room for expansion.
- **Reconfigure fields** to accommodate other programs in need.
- **Acquire parkland** for additional field/diamond development.

Field Classification

Key Actions:

- **Create a field classification system**

Key Recommendations

Continue to Update Allocation Policy & Review Fees and Charges

Key Actions:

- **Adjust booking practices and set priorities based on actual needs.** Follow Sport for Life's guidelines for facility allocation.
- **Ensure transparency** by reviewing policies with user groups at a seasonal allocation meeting.
- **Match sports program needs with appropriate facilities.**
- **Promote inclusion** by balancing needs across gender, cultural, and emerging sports interests.
- **Outline penalties and incentives for better reservation habits.**
- **Annual review fees and charges policies** compared to nearby municipalities and ensure rates meet investment goals.
- **Monitor field use** and develop an online booking system for real-time availability and trades.*

Key Recommendations

Data Collection

Key Actions:

- Refine data collection for more strategic investment decisions.
 - Create a database to track user information to inform local trends in sport, improve assignment and allocation of fields to best accommodate programs, and inform planning for future needs.

Equity and Inclusion

Key Actions

- Continue to initiate strategies to highlight diversity and increase equity and inclusion in the delivery of parks and recreation programs and facilities.

Key Recommendations

Sport Field Provision

- Future growth to 2035 **can be accommodated within the current field inventory**, exception **ball diamonds**

Key Actions:

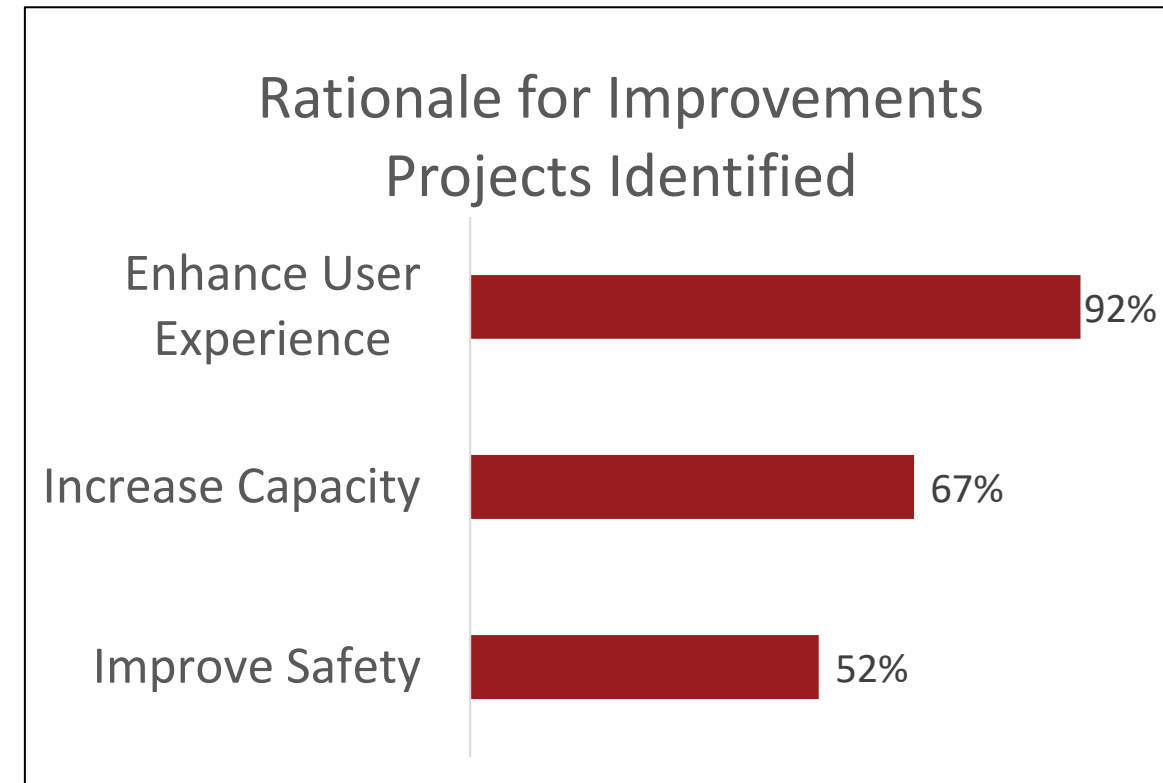
- **Two (2) additional diamonds** needed in South Delta/ Tsawwassen to accommodate future need (assumes use increases at the same rate as population in the area).
- Subject to funding, **explore the addition of a field hockey field**
- Subject to funding, **explore the addition of a cricket pitch**
- **Monitor demand and use of all field and ball diamonds**

Key Recommendations

Proposed Field Improvement Projects

A list of field improvement projects has been created based on needs analysis, inventory/site assessments, user groups feedback, and potential efficiencies with other projects in progress.

