

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 27, 2026

TO: Mayor and Council

FROM: John Woolgar, Director, Recreation and Culture

SUBJECT: All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study

RECOMMENDATIONS

THAT Council receive for information, the corporate report dated April 27, 2026, from the Director of Recreation and Culture, titled “All Weather Pickleball Facility Needs Assessment/Feasibility Study;” and

1. Approve an All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study to evaluate the need, feasibility, and potential locations for an all-weather pickleball facility within the City of White Rock; and
 2. Approve \$10,000 to co-fund the All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study with the White Rock Pickleball Association.
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EXECUTIVE SUMMARY

Pickleball has become one of the fastest growing sports in Canada, with increasing participation across all age groups and skill levels. The White Rock Pickleball Association has formally requested a needs assessment and feasibility study for an all-weather pickleball facility in White Rock, offering a 10K contribution towards the cost of this study.

A comprehensive needs assessment and feasibility study is necessary to evaluate whether the development of an all-weather pickleball facility is justified, viable, and consistent with the City’s long-term recreation infrastructure plans, financial objectives, and land use considerations.

Following preliminary discussions with several consultants, staff have determined that a budget of 20K may not be adequate to engage a consultant to complete both the needs assessment and feasibility study. Therefore, staff will assume responsibility for leading the needs assessment component, enabling the consultant to focus exclusively on the feasibility study and ensuring that the project remains within budget. Staff propose a strategic procurement model with clearly defined outcomes, allowing proponents to tailor their approach to the available funding.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2026-174 March 30, 2026	THAT Council: <ol style="list-style-type: none"> 1. Direct staff to bring forward a corporate report that would include a potential project scope for a Needs Assessment and Feasibility Study for a potential all-weather pickleball facility. <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

History of Centennial Park Pickleball Courts

Pickleball has been played at Centennial Park since at least the mid-to-late 2000’s, initially as shared use on existing tennis courts. As participation grew locally and regionally, the White Rock Pickleball Association was formed and began advocating for dedicated pickleball courts.

In 2021, City Council approved a phased approach to enhance pickleball at Centennial Park, including dedicated court space and the construction of permanent facilities. In July 2022, the City officially opened four dedicated pickleball courts, which included resurfacing, permanent nets and posts, drainage and access improvements, and supporting site amenities. Subsequent resurfacing and upgrades in 2023 expanded the facility to eight permanent dedicated outdoor pickleball courts.

Current Pickleball Court Usage

Centennial Park Pickleball Courts are heavily used, especially by WRPA, running weekday evening events, two annual tournaments, and reporting 600 members mainly from White Rock and South Surrey. Recreation and Culture offer seasonal pickleball lessons for various skill levels, popular drill sessions, and summer camps for children. Courts have traditionally operated on a first-come, first-served basis, but reserved court times for the WRPA will be trialed with permits issued from May to September 2026.

Scope of the All-Weather Pickleball Courts Needs Assessment/Feasibility Study

The proposed Needs Assessment/Feasibility Study is intended to provide Council with decision-ready information focused on confirmed need, identifying potential locations, and determining the scale required to support a sustainable operating model.

The following items will be included in the All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study:

1. Demand, Growth, and Policy Alignment

- Establishing whether investment in pickleball infrastructure represents a strategic response to evolving recreation needs.

Staff will lead the analysis, including research into participation levels, growth trends, and alignment with City policies and plans.

2. Location and Land Feasibility

- Evaluate potential sites within White Rock.

Identifying a feasible and defensible location is recognized as the central issue and key outcome of the Needs Assessment.

3. Facility Scale and Operating Sustainability

- Analyze the minimum number of courts required to support a financially sustainable, publicly accessible facility. The White Rock Pickleball Association has identified 10 to 12 all-weather courts as the likely threshold to have a financially feasible business model that does not rely on municipal operating subsidies.
- Review similar all-weather pickleball facilities within British Columbia and their operating structure and financial performance.

This analysis is critical to ensuring that any future facility is appropriately scaled and reduces structural operating risk for the City.

