Item 12

City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

From: **Facilities & Major Projects and Parks, Recreation & Culture Departments**

Date: **September 10, 2024**

Winskill Renewal Project Park Design and Next Steps

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

- **RECOMMENDATIONS:**

A. THAT the overall Winskill Park plan, as illustrated in Attachments C and D, be approved.

B. THAT site preparation for the new/relocated ball diamonds begin in Fall 2024.

C. THAT Council choose one of the following options:

1. THAT the fourth baseball diamond be constructed in conjunction with the park field improvements and realignment commencing in Fall 2024.
2. THAT the fourth baseball diamond be planned for but not constructed as part of the current Winskill Renewal Project timeframe.

- **PURPOSE:**

To report back on the results of further consultation on the need for a fourth baseball diamond at Winskill Park and obtain Council approval on the overall Winskill park plan and timing.

- **BACKGROUND:**

At the July 22, 2024 Regular Meeting, Council approved:

- the new Winskill Aquatic and Fitness Centre being located in the northeast corner of the Winskill Park.
- the new Winskill Aquatic and Fitness Centre to have a 10 lane, 25 meter lap pool.

Further, Council directed staff to commence a conceptual design that is 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.

- **DISCUSSION:**

User Group Priorities

Following the July 22, 2024 Regular Meeting, staff formally met with representatives from the Tsawwassen Amateur Baseball Association (TABA) and Tsawwassen Mixed Slo Pitch (TMSP) to gain their input into the park design and need for a fourth baseball diamond, meeting minutes shown in Attachment A. Representatives from the South Delta United (SDU) Soccer Club were not available to meet with staff, but sent email correspondence confirming their priorities (Attachment B).

TMSP and TABA expressed to Delta staff during the meetings that they believe all ball diamonds within Winskill Park are at capacity and that a fourth baseball diamond, with larger and newer fields, would meet their needs. They asked for the baseball diamonds to be designed in a pinwheel formation, with backstops and home plates in the centre, which would facilitate a central area to gather and socialize. TABA and TMSP expressed their concern about a new parking lot splitting up the park, potentially impacting safety for pedestrians accessing separate fields. However, TABA and TMSP advised that a separate washrooms/storage/concession building adjacent to the pinwheel formation would alleviate their concerns about pedestrians crossing the parking lot to access the new Aquatic and Fitness Centre. Batting cages were also requested to be located adjacent to the pinwheel, but change rooms were not a priority for both TABA and TMSP. Both baseball diamond User Groups advised that they were willing to be flexible in the short term, if the final solution better meets their long term needs.

The SDU User Group identified their priorities in email correspondence to the City. SDU was supportive of a fourth baseball diamond, while requesting the addition of a ¾ size (U13) soccer field that would overlay two of the ball diamonds in the pinwheel. SDU also expressed interest in a new multi-sport training facility in Winskill Park, that would include a shared clubhouse, change rooms, concessions and viewing deck.

<u>Fourth Baseball Diamond Feasibility</u>

With input from TABA and TMSP, the Winskill design team reviewed a number of options for the park layout. The fourth baseball diamond can be accommodated within the overall Park design and a partial pinwheel formation can be achieved. The proposed park design enables sufficient land to accommodate a U15 sized fourth baseball diamond, noting that incorporation of a fourth baseball diamond at Winskill Park will result in impacts to the forested area of the park, and with the relocation of the U13 baseball diamond will require the disc golf course to be relocated to another location in Delta.

<u>Recommended Approach</u>

Through analysis and discussions with User Groups, staff have developed a park solution that provides many of the priorities of the User Groups but does require compromise of all. The recommended overall Winskill park plan achieves the desired outcomes of the Winskill Renewal Project while achieving most of the needs of the User Groups all within the project budget and land constraints. The overall park plan would be implemented in a phased approach that would reduce disruption to User Groups'

sports activities, while providing a solution to accommodate future growth. The plan is designed to accommodate a fourth baseball diamond that can be implemented at the appropriate time. The plan also incorporates a partial pinwheel concept that over time forms a ¾ pinwheel. While there is insufficient space and budget for an indoor multisport training facility/clubhouse, the plan proposes a smaller washrooms/ concession/storage building near the hub of the pinwheel and replacement of the batting cage. See attachments C and D for initial and final phase Winskill Park designs.

Field Use Analysis

The City commenced a broad field use analysis project in Spring 2024 using a third-party consultant, and is expecting the full report to be completed later in Fall 2024. Given the timelines associated with the Winskill Renewal Project, a review of Tsawwassen area fields has been expedited, with a particular focus on diamond sports (Attachment E).

The conclusion reached with the Tsawwassen specific diamond sports analysis is that there are a range of options to address capacity that do not require the immediate construction of a fourth baseball diamond. Should immediate construction occur it is anticipated that the diamond would be underutilized in non-prime hours in the near-term, but would support future growth of the sport. Further discussion on the timing of a fourth diamond is presented below.

Other Considerations

Traffic Flow in and Out of Park

Based on traffic analysis a secondary traffic access/egress from Winskill Park by the new Facility is required and has been included in the proposed park design. A second vehicle access/egress in Winskill Park would help alleviate traffic for added users of a fourth baseball diamond and the future Aquatics and Fitness Centre. The proposed design suggests the addition of a second access near 10 Avenue. Community concerns have arisen regarding traffic flow and adding a second signalized intersection on 56 Street. A signal will be required at 10 Avenue for construction traffic, during the construction phase, however once the facility is complete, it is contemplated the second access point would be a right in, right out intersection.

Parking and Pedestrian Safety

Preliminary parking analysis by the design team estimates that approximately 350-400 parking stalls would be needed in Winskill Park (up from the current 160 stalls), to accommodate both the new Aquatic and Fitness Centre and sports fields. Further analysis is underway to validate these figures and refine the detailed park design to accommodate these levels.

Given that a sizable portion of the Winskill Park will be needed to accommodate this increased parking, questions have arisen about the possibility of incorporating underground parking in the overall park design. The Winskill team analyzed underground parking and based on recent projects in the lower mainland, the cost of underground parking is approximately $70,000 to $80,000 per stall. Establishing underground parking for all 350-400 parking stalls would cost approximately $25-32

million. Even more moderate underground parking of 100 stalls would be in the $7-8 million range. This cost could not be absorbed within the $120-130 million project budget without significantly compromising the proposed program, and would require Council to increase the project budget.

Community concerns have arisen regarding pedestrian safety with placing the parking lot centrally in the park. To address the concerns of pedestrian safety in crossing the parking lot, the plan incorporates a raised pedestrian crossing in a narrow part of the parking lot, forcing vehicles to slow down. Only the existing U18 field would require pedestrian access across the parking lot, with the overall park plan proposed.

Reforestation and Tree Impacts

The relocation of the U13 ball diamond would involve removal of an estimated 68 trees. The installation of a new U15 fourth baseball diamond would require removal of an estimated 112 trees. Under the overall proposed park plan, a minimum 10 meter tree buffer would be maintained and enhanced via reforestation along the north, west and south boundaries of the proposed partial pinwheel ball diamonds plan. Staff are working with Tsawwassen First Nations for potential cultural harvesting of affected trees.

Estimated Impacted Trees - Health	Poor	Moderate	Good	Total
U13 Relocated Field	36	28	4	68
Fourth U15 New Field	53	57	2	112
Total	89	85	6	180

Disc Golf

Given the anticipated impact to the disc golf course, staff have been engaged with the disc golf community to explore alternate locations to establish a new course. Staff identified a range of locations, resulting in three potential sites. North 40 Park, Boundary Beach Park Reserve or lands acquired through the Southlands development. Disc golf users are presently reviewing the benefits of each and staff will report back to Council in the near future.

Timing of Fourth Baseball Diamond

The park design enables the inclusion of a fourth baseball diamond; however, as detailed above, there are a number of options to address capacity issues in the short term allowing flexibility on the timing to construct the fourth baseball diamond. Baseball field users believe a need exists for the immediate construction of the baseball diamond. This desire of field sport users is also predicated on the sense that if the fourth field is not immediately built it will never be built. Constructing the fourth baseball diamond at the same time of the relocated U13 field enables greater efficiencies of construction. Deferring construction of the fourth baseball diamond until the need exists, allows for more of the forested area to remain in the southwest corner of the park in the interim. Staff are seeking direction from Council whether to build for growth or build when needed.

Two optional recommendations (C1 or C2) are presented:

1. THAT the fourth baseball diamond be constructed in conjunction with the park field improvements and realignment commencing in Fall 2024.
2. THAT the fourth baseball diamond be planned for but not constructed as part of the current Winskill Renewal Project timeframe.

Implications:

Financial Implications - The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost in the range of $120 to $130 million, with $120 million dedicated to the facility. The portion of funding required for sports fields realignments and an additional fourth field is $10 million.

Potential Park Changes

Critical

- $3M - U13 Realigned Ball Diamond
- $.5M – Batting Cage
- $2M – Baseball Washrooms/Concession
- $.5M – Forested Pathway
- $.5M – Relocation of Disc Golf

Optional

- $3M – Fourth Ball Diamond

Not recommended at this Time

- $1M – Field Lighting/Field
- $3M – U15 Baseball Diamond Upgrade

Next Steps

In order to maintain ball diamond use throughout construction of the new Aquatic and Fitness Centre, clearing of trees would need to begin before the end of October 2024 in order for the relocated U13 baseball diamond to be available to User Groups in Summer 2025. The fourth baseball diamond would follow a similar timeframe should Council decide to proceed forward with it immediately (Recommendation C1).

Conceptual design of the Winskill Aquatic and Fitness Centre (Facility) replacement is underway and staff plan to bring forward concept drawings to Council in late October 2024.

Additional reforestation plans will also be brought forward to Council at a future update.

- **CONCLUSION:**

It is recommended that Council approve the overall proposed Winskill Park design, that Council provide direction on the timing of the fourth baseball diamond and that staff be directed to commence implementation of field realignment/development.

Jim Bauer
Director
Facilities and Major Projects

Josh Turner
General Manager
Parks, Recreation & Culture

Department submission prepared by: Dan Cooper, Director, Parks and Planning; and Luke Chapman, Senior Project Manager
LC/lc

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

Concurring Department		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW

- **ATTACHMENTS:**

A. Minutes of Meetings with TABA and TMSP
B. Correspondence with SDU
C. Initial Phase Park Plans
D. Future Phase Park Plans
E. Tsawwassen Diamond Specific Field Use Analysis

G:\DEPARTMENT COUNCIL REPORTS\2024 Department Council Reports\13 - Sept 23, 2024\CITY MANAGER\FMP - REG_Winskill Renewal Project\Winskill Council Report 2024.09.23 v6.docx - Tuesday, September 17, 2024 3:28:57 PM

