



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **5920-01**

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

Date: **July 11, 2025**

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**Sports Field Needs Assessment**

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

▪ **RECOMMENDATION:**

THAT the report be received as information to support Parks policy planning updates and future capital planning and infrastructure investment.

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▪ **PURPOSE:**

This report outlines recommendations to optimize, upgrade, and expand the City of Delta's ("City") sports field facilities. Through regular updates to key policies and strategic capital investments, the City can improve service delivery, maximize efficiency, balance usage, and enhance the user experience. A summary of the findings is included as Attachment A, and the full report is provided as Attachment B.

▪ **BACKGROUND:**

The City currently supports 64 registered outdoor organized sports groups, representing activities such as soccer, baseball, football, lacrosse, field hockey, cricket, rugby, and slo and fast pitch softball. These groups use a network of 71 reservable City-managed fields, supplemented by 45 school district fields.

With an anticipated 24 percent population increase (approx. 26,551 new residents by 2035), the City faces increasing pressure to provide high-quality sports and recreation facilities that meet evolving community needs.

To address these challenges, a Sports Field Needs Assessment ("Assessment") was initiated to guide the City's planning, development, and management of its outdoor sports field infrastructure over the next 10 years. The Assessment aimed to:

- Provide a detailed understanding of current inventory, usage, needs, policies, and comparative benchmarks
- Develop recommendations to meet user needs more efficiently
- Provide a data-driven basis for field upgrade and renewal planning

The analysis has been conducted in consultation with key representatives from outdoor organized sport groups who provided feedback via surveys, virtual discussions, and draft plan reviews. Feedback was received from 31 user groups with key themes from this engagement as follows:

- Plan facilities for future use
- Create facilities that support linear sport development models
- Establishing a tournament hub at John Oliver Park
- Recognizing the growth of cricket
- Sport has significant social value
- An indoor turf facility is desirable

Attachment B includes a detailed summary of the consultation feedback from outdoor organized sports groups in the City.

## ▪ **DISCUSSION:**

Recognizing the challenges and costs of expanding the existing park inventory to develop new sports fields, the review focused first on analyzing field usage patterns to identify strategies to optimize the use of existing field inventory while considering maintenance, programming, partnership opportunities and operational impacts. After exploring ways to more efficiently use existing fields, field upgrade and park development opportunities were evaluated to address any needs that the existing field supply cannot meet.

## **Key Takeaways**

The review concludes that the City has an adequate supply of fields to meet anticipated demand over the next 10 years once key projects currently under construction are completed. The City has more synthetic turf, natural turf, and baseball diamonds per resident compared to the averages in British Columbia municipalities of comparable size, and neighbouring municipalities. As a result, the policy approaches such as regular updates to fees and charges and facility allocation policies should be the primary tool to manage field use, with infrastructure investment focused on targeted upgrades to improve experience and add flexibility.

## **Recommendations**

### Policy Development and Updates:

Updating existing policies and developing new ones is recommended in the following areas:

- Fees and Charges
  - Continue regular updating of fees and charges to ensure they are aligned with field classifications, allocation policies, and comparable local and regional municipalities.

- Field Classification Framework
  - Develop a comprehensive framework to define field classes, and specify standards for condition, quality, program, and associated amenities.
- Facility Allocation Policy
  - Update the policy to more effectively distribute field hours among user groups, balancing demand and promoting equitable access.
- Data Collection
  - Enhance data collection practices to better support strategic planning and inform investment decisions.

### Balancing Field Usage

Analysis of the usage data reveals extremes between overuse of many popular fields and under use of others. Re-matching teams and fields combined with strategic field improvements will help better serve some user needs and spread use across the available inventory. In North Delta, the baseball diamonds at Mackie Park and Westview Park, and the rectangle field at North Delta Secondary School appear to be well used beyond their suggested capacity. The baseball diamonds at Dennison Park, and Winskill Park in Tsawwassen face a similar situation.

### Infrastructure Improvements

Proposed improvement projects are based on a review of current inventory, usage patterns, allocation data, participation trends, and feedback from user group engagement. Projects were evaluated based on criteria that focus on safety, increasing capacity, and enhancing player experience.

- Develop a sport hub at John Oliver Park to provide centralized facilities with more full-sized fields and better access to more features, amenities, and services. John Oliver Park is uniquely suited to be developed as a destination sport hub that can host larger tournaments and events while increasing field capacity to serve the community's sport needs.
- Improve field surfaces, drainage, and backstops to address irregular turf surfaces and flooded conditions considered to be hazardous and unplayable.
- Update existing field programming and layout to optimize low-use fields to meet high-demand sports programs.
- Improve access to basic amenities at facilities (e.g., redevelop existing or build new washrooms/changerooms, storage, drinking water fountains, covered seating, and related sports equipment).

### Partnerships

The City should continue working with Delta School District #37 to redevelop school fields and expand quality play spaces, with a particular focus on school fields that are adjacent to City fields. Partnerships with community or private organizations may also help deliver amenities and services that enhance field use.

## Alignment with Parks, Recreation & Culture Master Plan

The Assessment commenced in 2024 and will serve as a foundational pillar of the forthcoming Parks, Recreation, & Culture Master Plan. A key deliverable in the PR&C Master Plan will be a sub-strategy development and renewal framework, which will identify key areas where focused and detailed sub-strategies are required. The Assessment will be considered in the development of this framework and will be renewed at key intervals moving forward.

### Implications:

Financial Implications – Proposed Facility and Park Improvements to address the needs identified in the Assessment are outlined in Table 36 of Attachment B. Proposed projects will be brought forward for Council's consideration in future budgets as necessary.

### CONCLUSION:

The Sports Field Needs Assessment provides a comprehensive, evidence-based roadmap to guide the City of Delta's planning, investment, and management of outdoor sports fields over the next decade. With a growing population and increasing demand for quality recreational infrastructure, strategic action is required to optimize the use of existing facilities, address service gaps, and improve equity and user experience. Through key policy updates, targeted field upgrades, and strengthened partnerships, the City can enhance the efficiency, accessibility, and sustainability of its sports field network. Implementation of the recommendations outlined in the assessment report will position the City of Delta to support a diverse and active community, while fostering the long-term development of sport and recreation across all neighbourhoods.



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

Concurring Department		
Department	Name	Signature
Finance	Navin Chand	NC

### ATTACHMENTS:

- A. Sports Field Needs Assessment - Report Summary
- B. City of Delta Sports Field Needs Assessment Report - Draft
- C. Sports Field Needs Assessment Presentation