- Project justification are based on three rationale:
 1. Improve Safety
 2. Increase Capacity
 3. Enhance User Experience
- The priority order is as follows:
 - Short Term: 3 – 5 years
 - Medium Term: 5 – 10 years
 - Long Term: 10 + years
- 84 improvements were identified across 24 parks locations.



Key Recommendations

Field Improvement Projects:

The City annually invests approximately \$1.5 million in capital maintenance for park upgrades. The key improvements listed below are part of this annual budget, and decisions on which site to prioritize are made based on the criteria on the previous slide.

Key Improvements:

- Surface upgrades (e.g. fixing drainage issues, irrigation, etc.)
- Play infrastructure upgrades (e.g. replacing backstops, ball stop fences, netting, etc.)
- Improve site accessibility, comfort, and utility (e.g. covered benches, drinking fountains, spectator seatings, pathways, etc.)
- Lighting
- Fieldhouse / amenity building developments/ improvements (e.g. washrooms, changerooms, equipment storage, etc.)

The park projects on the next slide are planned and accounted for outside of the annual capital maintenance budget.

Key Recommendations

Key Field Improvement Projects: North Delta

Park Site	What improvement are needed?	Timing
John Oliver Park	• Explore a potential Sport Hub and Tournament site through a Park Master Plan	Short Term (2025)
Mackie Park	• Develop a new synthetic turf field <i>*Complete 2025*</i> • Develop a new field house <i>*Construction 2026*</i> • Upgrade field drainage • Additional lighting • Improve site accessibility, comfort, and utility	Short Term (2025 – 2026)
Sunbury Park	• Upgrade backstops • Additional lighting • Improve site accessibility, comfort, and utility	Short – Long Term (Part of the 5-year Capital Plan)

Bolded improvements are improvements that have been accounted for in upcoming capital planning (short term). Non- bolded improvements are improvements that have been identified but have not been budgeted for as of yet.

Key Recommendations

Key Field Improvement Projects: Ladner

Park Site	What improvement are needed?	Timing
Bell Park	• Upgrade field drainage and add irrigation • Update backstops • Additional lighting • Upgrade Diamond #1 base material from soil to sand/soil	Short - Long Term (2025)
Cromie Park	• Develop additional diamond • Upgrade/ add outfield netting • Additional lighting • Improve site accessibility, comfort, and utility	Short Term (2025)

Bolded improvements are improvements that have been accounted for in upcoming capital planning (short term). Non- bolded improvements are improvements that have been identified but have not been budgeted for as of yet.

Key Recommendations

Key Field Improvement Projects: Tsawwassen

Park Site	What improvement are needed?	Timing
Denison Park	• Additional Lighting • Upgrade field to synthetic • Upgrade diamond or infield to synthetic • Develop additional storage • Add outfield fencing or netting to field adjacent to the pickleball courts	Short - Long Term (2025)
Winskill	• Develop additional diamond for baseball • Develop covered batting cage • Upgrade/ redevelop washrooms/ concession • Upgrade netting at the Synthetic turf field • Improve site accessibility, comfort, and utility	Currently in Redevelopment

Bolded improvements are improvements that have been accounted for in upcoming capital planning (short term). Non- bolded improvements are improvements that have been identified but have not been budgeted for as of yet.

Questions?



Dugald Morrison Park

Next Steps

- Refine Needs Assessment Report (March)
- Report to Council (Spring 2025)
- Finalize Needs Assessment Report (Spring 2025)
- Related projects to look out for:
 - John Oliver Park Master Plan Engagement (Spring 2025 engagement)
 - Parks, Recreation and Culture Master Plan (Summer 2025 start up)

Wrap Up!

Questions?

Thank you for your time!