Winskill Renewal Project

Delta

Meeting: July 30, 2024, 6-7pm
Location: Winskill Multi-Purpose Room
Field User Group Discussion

Attendees:

City of Delta: Jim Bauer, Dan Cooper, Luke Chapman, Lauren Munden
Tsawwassen Amateur Baseball Association: Lucas Nerreter
Tsawwassen Mixed Slo-Pitch: Steve Tinnus
Dialog/Carscadden: Marion LaRue, Mark Woytiuk
Van der Zalm & Associates: David Jerke
Regrets: Rick Ocean, South Delta United

Discussion Summary:

Jim Bauer:

- Recognized that Rick Ocean was unable to attend and acknowledged Rick's email highlighting South Delta United's priorities (Attached). Provided an overview of the Winskill renewal project including the City's approach and scope, which is to focus on the replacement of the aquatic and fitness centre, and any sports fields impacted by the placement of the new facility. Staff also asked to consider possibility of a fourth baseball diamond. Council direction was to minimize impacts to users by maintaining access to the existing Winskill aquatic pools, fitness centre, playing fields and the annex building during construction of the new facility.

- Acknowledged that the next steps discussed in the recent Council report could have been more clearly outlined to emphasize the engagement efforts that are planned to focus on detailed elements of the project. Further engagement with user groups is part of the City's next steps for the Winskill Renewal Project to gain additional feedback on park elements and design. A larger meeting with broader field user groups will be held in early September, recognizing that further discussions need to take place with user groups before staff report back to Council.

- Explained that the intention for the refined option presented was that consideration to incorporate a fourth baseball diamond be planned for, with construction timing based on the results of the City's field use analysis.

- Noted that today's meeting will be the first of many in the coming weeks with other user groups. City staff are targeting to report back to Council on this second phase of engagement at the September 23, 2024, Regular Meeting to get direction on how to proceed and enable staff to begin design work. The goal is to create certainty for everyone involved.

- Noted the challenges created around timelines and costs if major changes to the scope of the project are considered.

- Construction timeline: 2025 to Summer 2027, with additional work like demolition of the existing building and work to the surrounding area will continue at Winskill for at least another 6 months.

- Inquired about the advantages of a pinwheel approach in terms of baseball field design.

- Explained the City's five-year capital plan provides dedicated funding for field upgrades, some of which will be used to address drainage improvements at Winskill amongst other upgrades.

- Addressed traffic concerns on 56 Street and the need for two access points without adding an intersection.

Steve Tinnus:

- Provided a history of slow pitch in Tsawwassen (beginning in the early 1980s) and explained that the biggest challenge today is finding playable fields, as over the years school fields have deteriorated, and many are not usable.

- Emphasized the growing demand for slow pitch fields, explaining that slow pitch has rebounded after Covid-19, and the organization can't keep up with the demand and population growth.

- Explained that every January/February Tsawwassen Mixed Slow Pitch meets with the city for space allocations, and it is always a challenge. Even if Tsawwassen slow pitch doesn't get everything they ask for, the intention is to layout their needs to the city, with the biggest one being more playing fields.

- Expressed concerns about parking lot placement in Option 2 and takes issue with the layout. Does not want a parking lot in the middle of the park.

- Noted that Option 2 will significantly impact the Sunfest tournament, which needs four fields. Option 2 field alignment also a safety concern and dangerous with the potential for fly balls to be hit into adjacent outfields.

- Prefers a pinwheel design for safety, atmosphere and practicality.

- Explained that the City's Field Use Committee has talked about adding fields in east Ladner, but that doesn't help Tsawwassen mixed slow pitch or TABA. 50 to 60% of slow pitch players walk or bike to Winskill and they won't travel to east Ladner.

- Noted that another option is to work with the School Board to get baseball fields upgraded.

- When discussing the U-18 field location, explained that the fun games are held at the smaller fields at Winskill, especially during Sunfest, due to their proximity to the beer garden.

- SDU would like change rooms, but they are not a priority for either TMSP or TABA.

- Asked if the city is in any discussions with the medical building for the use of parking spaces for park users during non-peak business hours.

- Supports a temporary sacrifice of forgoing one or two seasons if we are planning to build something that will serve the Tsawwassen baseball community for the next 30 plus years.

- Inquired about traffic volumes on 56 Street.

Lucas Nerreter:

- Echoed concerns about field availability and the layout in Option 2, noting TABA is at capacity.

- Explained that TABA is not concerned about Winskill facility location but concerned about the proposed layout with the U-13 field being shoved in the corner with back-to-back fencing. Being put in the corner does not benefit TABA. With preserving trees being a focus of the recent Council report, TABA assumed a fourth field will not happen.

- Expressed concerns and opposition to the proposed parking lot in Option 2 as it creates a significant walk of 300 to 400 metres to the playing fields. Noted that these concerns were previously raised by TABA at an earlier Winskill user group meeting held at the Lawn Bowling facility in June.

- Stressed the need for a fourth field, stating it's required and hard to see how this can wait. Biggest wish list item for TABA and slow pitch is the establishment of a fourth field that is as large as possible. Lighting would be great too.

- Noted all three proposed facility locations had space for a fourth field then a last-minute option was released on the Thursday afternoon prior to the July 22 Regular meeting with a focus on preserving trees, which upset TABA members and their Executive.

- TABA is willing to forgo use of Winskill Park for one year or more for improvements.

- Questioned the practicality of preserving trees only to remove them later for additional fields.

- Acknowledged that temporary fencing is appropriate for baseball fields so they can be removed for soccer, recognizing TABA are not using the fields outside of their playing season.

- Explained that TABA is not too worried about change rooms. An indoor training facility is fairly low on TABA's big wish list, as they have the capacity to use the Ladner Minor Baseball training facility.

- Deterioration of the baseball fields at Winskill is also an issue from ongoing use and dragging. Improvements needed to drainage and fields.

- Preferred pinwheel design for better player and spectator experience.

- Identified covered batting cages and a concession as ideal in the park redesign.

- Noted that TABA is not married to the current location of the U-18 field and is willing to move it for a better baseball-focussed area.

- Lucas will report back to his Executive and believes that the Executive trusts his leadership and direction.

Dan Cooper:

- Confirmed that siting of a fourth baseball field is included in Option 2 that was recommended to Council.

- Asked TABA and Tsawwassen Slow Pitch how long they could manage with construction impacts to fields at Winskill – both groups were comfortable with impacts to one season.

Impacts beyond one season would be challenging but may be palatable if the final park outcome is worthwhile.

- Summarized key site considerations for Tsawwassen Mixed Slow Pitch and TABA: pinwheel design, avoiding centralized parking that separates the park, a fourth baseball field, and maximizing the size of the fourth field.

- Highlighted that concession and other amenities are part of the overall Winskill Renewal Project but weren't included in the recent Council report as we have not worked through those details as part of the overall program yet. Drainage, fencing and overall backstop improvements for fields not impacted by the project are allocated separately through the City's capital budget but could proceed concurrently with the Winskill Renewal project.

- Noted there is some mixed feedback regarding the need for change rooms – Users clarified that they are a desire of SDU, but not important for TMSP or TABA.

- Identified a partnership with the Delta School District as important and part of Delta's long-term solution.

- Noted that netting will address the safety issue of fly balls and concerns that a pinwheel approach will result in a loss of flexibility of the space.

- Mentioned the proposal for an indoor training facility is a great idea but is currently out of the project scope for the Winskill Renewal Project.

- Noted that the installation of lighting to extend hours of use is being considered.

Action Items:

- **City of Delta:** Provide a copy of meeting summary to TABA, Tsawwassen Slow Pitch, and South Delta United. Continue user group engagement, plan larger meeting in early September, and prepare report for September 23, 2024, Council meeting.
- **All Parties:** Consider suggestions and feedback regarding field design, amenities, and layout.

From:
To: Jim Bauer; Lucas Nerreter; Rick Ocean
Cc: Dan Cooper; Luke Chapman; Lauren Munden; JoAnne Kleb
Subject: Re: Winskill - July 30 Meeting
Date: August 2, 2024 12:28:47 PM
Attachments: image001.png

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.
Thanks Jim (and Everyone)!

It looks like you've captured our feedback accurately. A few minor additions/clarifications:

"When discussing the U-18 field location, [Steve] explained that the fun games are held at the smaller fields at Winskill, especially during Sunfest, due to their proximity to the beer garden."

The U-15 is a preferred diamond for many of our players during tournaments *only because of its location* (sightlines from the beer garden area north of the B&G Club building.) The field itself is on the small side and we have had to institute a +2 home run rule. We also use the U13 field during tournaments but only because we don't have a better option. We've had to add rules there as well to keep balls from being hit on to the roof of the aquatic centre or into the U18 bleachers.

The only Winskill field used currently by TMSP for regular season play is the artificial turf (very occasionally the U15 on a "swap" basis with TABA.) The other diamonds we are typically assigned are Dennison Park, Brandrith Park (North) and Pebble Hill Park. Men's league is once a week and I believe they use all four Winskill fields (including the artificial turf.) Having an additional full size diamond available at Winskill for 4 evenings a week would allow us to add up to five additional teams which would satisfy current demand and expected growth over the next 3-5 years.

Although we are appreciative of the commitment to looking into diamond lighting, the City's charges for lit fields after dusk are significant. Our membership feels strongly that it would be unreasonable for TMSP to pay these fees in order to accommodate other user groups. Perhaps the City could look at adopting an alternate model for recovering those costs.

We also want to recognize the City's work at Dennison and Pebble Hill Park over the past few years. The quality of natural turf at all diamonds has improved as well.

The last item that I was hoping would be captured in the notes is that we are grateful for being included in these consultations. Existing user groups (including TMSP and TABA) were not consulted or notified during the planning and construction of the new Winskill lawn bowling facility or the Dennison pickleball courts. Both of those installations are potentially in the path

of batted balls. We recognize the demand for new sport facilities like these and would welcome the opportunity to work with the City during the planning of future projects so we can help ensure the enjoyment and safety of all park users.

Thanks again to all! We're excited about the project and remain committed to providing any additional information, clarification or input you might need.

Steve

From: Jim Bauer <JBauer@delta.ca>
Sent: Thursday, August 1, 2024 8:13 AM
To: Lucas Nerreter; steve ; Rick Ocean
Cc: Dan Cooper <DCooper@delta.ca>; Luke Chapman <LChapman@delta.ca>; Lauren Munden <LMunden@delta.ca>; JoAnne Kleb <JKleb@delta.ca>
Subject: Winskill - July 30 Meeting

Good morning Steve/Lucas,

Thanks again for taking time to meet earlier this week to discuss the Winskill Renewal Project. Attached are notes from our meeting.

Please let us know if the notes accurately capture the discussion, or if any further edits are required. Rick given you were unable to attend, we have included you email re: SDU priorities as part of the package.

Look forward to meeting again in early Sept to continue our discussions.

Thanks

Jim

Jim Bauer *(He/Him)*
Director, Facilities and Major Projects| City of Delta
Office: 604-952-3846 | Cell 672-965-3777
Email: jbauer@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scaẃaθan (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

Winskill Renewal Project

Delta

Meeting: Sept. 3, 2024, 6-7pm
Location: Winskill Multi-Purpose Room
Field User Group Discussion

Attendees:

City of Delta: Jim Bauer, Dan Cooper, JoAnne Kleb, Luke Chapman
Tsawwassen Amateur Baseball Association: Lucas Nerreter, Joel Gorman, Slade Sanders
Tsawwassen Mixed Slo-Pitch: Sean McCoy
Dialog/Carscadden: Marion LaRue, Mark Woytiuk
Van der Zalm & Associates: David Jerke
Regrets: Rick Ocean, South Delta United

Discussion Summary:

- J. Bauer provided a presentation summarizing the feedback received from TABA, TMSP and SDU. Reviewed the consultants' comments on the layouts provided earlier by the user groups and identified challenges with the size of the fields and need for second access and sufficient parking. Shared the proposed phased approach and possible layouts for four diamonds produced by the consultants for discussion.
- Participants asked questions for clarity and provided feedback on proposed phased approach and possible layout as follows:
    - L. Nerreter confirmed that TABA would be okay with additional fees of lit fields.
    - S. Sanders indicated that safety netting may also be needed to protect pedestrians.
    - S. McCoy confirmed the importance of a concession for fundraising.
    - L. Nerreter asked if there was a possibility of putting underground parking in? Staff explained that the cost would detract from funding amenities in the aquatic and fitness centre. M. Larue offered it would be about $70k to $80k per stall and between 300 to 400 stalls are needed.
    - S. McCoy asked about flex field lawn. City confirmed it is old lawn bowling and that the design includes two back stops for youth baseball, is flexible for soccer and allows programming for grass field volleyball.
    - S. McCoy inquired if the U18 could be relocated and staff indicated there is not enough room for the U18 in the pinwheel concept.
- Participants indicated that their initial impressions of the proposed phased approach and possible layout were supportive. L. Nerreter offered that timing of the future U15 4th diamond is a major concern and their interest is in having it immediately. He inquired about how to express this feedback to Council. Staff indicated that once the Council report was prepared, they would be notified and have the opportunity to provide a letter to accompany the report. They were also advised that they are welcome to encourage correspondence from their members once the report is public.

- L. Nerreter sought clarity on the findings of the field usage analysis. Staff indicated that it is in process and a separate meeting would be set up to share the findings. He indicated that like every sport, ball fields will not be used at all times and there is a need to hold fields in the event of rain delays. J. Gorman indicated that number of field usage does not tell the story. He advised that the City should also look at benchmarking and quality, as well as consider what diamonds need upgrades.
- D. Cooper indicated that the City is looking at different options to optimize field use and offered that with lights, use can be extended to 10:30 pm at night. L. Nerreter indicated the association is looking to have paid admin support to assist with managing bookings and return unused times proactively. Participants discussed issues with weather, different approaches for rain delays and rainouts and possible solutions. J. Gorman offered that different playing surfaces may be a solution.
- L. Nerreter and S. Slade confirmed they agree with the layout but not the phased approach as he would like to see the fourth diamond constructed as part of the project. They also indicated the approach to parking was improved.
- D. Cooper asked participants to send more data about field use and constraints they are experiencing. S. McCoy echoed that TMSP is capping the numbers due to limited field access.

Action Items:

- **City of Delta:** Provide a copy of meeting summary to TABA, Tsawwassen Slow Pitch, and South Delta United. Arrange meeting week of Sept 16 to share what is being brought forward to Council.
- **All Parties:** Consider providing a letter to formally provide their feedback on the proposed plan and timing that could be added to the Council Report.

From:	Lucas Nerreter
To:	Jim Bauer
Cc:	Steve Timuss; Rick Ocean; Sean McCoy; JoAnne Kleb; Luke Chapman; Dan Cooper; Marion LaRue; Mark Woytiuk; Dave Jerke
Subject:	Re: Winskill Park - Sept 3 Meeting
Date:	September 13, 2024 4:02:04 PM
Attachments:	image001.png

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Hey all

Couple of bullet points we would like to see added to the field usage discussion
Apologies as did not have a lot of time to prepare due to work and life.
These notes pertain to our desire to see a 4th field built at the same time as the other fields are being rebuilt at winskill

- we currently lose field capacity at the Tadpole and Mosquito divisions for summer baseball with losing Pebble Hill and Dennison fields to slow pitch

- ability to schedule more baseball games eg. host more Provincial tournaments at all levels to bring additional revenue to Tsawwassen (hotels, restaurants, shopping)

- Ladner Minor Baseball has numerous fields for all baseball their divisions and Winskill is TABA's majority spot for T-Ball, Rally Cap, PeeWee, Bantam, Men's as well as slow pitch

- new fields can be maintained properly by TABA from the beginning of play to prevent safety concerns, eg. infield lips, rake and drag regularly

- minimizing maintenance needs will allow the City of Delta to allocate some of the budget for improvements like safety netting

- benefit to all players with a more consistent playing experience eg. an enhanced athletic playability with predictable surface consistency, reliable traction so athletes can focus on the game, not worrying about getting injured

- advantage of all parents, fans cheering teams on in one place

- cost benefit to building/renewing all fields at the same time, as opposed to waiting to do 4th field in the future

- field usage percentages need to account for the reduced weekend usage due to games at away fields

- like all sports, (lawn bowling, tennis and others), the fields need to be there for the desired sport. 4 main ball fields at one location is not a lot relative to enrollment

Lucas Nerreter Project Manager/Owner www.wpelectrical.com

On Fri, Sep 13, 2024 at 12:24 PM Jim Bauer <JBauer@delta.ca> wrote:

> Thanks Steve.
>
> Based on Lucas's preference we will set up a meeting for Tuesday evening.
>
> Jim

Jim Bauer *(He/Him)*

Director, Facilities and Major Projects| City of Delta

Office: 604-952-3846 | Cell 672-965-3777
Email: jbauer@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scaẃaθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Steve Timuss
Sent: September 13, 2024 12:15 PM
To: Jim Bauer <JBauer@delta.ca>
Cc: Lucas Nerreter ; Rick Ocean ; Sean McCoy; JoAnne Kleb <JKleb@delta.ca>; Luke Chapman <LChapman@delta.ca>; Dan Cooper <DCooper@delta.ca>; Marion LaRue <MLaRue@dialogdesign.ca>; Mark Woytiuk <mark@carscadden.ca>; Dave Jerke <davidj@vdz.ca>

Subject: Re: Winskill Park - Sept 3 Meeting

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Either date is great. Thanks!

On Sep 12, 2024 11:40 a.m., Jim Bauer <JBauer@delta.ca> wrote:

> Good morning All,
>
> Attached are notes from our September 3 meeting. Please let us know if we have accurately captured the discussion from the meeting.
>
> We are also wanting to reconnect again next week. What is everyone's availability for either Tuesday (Sept 17) or Wednesday (Sept 18) at 6:00?
>
> Thanks
>
> Jim

Jim Bauer *(He/Him)*

Director, Facilities and Major Projects| City of Delta

Office: 604-952-3846 | Cell 672-965-3777
Email: jbauer@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwˈaθən (Tsawwassen), xʷməθkʷəyˈəm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From:	Rick Ocean
To:	Lucas Nerreter
Cc:	Jim Bauer; Dan Cooper; JoAnne Kleb; Luke Chapman; meggkoop@gmail.com; steve@myborderdertown.com; Rick Ocean
Subject:	Re: Winskill Renewal Project >> Invitation for further discussion about park plan and fourth ball diamond
Date:	July 30, 2024 3:41:22 PM

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Hi All,

Unfortunately my day has gone sideways and I wont make it tonight. We did meet yesterday in anticipation of this evenings meeting and I want to personally write to state that our (SDU's) concerns and recommendations are aligned with the rest of the user groups. Lucas and I have spoken at length and can speak to our users priorities below:

- Support for 4th Diamond Preferably U18 size
- Addition of 3/4 size Soccer field on new turf ball fields per BC soccer and Soccer Canada requirements for U13
- Addition of Indoor Multi Sport Training Facility potentially location where the old Lawn Bowling was
- Inclusion of new Shared Clubhouse for Ball and Soccer with Change rooms and concession. Preferable located so there is indoor viewing of both large Soccer field and Main Ball Diamond. This will maximize usage. Also, if the concession facing the parking lot it can be a viable commercial retail space servicing customers year round and rev share with leagues and city.

I cannot express how vested I am as a resident, as President of South Delta United and representative of our user group are in getting this right once and for all. From what I have seen thus far, push back has primarily revolved around trees and short term needs versus a long term investment.

I would say this; We as user groups can plant trees in partnership with the city 10x if it means getting this project right. Also, if there is a shortfall of money, which there shouldn't be, we as a community can fundraise. I don't see either of these challenges as a realistic cause to take shortcuts on such an important project that will exist, based on the decisions being made right now, for decades to come. Realistically, we get one chance at this to do it right, for the growing community, our kids, and grandkids yet to come.

@ Jim, Dan and Joanne I am happy to independently connect on another day perhaps next week in person. And apologies for the absence tonight.

Lucas has my authority to speak as my proxy in the meantime. TABA and the rest of the User groups represented here have my full throated support.

Side note: 25M lanes for the new pool is, for lack of a better term, dumb. Pardon my being frank but we are already digging the hole. Dig it longer. It imposes several limitations on the

facility and it yet another short sited decision based on rushing this through rather than community feedback and thoughtfulness.

Sincerely,

Rick Ocean
President

On Jul 24, 2024, at 3:55 PM, Rick Ocean wrote: Same for me. Either work.

On Jul 24, 2024, at 3:46 PM, Lucas Nerreter wrote:

I can make this work

Lucas Nerreter Project Manager/Owner www.wpelectrical.com

On Wed, Jul 24, 2024 at 3:44 PM Jim Bauer <JBauer@delta.ca> wrote:

> Hi Lucas/Steve/Rick
>
> JoAnne is on vacation now for a few weeks but given the importance and challenges with scheduling a meeting later in August, we would like to try for an meeting sooner. Specifically we would like to meet with yourselves next week either Monday or Tuesday from 6:00-8:00pm, specific location in Tsawwassen to be confirmed.
>
> Would either of these evenings work with you?
>
> Thanks

From: Rick Ocean
To: Lucas Nerreter
Cc: Jim Bauer; Steve Timuss; Sean McCoy; JoAnne Kleb; Luke Chapman; Dan Cooper; Marion LaRue; Mark Woytiuk; Dave Jerke
Subject: Re: Winskill Park - Sept 3 Meeting
Date: September 16, 2024 1:04:06 PM

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Thanks Luke,

Additionally we are getting a lot of pressure from BC Soccer for the 3/4 length field for U13. If this inclusion in the new field layout can be bumped up on a priority list it would be great. We had some visiting teams in over the weekend who were also, complaining about not having the correct field size per regulation.

Thank you!

Rick Ocean
President

On Sep 13, 2024, at 4:01 PM, Lucas Nerreter wrote:

Hey all

Couple of bullet points we would like to see added to the field usage discussion
Apologies as did not have a lot of time to prepare due to work and life.
These notes pertain to our desire to see a 4th field built at the same time as the other fields are being rebuilt at winskill

- we currently lose field capacity at the Tadpole and Mosquito divisions for summer baseball with losing Pebble Hill and Dennison fields to slow pitch

- ability to schedule more baseball games eg. host more Provincial tournaments at all levels to bring additional revenue to Tsawwassen (hotels, restaurants, shopping)

- Ladner Minor Baseball has numerous fields for all baseball their divisions and Winskill is TABA's majority spot for T-Ball, Rally Cap, PeeWee, Bantam, Men's as well as slow pitch

- new fields can be maintained properly by TABA from the beginning of

play to prevent safety concerns, eg. infield lips, rake and drag regularly

- minimizing maintenance needs will allow the City of Delta to allocate some of the budget for improvements like safety netting

- benefit to all players with a more consistent playing experience eg. an enhanced athletic playability with predictable surface consistency, reliable traction so athletes can focus on the game, not worrying about getting injured

- advantage of all parents, fans cheering teams on in one place

- cost benefit to building/renewing all fields at the same time, as opposed to waiting to do 4th field in the future

- field usage percentages need to account for the reduced weekend usage due to games at away fields

- like all sports, (lawn bowling, tennis and others), the fields need to be there for the desired sport. 4 main ball fields at one location is not a lot relative to enrollment

Lucas Nerreter Project Manager/Owner www.wpelectrical.com

On Fri, Sep 13, 2024 at 12:24 PM Jim Bauer <JBauer@delta.ca> wrote:

> Thanks Steve.
>
> Based on Lucas's preference we will set up a meeting for Tuesday evening.
>
> Jim
>
> <image001.png>
>
> **Jim Bauer** *(He/Him)*
>
> Director, Facilities and Major Projects| City of Delta
>
> **Office:** 604-952-3846 | Cell 672-965-3777
> **Email:** jbauer@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scaẇaθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Steve Timuss
Sent: September 13, 2024 12:15 PM
To: Jim Bauer <JBauer@delta.ca>
Cc: Lucas Nerreter ; Rick Ocean; Sean McCoy; JoAnne Kleb <JKleb@delta.ca>; Luke Chapman <LChapman@delta.ca>; Dan Cooper <DCooper@delta.ca>; Marion LaRue <MLaRue@dialogdesign.ca>; Mark Woytiuk <mark@carscadden.ca>; Dave Jerke <davidj@vdz.ca>
Subject: Re: Winskill Park - Sept 3 Meeting

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Either date is great. Thanks!

On Sep 12, 2024 11:40 a.m., Jim Bauer <JBauer@delta.ca> wrote:

> Good morning All,
>
> Attached are notes from our September 3 meeting. Please let us know if we have accurately captured the discussion from the meeting.
>
> We are also wanting to reconnect again next week. What is everyone's availability for either Tuesday (Sept 17) or Wednesday (Sept 18) at 6:00?

Thanks

Jim

Jim Bauer *(He/Him)*

Director, Facilities and Major Projects| City of Delta

Office: 604-952-3846 | Cell 672-965-3777
Email: jbauer@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓əw̓aθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

PROPOSED SITE LAYOUT (TWO U15 FIELDS) - FIRST PHASE



VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY

DESIGN APPROACH

BALANCE CENTRALIZING BASEBALL DIAMONDS, RETAINING OF EXISTING FIELDS, AND PARKING CONSIDERATIONS

OPPORTUNITIES

DIVERSE PROGRAMMING

INCREASED SOCIAL OPPORTUNITIES

PEDESTRIAN-FRIENDLY PARKING LAYOUT

FEASIBLE BASEBALL LAYOUT WITH PHASING POTENTIAL

COST CONSIDERATIONS

MODERATE COST

RETAINED EXISTING U18 BASEBALL DIAMOND

EXISTING U15 BASEBALL CAN BE ROTATED

PROPOSED SITE LAYOUT (TWO U15 FIELDS) - FUTURE STATE



DESIGN APPROACH

BALANCE CENTRALIZING BASEBALL DIAMONDS, RETAINING OF EXISTING FIELDS, AND PARKING CONSIDERATIONS

OPPORTUNITIES

DIVERSE PROGRAMMING

INCREASED SOCIAL OPPORTUNITIES

PEDESTRIAN-FRIENDLY PARKING LAYOUT

FEASIBLE BASEBALL LAYOUT WITH PHASING POTENTIAL

COST CONSIDERATIONS

HIGH COST

WIDE ARRAY OF POTENTIAL FUTURE PROJECTS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY

Tsawwassen Diamond Sports Field Use Analysis

The City commenced a broad field use analysis project in Spring 2024. The analysis is being conducted by a third-party, and a full report is anticipated to be completed in Fall 2024. Given the timelines associated with the Winskill Renewal Project, a review of Tsawwassen area fields has been expedited, with a particular focus on diamond sports.

The review process included engagement and feedback with local sport organizations, a benchmarking comparison to regional and comparably sized cities throughout the province, a detailed schedule analysis, field condition assessments, and a review of trends and best practices.

Of keen importance to development at Winskill Park, the sport organizations who are primary users of Tsawwassen diamonds emphasized their desire for the immediate construction of a 4th baseball diamond at Winskill Park. Users highlighted current booking conflicts between organizations, the historic need to cap participation based on field availability, the deficient condition of the existing fields, and the need for scheduling flexibility due to the nature of their sports (diamond sports are particularly susceptible to cancellation due to weather impacts). Users also noted the importance of adding a 4th baseball diamond during the Winskill Renewal Project to ensure realization of the desired field, provide a centralized location to allow parents and fans to cheer on their teams in one location, and allow for additional tournament and sport hosting opportunities.

A detailed schedule analysis has indicated that the primary booking conflicts on Tsawwassen diamonds occur weekday evenings from 6-8pm in June and July. These conflicts occur when the summer Tsawwassen Adult Mixed Slo-Pitch (TMSP) season begins in early-June, overlapping with the Tsawwassen Amateur Baseball Association (TABA) season which extends through July.

Benchmarking

A benchmarking study was conducted comparing the City's inventory of diamonds to cities in Metro Vancouver and to cities of similar size throughout BC. Tsawwassen has slightly more diamonds per resident than regional or comparable city averages.

Area	Diamonds per 1000 residents
North Delta	0.285
Ladner	0.543
Tsawwassen	0.375
Delta	0.357
Regional Average	0.327
BC Cities of Similar Size Average	0.292

It should be noted that diamonds per 1000 residents is an imperfect metric, as participation in youth sports is variable across different communities, both in broad measures of participation, and registration in specific sports. Unfortunately no reliable centralized database for participation across diamond sports exists, and as such, a more general metric has been used. The communities in Delta have been presented in comparison to averages of broad data sets to reduce the impact of outliers.

Historical Block Booking Practices

Delta field user groups have had a long-standing practice of block booking field times. This practice offered flexibility for user groups, and was made financially feasible by the low field rental costs in the City's Fees and Charges structure. As a consequence, the practice has resulted in fields sitting unused during times when permits have been issued, limiting access for other users. Though block booking has occurred throughout the City, a granular schedule and permit analysis was conducted on diamond sports users at Winskill Park to support the project site plan. The analysis indicates that TABA used roughly 43% of booked time at Winskill in Spring/Summer 2024, while TMSP used 86% of their permitted time.

The City has been actively working to address the issue with user groups by placing an appropriate value on field access via updates to field rental fees (in line with fees charged by comparable municipalities). In addition, TABA has indicated that they will be hiring an administrator to support their scheduling in the future. While efforts to improve utilization are important, the City will need to work with user groups to plan for weather related impacts, and as a consequence, 100% utilization is not realistic.

Field Availability

Usage on Winskill diamonds typically ends between 8 and 9pm on weekdays and around 3pm on weekends during season. Though often less-desirable, opportunities exist to make use of latent field time by investing in lighting infrastructure to allow for evening play, and by incentivizing use by providing a lower cost non-prime field rental rate during these periods.

Addressing Ball Diamond Capacity Challenges

Solutions currently underway to address capacity challenges with ball diamonds include the addition of temporary backstops at Pebble Hill Park to allow for youth play, updates to the City's Fees and Charges structure to discourage block booking, and the planned installation of field lighting at Dennison Park in 2025. These efforts will help address existing field booking conflicts, but projected population growth and participation trends indicate that additional diamond capacity will be needed in the near future.

4th Baseball Diamond at Winskill Park

The construction of a 4th baseball diamond at Winskill Park would address existing peak demand, and provide significant diamond capacity to allow for anticipated growth. Construction of the field during the Winskill Renewal Project would provide cost efficiency and reduce future construction impacts in the park. The capital cost is estimated to be $3M, with an ongoing annual maintenance cost of $50,000 to $60,000 offset by an estimated $1,000 to $3,000 in annual field use revenues. It is anticipated that the diamond would be underutilized in non-prime hours in the near-term, but would support future growth of the sport.

Lighting Diamonds

An alternative option to add field availability is the installation of field lighting on the 18U and 15U diamonds at Winskill Park. Though lighting rectangular sports fields can often lead to over-use resulting in impacts to field quality, diamond sports are well-suited to lit natural-grass fields due to low intensity usage on the turf areas of the field, with the majority of usage on the durable infield surface.

A lighting solution would help address field access conflicts during times of peak demand by allowing for play into the late-evening, but would require users to shift from historic booking times. As a comparison, adult recreation is common during these evening time slots in neighbouring municipalities and for other sports in Delta such as hockey.

The capital cost of lighting is estimated to be $1M per field, with a limited annual operating cost, and would allow for more efficient use of land already devoted to diamonds.

Additional Options

A suite of additional options to add to the City's diamond inventory include the addition of diamonds in the future development of John Oliver Park, partnering with the Delta School District to renovate the field at Beach Grove Elementary, adding a second permanent backstop at Pebble Hill Park, upgrading Imperial Village Park for youth-baseball use, adding netting and field upgrades to the Artificial Turf Field at Winskill park to improve its suitability for diamond sports, and considering installation of artificial turf on existing infields or diamonds. These options are not contingent on the Winskill Renewal Project, and provide flexibility to address increasing field demand in the future.

Prepared by Dan Cooper, Director Parks Planning