4. Capital, Operating, and Phasing Considerations

- Provide high-level estimates and considerations related to both capital investment and ongoing operating costs.
- Evaluate required supporting amenities, including:
 - accessible washrooms
 - indoor change area
 - benches and shelving for footwear
 - small office space
- The facility concept assumes no lockers and no showers, with amenities attached directly to all-weather courts.
- Examine opportunities for phased implementation:
 - development of outdoor courts
 - installation of all-weather court covering
 - construction of an attached support building

This phased approach allows the City and partners to manage risk, align fundraising with development stages, and respond to demonstrated demand.

5. Community Input

- Stakeholder engagement will focus on gathering input from White Rock residents to better understand current use, unmet demand, and community perspective related to pickleball. Staff will lead this component of the needs assessment.

Consultant Feedback on Budget Considerations

Preliminary consultant feedback indicates that a full needs assessment/feasibility study, and comprehensive engagement program will likely be difficult to achieve within a \$20,000 budget. Accordingly, if the needs assessment/feasibility study is approved, staff will take on the needs assessment and community engagement components while a consultant will provide the necessary expertise to the feasibility study. This approach balances fiscal prudence with the need for credible, third-party analysis.

Recreation Infrastructure Needs

Staff note that there are several identified recreation infrastructure needs in White Rock which include;

- The Kent Street Activity Centre Needs Assessment Study was completed in 2024 to determine the need for renewed and additional seniors' recreation spaces.

- The Aquatic Feasibility and Needs Assessment Study is currently underway to explore the need and feasibility for a public swimming pool. This study is expected to be completed prior to the summer.
- A Cultural Facilities needs assessment is currently underway to determine the needs for Cultural facilities and spaces in White Rock and is expected to be completed prior to the summer.
- The City has applied for the Wave prize through the Swim, Drink, Fish Foundation and if successful, the grant would support the development of a swimmable structure at the White Rock Pier which would require some City funding.
- Staff are working with Federal Government representatives to complete an application to the Build Communities Strong Fund (BCSF) for the reconstruction of the Pier. If the grant is approved, the City will still be required to provide a funding share. There is also potential for ancillary, currently unfunded uses, such as a recreational wharf for small craft, paddle boards, and other recreational activities.

FINANCIAL IMPLICATIONS

10K will need to be approved and allocated from contingency funds.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

White Rock residents will be engaged during the All-Weather Pickleball Facility Needs Assessment/Feasibility Study.

ALIGNMENT WITH STRATEGIC PRIORITIES

The All-Weather Pickleball Courts Needs Assessment study aligns with one of Council's objectives as outlined below:

Infrastructure Objective to "Ensure future infrastructure resiliency by making decisions through a long-term lens."

OPTIONS / RISKS / ALTERNATIVES

A risk of proceeding with the budget of \$20,000 for the All-Weather Pickleball Courts Needs Assessment study is that staff will need to prioritize the scaling of outcomes, potentially limiting the depth of analysis, site evaluation, or community engagement that can be completed. In addition, this will redirect staff impacting workload or risk timelines to complete other projects or tasks that staff are currently working on.

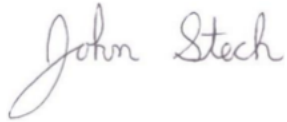
An alternative for council to consider would be to defer the study until broader recreation infrastructure priorities are resolved or additional funding becomes available.

CONCLUSION

The sport of pickleball continues to grow in popularity across White Rock and the region with Centennial Park Pickleball Courts regularly operating at or over capacity. Recent implementation of resident priority registration in neighbouring municipalities has made access to indoor pickleball programs and facilities difficult for White Rock residents. WRPA has committed \$10,000 towards the Needs Assessment/Feasibility study and has expressed support for this phased, evidence-driven approach. Advancing a focused, right-sized Needs Assessment/Feasibility Study and will provide Council with evidence-based information to

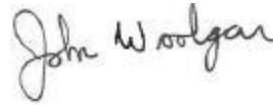
gauge community need, align investment decisions with strategic priorities and determine if further planning or capital investment is warranted. Staff seek Council's approval to proceed with an All -Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study and approve \$10,000 to co-fund the Study with the White Rock Pickleball Association as described under the recommendations of this report.

Respectfully submitted,



John Stech
Manager of Community Recreation

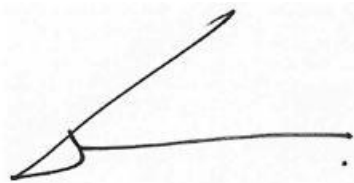
Approved by,



John Woolgar
Director of Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer