



City of Delta  
COUNCIL REPORT  
Regular Meeting

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To: **Council**

File No.: **6120-02**

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

Date: **July 11, 2025**

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**John Oliver Park Master Plan**

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

▪ **RECOMMENDATIONS:**

- A. THAT staff be directed to proceed with community engagement to gather feedback on the John Oliver Park Master Plan Concepts.
- B. THAT staff be directed to begin the application process with the Agricultural Land Commission for the establishment of a sport tournament hub at John Oliver Park.
- C. THAT staff be directed to engage with the Ministry of Transportation and Transit on access improvements to John Oliver Park.

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▪ **PURPOSE:**

This report provides an update on the development of the John Oliver Park Master Plan ("Plan"), outlines the proposed community engagement strategy, and seeks Council's endorsement to proceed with the Agricultural Land Commission ("ALC") application and discussions with the Ministry of Transportation and Transit ("Ministry").

▪ **BACKGROUND:**

John Oliver Park ("Park") is roughly a 20-hectare park located in East Delta, currently consisting of four natural grass fields primarily serving football, soccer, and rugby. In addition, the Park has an aged fieldhouse, rugby clubhouse, parking, and a nursery supporting the City's horticulture services.

The Park is conveniently located between the City's three main population centres at the intersection of Highway 99 and Highway 91. Given the Park's large footprint and central location, it has been the subject of previous development plans and remains the City's most promising opportunity for the development of a large multi-sport tournament complex.

The Park is currently included in the Agricultural Land Reserve ("ALR"), with a non-farm use exemption allowing for active recreation uses for the eastern portion of the Park

(Attachment A). The City has made several applications to the ALC since acquiring the Park leading to the current state of non-farm use approvals. The area noted as old field habitat has not been approved for active recreation to this point due to the ALC's assessment of the site's good agricultural potential. Full activation of the site for active recreation purposes will require approval of a non-farm use application by the ALC.

Despite the Park's convenient location at the nexus of three major roadways, access to the Park has been a long-standing challenge due to the undeveloped park entrance along busy Ladner Trunk Road. The City engaged a consultant to conduct a traffic impact study in 2009 which recommended the installation of a signalized intersection, though upgrades have not progressed and are complicated by the proximity of the Park entrance to the Highway 91 on-ramp.

## ▪ **DISCUSSION:**

### Park Program

The recently completed Sports Field Needs Assessment ("SFNA") highlighted the importance of developing the Park to address existing and emerging needs. The concept plans (Attachment B) have been developed based on engagement with sport user groups and priorities identified through the SFNA. The overarching goal is to develop a destination sports hub that can host large tournaments and events while increasing field capacity to serve the growing community's emerging outdoor sport needs.

Key priorities for consideration in the Plan include:

- Develop an outdoor athletic facility and sport tournament hub
- Increase field capacity for future outdoor sport needs
- Continue to serve existing Park uses
- Improve facilities for growing cricket use
- Consider a flexible artificial turf surface that can serve competitive field hockey
- Consider an indoor multi-use sport facility to support artificial turf or sport court uses

Additional elements being considered in the Plan include:

- Fieldhouse and washroom structures to serve day-to-day and tournament use in the Park
- Playgrounds and a pathway network throughout the Park to encourage informal play and activity
- Additional parking to serve users of the Park
- An outdoor pickleball complex to provide a large number of courts in a central location with generous setbacks from neighbouring structures to limit acoustic impacts
- An off-leash area to provide appealing facilities and help limit the impact of dogs on sports fields

### Agricultural Land Commission Process

In an effort to manage considerations raised through previous ALC applications, staff will aim to implement the following strategies in the Plan:

- Prioritize development of natural turf amenities on the old field portion of the Park to maintain its potential agricultural viability
- Improve drainage and stormwater management across the site
- Emphasize natural buffers and perimeter fencing around the Park to separate adjacent agricultural activity from Park activity and vice versa
- Identify educational opportunities to create awareness and understanding of surrounding agricultural activity

If supported by Council, staff will engage with the ALC for preliminary feedback on the proposed concepts to support a formal application once a detailed Park plan has been confirmed.

### Park Access

If supported by Council, staff will engage with the Ministry of Transportation and Transit to develop a traffic plan to ensure safe and convenient access to the Park, while limiting the impact to surrounding properties and to vehicle travel on Ladner Trunk Road.

### Community Engagement Plan

Staff are preparing a community engagement program to gather feedback on three example layout concepts for the Park. These concepts were created based on engagement with Delta organized sport groups during the development of the City's SFNA. The feedback collected will be used to create the final Park layout.

The engagement approach will prioritize targeted meetings with organized sport groups and key community stakeholders, while also offering opportunities for broader public input. Some of the groups that will be targeted through the engagement activities include:

- Sport Groups (outdoor organized sport groups, indoor sport court users, recreational athletes, Provincial and National sport organizations)
- General (Delta residents)
- First Nations
- Public institutions (Delta School District #37, Agricultural Land Commission, Metro Vancouver)
- Business community (Tourism Delta)
- City Committees (Mobility and Accessibility Committee, Agricultural Advisory Committee)

Planned activities include:

- Meetings with organized sport groups
- Meetings with community partners

- Feedback forms for Provincial and National sports organizations
- Pop-ups at major community events (e.g., Barnside Harvest Festival, Lights, Ladders and Loaders, DIYAfest)
- Signage in select parks
- Online feedback form for the public

The engagement program will be coordinated with the Parks, Recreation & Culture Master Plan and will begin in September 2025. Once timing and details are confirmed, staff will notify the community about opportunities to get involved.

### **Alignment with Parks, Recreation & Culture Master Plan**

Development of the Plan will proceed in tandem with the overarching Parks, Recreation, & Culture Master Plan. Engagement activities will be coordinated to maximize the reach of each engagement effort. While field sport priorities are guided by the SFNA, additional recreational priorities identified through the creation of the Parks, Recreation & Culture Master Plan will be reflected in the final design.

#### **Implications:**

Financial Implications – Though the final build cost will be heavily dependent on program confirmation and timeline for implementation, the full site build out is estimated at \$60 million to \$100 million. Phasing is recommended due to the scale and complexity of the project.

#### **▪ CONCLUSION:**

The development of a new Master Plan for John Oliver Park presents a critical opportunity to transform one of the City of Delta's most strategically located parks into a premier multi-sport destination. With strong alignment to the City's Sports Field Needs Assessment and broader Parks, Recreation & Culture Master Plan, the proposed concept supports both community and regional sport needs, while maintaining sensitivity to the Park's agricultural context. Endorsing the recommended actions will allow staff to move forward with essential community engagement, pursue regulatory approvals from the Agricultural Land Commission, and initiate discussions with the Ministry of Transportation and Transit to address longstanding access issues. These steps are necessary to advance the vision of John Oliver Park as a high-quality, inclusive, and accessible recreation hub for Delta residents and visitors alike.



Josh Turner  
General Manager, Parks, Recreation & Culture

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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	JK for DW
Engineering	Steven Lan	SL
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

Attachment A – ALC Decision Areas John Oliver Park

Attachment B – John Oliver Park Master Plan Inventory and Analysis

Attachment C – John Oliver Park Master Plan Presentation

[https://delta.escribemeetings.com/Reports/John Oliver Park Master Plan.docx](https://delta.escribemeetings.com/Reports/John%20Oliver%20Park%20Master%20Plan.docx) - Tuesday, July 22, 2025, 6:42:02 PM