City of Port Moody

Recreation Facilities Study

October 2025

Prepared by RC Strategies on behalf of the City of Port Moody





Land Acknowledgement

The City of Port Moody is located on the ancestral and unceded homelands of the kʷikʷəƛ̓əm (Kwikwetlem), səlilwətaɬ (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), q̓ic̓əy̓ (Katzie), q̓ʷaːn̓ ƛ̓ən̓ (Kwantlen), qiqéyt (Qayqayt), and Stó:lō (Sto:lo) Peoples, and extend the appreciation for the opportunity to work on this territory.

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1. Introduction

1.1. Study Purpose

The City of Port Moody has developed this document, the Recreation Facilities Study, to help guide future planning and decision making for recreation infrastructure in the city. The study identifies potential priorities and approaches for meeting community recreation needs and will be used by the City as a point of reference as subsequent service level and project specific planning are undertaken.

The following facilities and amenities are included within the scope of this study:

- Recreation facilities and community centres
- Swimming pools
- Outdoor basketball courts
- Pickleball courts
- Tennis courts
- Sport fields



Photo from Port Moody Facebook

1.2. Study Process and Inputs

The study was initiated in the spring of 2024 and completed in late 2025. A comprehensive program of community engagement and research was undertaken to explore several key topics, including:

- Activity preferences, trends, and changes
- Perspectives on current service levels
- Perceived gaps and barriers to accessing services (programming and facilities)
- Current facility utilization and capacity
- The probable impacts of future growth and demographic changes / shifts
- The relative supply of key facility and amenity types

As illustrated by *Figure 1*, the detailed findings from the research and engagement have been compiled into two background documents – the ***"What We Learned" Research Summary Report*** and ***"What We Heard" Engagement Summary Report***. Both documents are included in the appendices (Appendix D and E).

Overview of the Study Process and Inputs



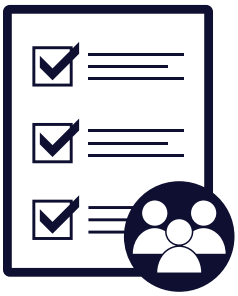
Figure 1. Overview of the Engagement Methods and Participation



442
responses to the Resident Survey



600
comments provided on our Sounding Board panels



19
user groups engaged through the User Group Discussions Sessions and/or the User Group Survey



~100
youth engaged through the Mayor's Youth Summit



3
discussion sessions convened with City committees*

**Seniors Focus Committees, Youth Focus Committee and the Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee*

Figure 2. Overview of the Research and Analysis Methods and Tactics





2. Overview of the Recreation ‘Ecosystem’ in Port Moody

2.1. The Service Delivery Context

The City of Port Moody invests in recreation and related services to create a healthy and vibrant community. Like many local and regional governments, the City's investment in recreation services primarily occurs through two forms of delivery:

- **Direct Delivery:** Programs and activities offered by City staff and contractors at City owned facilities. These offerings address core services and react to gaps and emergent demands.
- **Indirect Delivery:** The City supports community organization delivered programming and events through one or more of access to below market rate (e.g. subsidized) facility space, grants, and in-kind supports.

In some cases, the City utilizes a hybrid of direct and indirect delivery to provide services (e.g. Joint Use Agreement with the School District).

Public providers of recreation services, including the City of Port Moody, must continually attempt to define and delineate "need" from "demand". While there is not one, universal way to do this, a commonly used approach is to focus in on the degree of community benefits provided by services. This concept attempts to create a distinction between:

- **Direct Benefits:** Accrued by the program participant / facility user (e.g. personal health and wellness).
- **Indirect Benefits:** Accrued by all residents in a community regardless of whether they are direct participants (e.g. safer and more vibrant communities as a result of services that create more positively productive and healthy youth, adults, and seniors).

Focusing service delivery and priority setting on programming and facilities that accrue maximum indirect benefit is a concept generally supported by previous City planning and carried throughout the study as an approach to evaluating priorities.

Vision Statement from the Parks and Recreation Master Plan (2015)

The City of Port Moody is a place where parks and recreation support:

- A variety of safe, accessible, and affordable outdoor and indoor recreation opportunities available to all members of the community.
- Healthy and active lifestyles.
- A natural environment that is respected, protected and enhanced for the enjoyment and benefits it provides.
- Pride in the community and a strong sense of belonging.

Like most communities across the region and province, the delivery of recreation services in Port Moody must also balance meeting emergent needs while sustaining aging infrastructure. Cost escalation in recent years has created significant challenges and required municipalities to re-prioritize, look for cost savings (potentially at the loss of some program elements or amenities), and further leverage funding through development in order to build, replace, expand and refresh infrastructure.

Recreation service delivery and investment must align with broader municipal priorities. *Figure 4* highlights the Vision, Mission, and Strategic Priority Areas for Council's current strategic plan. Notably, recreation services play a significant role in advancing all four Strategic Priority Areas. Encompassed within the strategic priority areas are also a series of Strategic Goals and Objectives – those with key relevance to recreation and related services are identified below. **This Recreation Facilities Study helps advance the Strategic Goals and Objectives by identifying how they can be actioned.**

Strategic Goal: Enhance Community Wellbeing

Recreation Relevant Objectives Under this Strategic Goal

- Facilitate community well-being through programs and long-term planning.
- Provide recreation services and access to indoor and outdoor amenities for all ages and abilities.
- Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate action, into our policies, plans, and initiatives.

Strategic Goal: Leverage Public Spaces

Recreation Relevant Objectives Under this Strategic Goal

- Determine strategic direction for existing and future civic facilities
- Determine direction for underutilized City lands.
- Enhance places where people naturally gather.

Figure 3. 2023 – 2026 Council Strategic Plan



Source: 2023-2026 Council Strategic Plan

2.2. Current Infrastructure Overview

The City's portfolio of recreation facilities is significant, with a replacement value into the hundreds of millions of dollars. The following tables and graphic (See *Figure 5*) provide an overview of the City's indoor and outdoor recreation infrastructure.

Table 1. Indoor Facility Provision Summary

Amenity Type	Number in Port Moody (2024)	Current Service Level (provision ratio of the # of residents per unit of the amenity type)
Aquatics Facilities (indoor)	0	N/A
Arena Ice Sheets	2	1: 16,768
Curling Ice Sheets	6	1: 5,589
Fitness Centres	1	1: 33,535
Gymnasiums	1	1: 33,535
Major Recreation Centres	1	1: 33,535
Community Halls/ Community Recreation Centres	4	1: 8,384

Table 2. Outdoor Facility Provision Summary

Amenity Type	Number in Port Moody (2024)*	Current Service Level (provision ratio of the # of residents per unit of the amenity type)
Aquatics Facilities (outdoor)	2	1:16,768
Artificial Turf Fields	3	1: 11,178
Grass Turf Fields**	5	1: 6,707
Grass Ball Diamonds	6	1: 5,589
Artificial Ball Diamonds	2	1: 16,768
Tennis Courts	11	1: 3,049
Pickleball Courts	7	1: 4,791
Basketball Courts	12	1: 2,795
Sports Boxes	1	1: 33,535
Outdoor Tracks	1	1: 33,535

*Does not include School Board Infrastructure with the exception of the outdoor track at North Shore Community Park provided through a joint use agreement with SD 43.

** Does not include East Hill Grass Area

Figure 4. City of Port Moody Recreation Infrastructure – By the Numbers



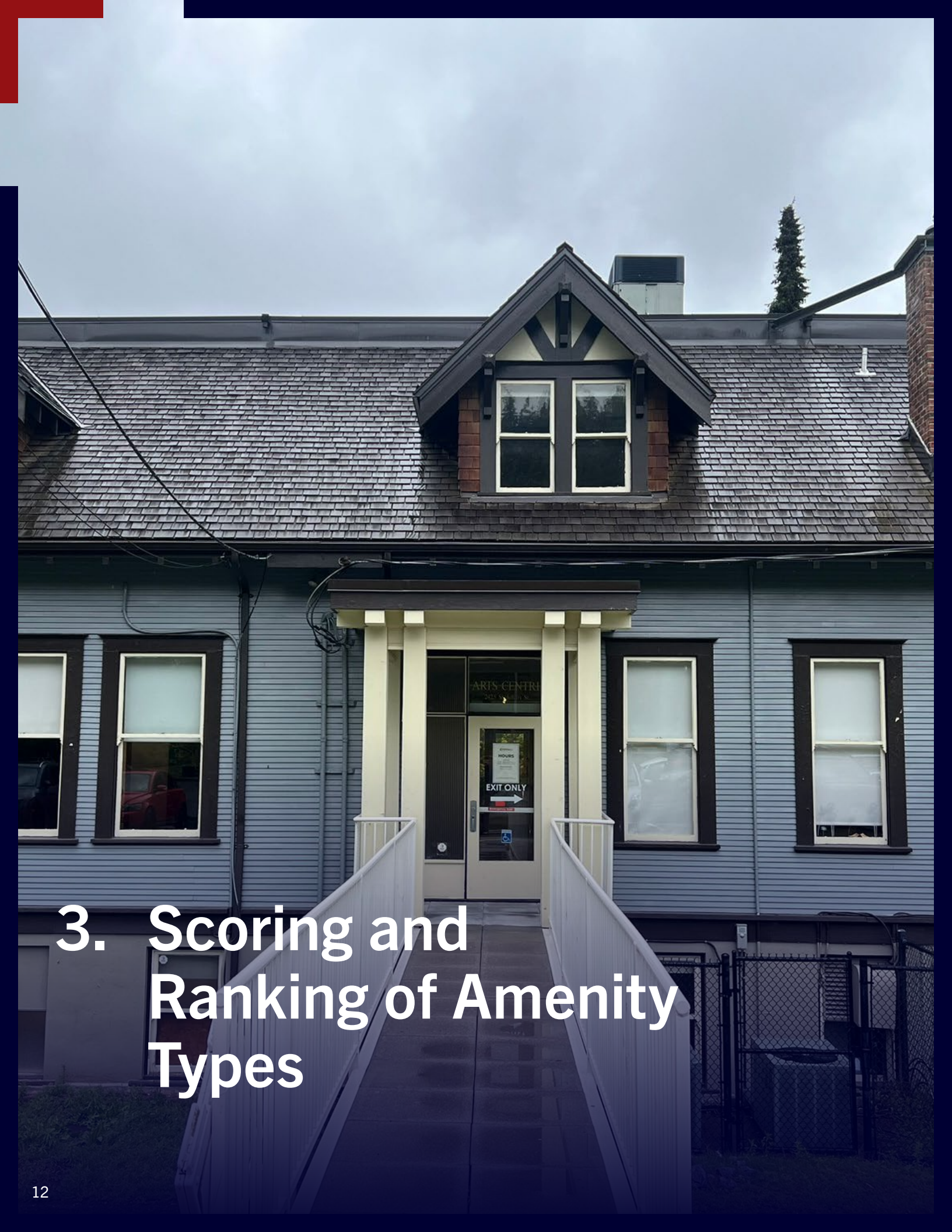
2.3. Key Future Planning Considerations

Future service level planning and prioritization for recreation infrastructure will be required to consider several important factors and dynamics that are likely to impact demand and resourcing over the next 10 – 20 years. *Table 3* identifies these key factors and dynamics and highlights how their impact is likely to be realized and potentially change community needs for recreation services.

Table 3. Potential Factors and Dynamics Influencing Recreation Infrastructure Planning in Port Moody

Factor / Dynamic	Probable Impact(s)
Population Growth	• The City is projected to grow to potentially 71,800 residents by 2050 (high level projection in the City's 2024 Growth Study). At this population level expectations and demands for services are likely to increase significantly. • Some programming and facility capacity will be further stretched and it is highly likely that resident access to many opportunities will be limited without incremental space supply added. • Densification will have some impact on recreation demand, with residents living in smaller dwellings seeking community space and the ability to visit facilities via active and public modes of transportation.
Aging Infrastructure	• The City will need to balance allocating resources to developing new facilities with replacing or refreshing existing ones. • Cost escalation and uncertainty may impact future facility planning. • Partnerships with the development sector, not for profit organizations, and potentially even other jurisdictions may need to be sought in order to undertake certain projects.
Uncertainty of Sub-Regional Supply and Access	• Due to Port Moody's location within the Tri-Cities (Port Moody, Coquitlam, and Port Coquitlam) and relative ease of access via multiple modes of transportation to Burnaby and East Vancouver, residents have some ability to migrate outside of their community to access public and private services in these other jurisdictions. However, as many of these other jurisdictions are also facing recreation service capacity challenges, future access to high demand types of programming (e.g. swim lessons) is unknown/uncertain.
Private Sector Provision	• The private sector plays a significant role in providing two types of recreation space and programming in the lower mainland - fitness centres and arenas. As is the nature of the private sector, future supply of these amenities and their target markets and offerings is hard to predict.

The following sections of this study consider the above noted factors and dynamics in the analysis of potential priorities and service levels for recreation infrastructure. While specific recommendations are provided in the subsequent sections, it is also important to reiterate that demands for public sector recreation services are continually evolving and need to be reviewed on a regular basis. As previously discussed in *Section 2.1*, applying a benefits lens to decision making and prioritization (and the ongoing adjustment of these priorities) helps ground investment in the underlying foundation for public sector investment in recreation. Additionally, the preliminary direction offered in this study will need to be further evaluated through subsequent planning (e.g. an update to the City's Parks and Recreation Master Plan).



3. Scoring and Ranking of Amenity Types

3.1. Overview and Purpose

23 types of recreation amenities were scored and ranked to provide a preliminary point of reference for prioritizing future recreation infrastructure investment. This scoring exercise integrated key datapoints from the study's research and engagement along with other practical considerations.

Two sub-sets of scoring were undertaken:

- Scoring based on **demand** indicators (findings from the research and engagement)
- Scoring based on **benefits** indicators (considerations that assess the opportunity value, equity, and gaps addressed by each amenity type)

The demand and benefits scoring results were then brought together to reflect a combined, aggregated ranking as summarized in *Table 5*. **It is important to note that this analysis and the results are not intended to score and rank the importance of current amenities but rather provide an initial point of reference from which to evaluate the potential value and benefits provided by future investment in the amenity types.**

Further prioritization and strategic planning will be required subsequent to this study that integrates other key practical considerations not included in this initial high-level preliminary analysis. These additional considerations explored through subsequent planning include costs, confirmation of site factors and viability, amenity synergies, and partnership opportunities.



Photo from Port Moody Facebook

3.2. Scoring Criteria and Results

The following tables summarizes the amenity scoring criteria and rankings. ***Please refer to Appendix A for the scoring metric and detailed amenity scores.***

Table 4. Amenity Scoring Criteria Overview

Scoring Sub-Set	Criteria
Demand Based Amenity Scoring	• Resident demand (engagement findings) • User group demand (engagement findings) • Youth demand (engagement findings) • Utilization and capacity analysis • Impacts of growth on existing service levels • Service level benchmarking
Benefits Indicators Amenity Scoring	• Ability of the amenity to accommodate multiple activity types • Ability of the amenity to adapt easily for future uses • Alignment with current regional and provincial trends • Low barriers to access (typical cost to use/access for the programs and activities provided by the amenity) • Amenity gaps addressed by increasing supply

Table 5. Aggregated Amenity Scoring Results

Amenity Type	Total Combined Score (Points) (Demand and Benefits Indicators)	Rank ('T' indicates a tie)
Aquatics (Indoor)	11	1
Gymnasiums	10	2
Sports Fields	9	T3
Indoor Multi-Sport Facility	9	T3
Indoor Court Sports	9	T3
Arenas	8	T6
Aquatics (Outdoor)	8	T6
Fitness / Wellness	8	T6
Pickleball Courts	8	T6
Seniors Centre	8	T6
Youth Centre	7	T11
Hard Surfaced Courts / Sports Boxes	7	T11
Community Hall / Social Spaces	6	13
Indoor Climbing Wall	5	T14
Program and Meeting Rooms	5	T14
Ball Diamonds	4	T16
Outdoor Tennis Courts	4	T16
Curling Rinks	4	T16
Indoor Playground	3	T19
Walking / Running Track	3	T19
Archery Range	2	T21
Gymnastics Facilities	2	T21
Track and Field Spaces	1	22



Photo from Port Moody Facebook

4. Key Amenities Analysis

4.1. Overview and Purpose of this Section

This section explores in more detail service level needs and considerations for several of the amenities identified as warranting potential future investment through the scoring and ranking presented in *Section 3*. The amenity types have been grouped into categories as per the following descriptions.

Arenas: Regulation (200ft x 85ft) or Olympic sized (200 ft x 100 ft) indoor ice sheets with amenities that primarily facilitate hockey, skating programs and drop-in use, and dry floor activities (e.g. lacrosse, ball hockey, etc.).

Aquatic Facilities: Defined as indoor and outdoor facilities with tanks and controlled access. Splash pads/spray parks and natural water body settings are considered out of scope of the analysis.

Community Centres: Includes gymnasium and similar spaces (e.g. "flexi-halls"), fitness centres, program rooms, and youth and seniors activity spaces. Amenities / services such as child care, community living rooms and social space, and other specialized spaces (e.g. maker spaces) are often co-located within community centres.

Multi-Sport and Similar Large Span Spaces: Indoor or climate-controlled facilities primarily designed and outfitted to accommodate sports that require large footprints and span. Surfacing within these facilities could include one or multiple of synthetic turf or hard surfacing.

Outdoor Courts: Includes tennis, pickleball, and sand volleyball courts.

Sports Fields: Includes rectangular sport fields, ball diamonds, and speciality fields or field amenities.

Note: Additional detail on the amenity attributes, spatial characteristics, and levels and types of use are provided in the "What We Learned" Research Report.



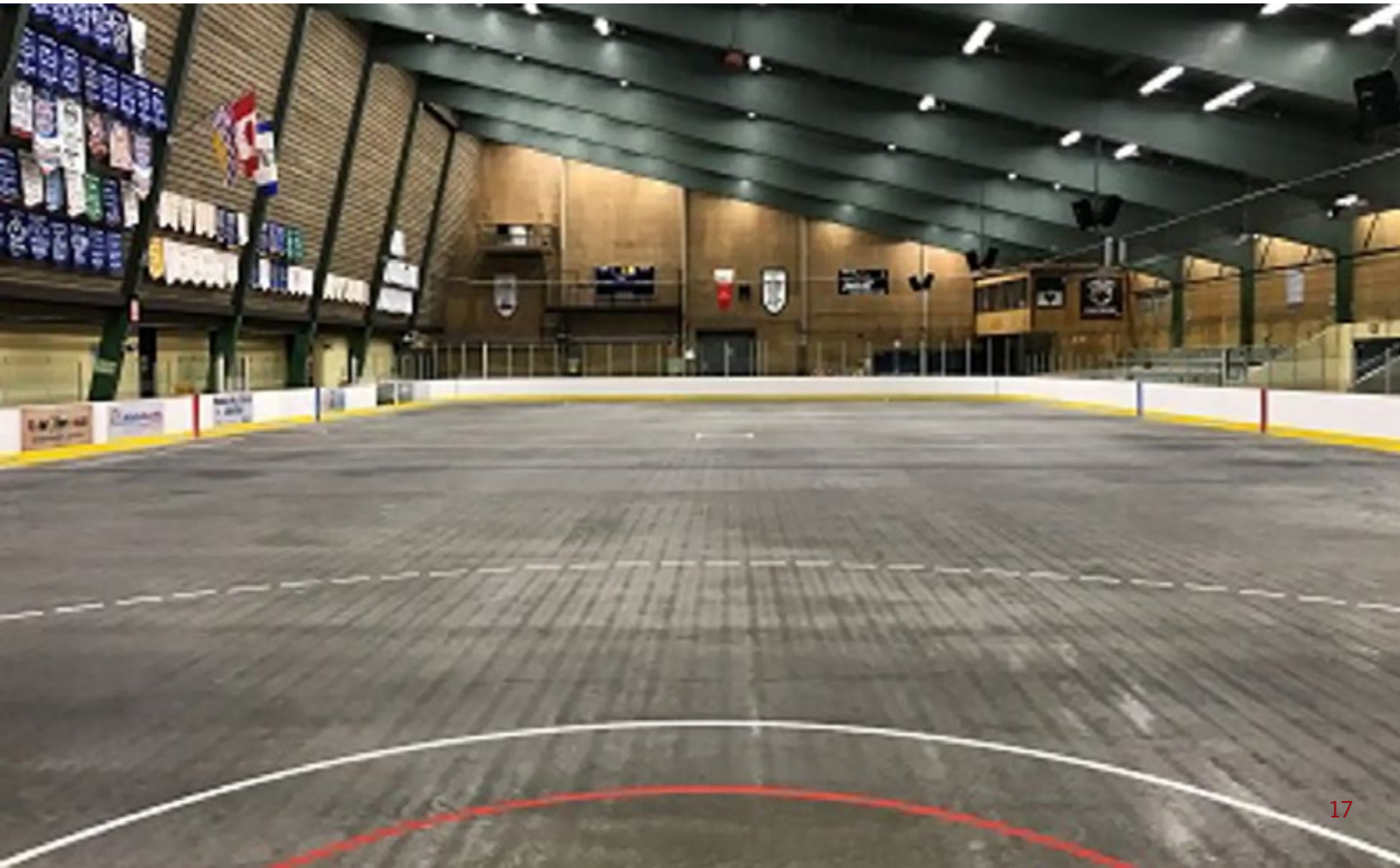
4.2. Arenas

Current Supply

The City operates two arenas located at the Recreation Complex. One arena is regulation sized (200ft x 85ft) and one arena is Olympic sized (200ft x 100ft). Adjacent to the arenas within the complex is a curling arena that is also used seasonally for some ice programming and dry-floor.

As arenas tend to have a regional catchment and draw users from outside the immediate jurisdiction, regional supply is also important to understand when evaluating current and future needs. There are 16 publicly supported arenas located in the adjacent and surrounding communities of Burnaby, Coquitlam, Port Coquitlam, and New Westminster. If the 7 sheets at privately operated Scotia Barns are added to the total, this number increases to 23.

Photo from Port Moody Website



Service Level Analysis

The provision (service level) of arena ice in Port Moody is better than surrounding communities. Port Moody provides arena ice at a ratio of 1 ice sheet for every 16,768 residents compared to an average of 1 sheet for every 36,752 residents on average across Burnaby, Coquitlam, Port Coquitlam, and New Westminster (note: this figure does not include the 7 sheets of ice at Scotia Barns located in Burnaby). While provision is better in Port Moody than regionally comparator communities, the City's two ice sheets are highly utilized and nearing capacity during peak season and prime time hours. In 2023 (the last full year used for analysis), prime time ice utilization from early August to March was 88% of estimated capacity.[1] Use of all available hours (capacity) is estimated at 76%.

Table 6. Overview of Primary Ice Season Use in Port Moody

Dry Floor Use	2018	2023
Dry Floor Spaces	2	2
Total Available Hours	2,793	2,700
Total Available Prime Hours	1,653	1,598
Total Hours Booked	1,272	1,335
Prime Hours Booked	**1,079**	**1,121**
% Booked of Total Capacity	46%	49%
% Booked of Prime Capacity	**68%**	**70%**

The City's future provision of arena facilities will be dependent on three key considerations:

- Whether the City desires to maintain a level of service that is generally similar to current or let the service level slide closer to regional comparators.
- How available ice is allocated to local vs non-local use.
- Regional dynamics and potential collaborations / partnerships to meet arena needs (e.g. amongst jurisdictions, with the private sector, etc).

Table 7 reflects the impacts to provision ratios (service levels) based on different supply scenarios. As reflected in the table, if the City does not add any incremental ice arena supply the provision ratio (service level) would slide towards a level that is consistent with regional comparators based on 2050 population projections. Keeping the provision of ice (service level) generally within range of current will require 1 - 2 sheets of new arena ice to be added over the next 20-25 years.



Photo from Port Moody Website

1 *Prime time ice is defined as weekdays from 4 pm – 10 pm and 9 am – 9 pm on weekends*

Table 7. Potential Impacts of Population Growth on Arena Service Levels

Projected 2050 Population (High Level Projection in the 2024 Growth Study)	71,800
Current Provision Ratio (Service Level)	16,768 (residents per arena)
Provision Ratio (Service Level) If No New Arenas Are Added	35,900 (residents per arena)
Provision Ratio (Service Level) If 1 New Arena Is Added	23,933 (residents per arena)
Provision Ratio (Service Level) If 2 New Arenas Are Added	17,500 (residents per arena)

As previously noted, capacity at the existing Port Moody arenas is limited and likely to be fully consumed within the next five years if demand increases in lockstep with population growth. This dynamic may require the City to further review allocations / bookings practices in order to determine if any changes are needed to ice access and prioritization. However, it is reasonable to conclude that even if some allocations practices are adjusted, more ice supply will be needed either locally or regionally to meet Port Moody based ice needs.

Additional Considerations

Arena facilities are most effectively provided as part of multi-sheet facilities. Clustering arenas allows for operational and administrative synergies, maximized user experience, and provides optimal tournament and event hosting capacity. The Recreation Complex site may warrant further investigation for the addition of an arena if the City determines that this amenity is a priority relative to others through future planning.

The future of the Curling Centre also warrants further analysis as part of future site planning for larger footprint amenities (e.g. arena, multi-sport facility, etc.). While the Curling Centre could be an option for retrofit, doing so would displace a significant amount of curling use (4,411 hours were booked for curling purposes in 2023) and further limit regional supply of this amenity. Retrofitting the Curling Centre would also result in a loss of spring time ice (April-June).

As previously noted, the regional nature of use and catchment areas for arenas suggests that the City may be warranted to explore meeting arena needs (particularly peak season, prime time ice) in conjunction with neighbouring jurisdictions and / or the private sector. In summary, it is suggested that the City review options to meet arena needs through the lens of arena equivalents (the hours of ice required) considering both local and regional options.

Photo from Port Moody Website



4.3. Aquatic Facilities

Current Supply

The City of Port Moody operates 2 outdoor pools (Rocky Point Pool and Westhill Pool). The City does not provide an indoor aquatics facility.

Desire line and access analysis conducted by the project team (see the "*What We Learned*" Research Report for additional detail) identified the following key characteristics of Port Moody resident access to other aquatics facilities in the area:

- 100% of Port Moody residents have access to an indoor pool within a 10-minute drive (in normal traffic).
- The City Centre Aquatic Complex is the closest indoor aquatics facility for 61% of Port Moody residents, followed by the Poirier Sport & Leisure Complex (35%).

Future Service Level and Planning Considerations

While residents of Port Moody have relatively good access to pools in neighbouring communities, access to programming at these facilities is increasingly limited by local resident policies put in place by these jurisdictions that prioritizes access for their residents and limits it for individuals outside of their jurisdictions. Findings from the engagement further validate that an indoor pool remains a highly desired amenity within Port Moody.

The costs associated with providing indoor aquatics infrastructure is significant, both in terms of up-front capital costs, lifecycle costs, and ongoing operational costs. As such, many smaller urban jurisdictions under 20,000 - 30,000 residents are challenged to provide an indoor aquatics facility without a significant impact on taxes. *Table 9*, on the following page provides an overview of jurisdictions with a similar population to Port Moody.

Photo from Port Moody Facebook



As reflected in the table below, all of the comparator jurisdictions provide an indoor aquatics facility. However, it is important to note that the majority of these facilities are "*legacy*" aquatics infrastructure - commissioned in the 1980's, 1990's, or early 2000's before significant cost escalation occurred.

Table 9. Overview of Aquatics Facilities in Comparably Sized Jurisdictions

Jurisdiction	Indoor Pool Provided (Y/N)	Overview of Year Constructed and Partnerships
City of Langford (population: 46,584)	Y	• Facility commissioned in 2016. • Funding partner of the Juan deFuca Recreation Centre and YMCA-YWCA Westhill facility.
District of Mission (population: 41,519)	Y	• Mission Leisure Centre commissioned in 2002.
District of West Vancouver (population: 44,122)	Y	• West Vancouver Community Centre & Aquatic Centre (constructed in the 1980's and recently renovated).
District of North Cowichan (population: 31,990)	Y	• Funding partner of the Cowichan Aquatics Centre (constructed in 2008).
City of Penticton (population: 36,885)	Y	• Facility commissioned in 1981.
City of West Kelowna (population: 36,078	Y	• Facility commissioned in 1988.



In 2023 Port Moody's two outdoor pools accommodated 37,364 swim visits (1.1 per capita). This level of visitation is fairly high for outdoor facilities given the limited seasonality and scale of both facilities. For context, an indoor aquatics facility is often considered to be operating at optimal capacity at between 5 - 7 swims per capita. As a pool's core operational costs (utilities, staffing, maintenance, etc.) are mostly fixed, this metric for optimal visitation reflects a level of use that recovers as much cost as possible without significant capacity challenges existing. For context, the City of Coquitlam's two indoor pools facilitated approximately 750,000 - 1 million swims annually (4.7 to 6.6 swims per capita) from 2019 - 2022.[2]

Trends in the provision of aquatics facilities suggests that demand and visitation remain largely driven by leisure-based swimming, lessons, and other adult focused programming (e.g. aquatics fitness). Future planning for an aquatics facility in Port Moody will be required to further explore program elements and service delivery focus (how water space is allocated), sites, and synergies with other civic infrastructure.

If the City develops a new aquatics facility it is very likely that a significant amount of aquatics use will shift from the current outdoor pools to the new indoor facility. As such, the City would be prudent to consider reducing outdoor pool supply by one facility if a new indoor pool is developed. The decision on which of the two outdoor pools to decommission as part of this scenario should be guided by the following two key considerations:

- Remaining lifespan and renewal cost.
- Geographic distribution based on the location of the potential new pool (e.g. if a new indoor pool is developed at the Recreation Complex it may be best to sustain the Westhill Pool given the close proximity of Rocky Point Park and the Recreation Complex).



Analysis and Direction Provided by the Rocky Point Park Master Plan (2024)

"Nearing the end of its usable life. The pool will remain in the 10-year Master Plan and that decisions about the future of the pool will not be made until a comprehensive Recreation Facilities Feasibility Study and a detailed needs assessment, including further community input, are completed."

2 *2023 updated to the City of Coquitlam's Aquatics Services and Infrastructure Strategy*

Potential Site Options

The development of a small (~40,000 sq. ft.) to medium (~65,000 sq. ft.) sized indoor pool requires a significant footprint to accommodate both the facility and adjacent parking. The optimal recommended location for an indoor pool in Port Moody is the Recreation Complex (site) based on the following rationale.

- User experience benefits of paring aquatics with fitness, indoor programming, arenas, and other adjacent facilities (library, sports fields, trail network, etc.).
- Opportunities for energy sharing between the arena and the pool, advancing the City's commitments to environmental action and sustainability.
- Opportunity to leverage construction of a pool to re-imagine other common and social spaces within the facility, advancing a key priority and need identified through the engagement.
- Ability to re-imagine lobby and entry-points to create a single combined reception and control point for the pool reception and arenas.

Different configurations and approaches to developing a new indoor pool on the Recreation Complex site were reviewed and analyzed. The options reviewed included a retrofit of the Curling Centre. This option is not recommended for the following reasons:

- Space within the existing structure would limit program opportunities (e.g. a decision would need to be made between a lane tank or leisure focused tank as sufficient space for both types of pool tanks is not available).
- The building system requirements of a pool are significant and would require envelope, structural, and other mechanical systems upgrades that would ultimately not generate sufficient cost savings relative to developing a new pool.
- Net loss of recreation space – curling / spring ice or other future dry-floor purposes if a retrofit is revisited in the future.

The viability of developing a new indoor pool on other sites in Port Moody was also explored at a conceptual "*test fit*" level. The potential challenges identified through the analysis are summarized as follows.

- While the existing Westhill Pool site has aquatics infrastructure, developing an indoor facility that is sustainable and functional would require a replacement of most natatorium features and result in relatively minimal cost savings compared to constructing a new pool from scratch. Additionally, other park site impacts could be required.
- Development of a pool at the Oceanfront site could occur as suitable land exists, however the location is likely to increase the project cost due to requirements to build to new flood control levels, poor soil conditions, and hydrostatic pressures.
- Partnering with School District 43 to build an indoor pool on a school site may be an option but would consume land currently used for other purposes (e.g. parking, sport fields, or playgrounds). Unless other amenities are included, this option would also result in a stand-alone pool with minimal community recreation amenity synergies and operational efficiencies. It is also important to note that this opportunity would require further discussions with SD 43 as they develop their land use planning and strategy and has only been test fitted on a few selected sites to assess preliminary viability (e.g. whether a pool program fits, potential impacts, etc.).

Test fit concepts and high-level capital cost estimates for an indoor aquatics facility at the Recreation Complex are provided in *Appendix B*.

4.4. Community Centres

Current Supply

The following table summarizes the current supply of community centre space in Port Moody. As reflected by the table, there is approximately 77,861 sq. ft. of space across five facilities.

Table 8. Current Community Centre Space in Port Moody

Facility	Sq. Ft. (approximate)
Recreation Complex (excluding the arenas and curling rink)	48,000 sq. ft.
Kyle Centre	11,000 sq. ft.
Old Orchard Hall	7,100 sq. ft.
Glenayre Centre	4,700 sq. ft.
Heritage Mountain Community Centre	7,000 sq. ft.
Total	**77,800 sq. ft.**



Photo from Port Moody Facebook

Service Level Analysis

Across the lower mainland, 1.0 - 1.2 sq. ft. per capita is often used as a guideline for community centre space service levels.[3] While Port Moody is currently well above this benchmark at 2.31 sq. ft. per capita[4] a few important contextual factors and future planning considerations are important to note:

- Only one facility in Port Moody (Recreation Complex) provides a large span gymnasium or similar type of space. Analysis of available utilization data reflects that minimal capacity exists for the Recreation Complex gymnasium to accommodate incremental utilization (98% of available time was consumed in 2023).
- The City's most recent population forecast projects a 2050 population that could reach 71,800 residents in Port Moody (high level projection as per the City's 2024 Growth Study). Based on this projection, service levels would recede to 1.08 sq. ft. per capita by 2050 if no new community centre space is added. If the Kyle Centre is subtracted from the current total (e.g. reaches the end of its safe and functional facility life) and no new space is developed, the level of service would recede further to approximately 0.93 sq. ft. per capita.
- The weight room faces capacity challenges during peak times, sometimes resulting in patrons needing to queue up to enter. Analysis of weight room counts (refer to Section 6.4. of the "*What We Learned*" Research Summary Report) indicates that the fill rate of the weight room exceeds 70% from 9 am – 8 pm and is well above 80% from 3 pm – 7 pm. This analysis suggests that the space is functionally approaching capacity.

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3 The Vancouver Community Centre Strategy re-establishes a target of 1.2 sq. ft. per capita of community centre space based on local and regional benchmarks and other inputs (https://vancouver.ca/parks-recreation-culture/community-centre-strategy.aspx).

4 Based on Statistics Canada, Census of the Population (2021)

Future Planning Considerations

The Kyle Centre is an optimal location for a new 30,000 sq. ft. community centre as it leverages an existing site and supporting infrastructure. Tripling of the existing footprint will require design creativity but also support densification of the area. The following table identifies spaces that are recommended for consideration through subsequent phases of design and facility planning.

Table 9. Other Important Community Planning Considerations

Space Type	Key Planning Considerations
Gymnasium	• The gymnasium at the Port Moody Recreation Complex is at capacity with minimal ability to accommodate incremental bookings or additional drop-in/casual use. • Access to school gymnasiums in the community is limited due to overall availability and staff challenges. • The continued growth of activities like pickleball, basketball, fitness classes, and gymnasium based casual/drop-in recreational sport is likely to result in a continued demand for gymnasium time.
Seniors Activity Spaces	• Previous studies have validated the importance of providing suitable spaces that meet the needs across the older adult age continuum. • Population and demographics indicators further reflect the importance of providing diverse and appealing recreational programming for older adults in Port Moody. • Recent trends in the region and beyond suggest a shift away from completely dedicated older adult facilities to more integrated facility approaches with a mix of shared and dedicated spaces. • Notable activity trends in older adult recreation include pickleball, group fitness, arts classes, and other learning and personal development opportunities.
Youth Activity Spaces	• A key theme from the youth focused engagement was the importance of social and study space to youth. Community recreation facilities are viewed as a highly appealing, safe, and affordable space for youth to gather and spend time. • Similar to the trend with older adult activity spaces, many communities have developed integrated facilities that can meet youth activity needs while capitalizing on space synergies.
Fitness Spaces	• Fitness / wellness spaces ranked second among all amenity types in the demand and benefits scoring (see Section 3), supporting the need for these spaces. • Capacity challenges exist at the Recreation Complex, with the current weight room operating at near capacity. • Private sector fitness provision fluctuates in terms of providers, markets served, and accessibility. Considering some level of fitness space in a new community centre will help ensure accessibility and inclusion.
Other Amenities and Program Spaces	• The overall importance of facility aesthetics and perceived quality of space are increasingly important and were a key theme from the engagement conducted for the study. • Emerging best practice in community centre design - creating community 'living room' style lobby areas with food services, comfortable seating areas, public art, and activities that can help foster a sense of inclusiveness and provide residents with opportunities to socialize, meet new people, and engage with community.

4.5. Multi-Sport and Similar Large Span Spaces

Current Supply

There is not currently a large span, multi-sport facility in Port Moody. The arenas, Curling Centre, and gymnasium at the Recreation Complex as well as school gymnasiums provide some space for activities like indoor pickleball, indoor field sports, and fitness programming but have other competing uses and limitations.



Photo from Port Moody Website

Future Service Level and Planning Considerations

While this facility type scored relatively high in the prioritization rankings in *Section 3*, further exploration is required to better understand community demand, potential levels of use, and other overall viability of this facility type. Conceptually, this type of space could support a wide range of activities, including:

- Indoor field sports and ball training during rainy months of the year.
- Dry land training for arena users.
- Fitness programming.
- School physical education and sport programming.
- Event and competition hosting (e.g. concerts, tournaments, indoor festival space, etc.).

Given the relative simplicity of developing this amenity type compared to other more expensive and complex types of indoor space, a host of potential options exist.

Option: Retrofit of the Curling Centre

The Curling Centre remains relatively well used, with a large proportion of users (estimated at around 70%) from outside Port Moody. Retrofitting the facility with turf or multi-sport flooring could expand the types of use and potential volume of overall use that occurs in the space. However, several negative impacts would also occur if this option is pursued, including:

- Displacing a long tenured sport that continues to make good use of the facility during the curling season.
- Loss of spring ice capacity that facilitates skating programs and enables dry-floor use of the arenas.
- Overall cost relative to the recreational and community benefit.

Option: School Partnership

An alternative that may warrant consideration is partnering with School District 43 to develop a multi-sport facility on an existing or future school site. This alternative has several benefits:

- Provides flexible and adaptable space for school physical education and sport programming during daytime and early evening hours.
- Provides flexible and adaptable space for community user groups during evening and weekend hours.
- Makes optimal use of existing and limited public land, including the potential to retrofit an existing school sport field.

Option: Other Partnership

Partnership opportunities with public or private sector entities could also be explored. These partnerships typically involve the following characteristics:

- Municipal contribution of land, capital, or both.
- Municipality often supports operations through a direct subsidy and/or commitment to purchasing a set amount of time at a prime rate which is then allocated and re-sold to community groups at a subsidized rate.
- The ability to generate revenue through academy programs and adult recreational sports are typically key sustainability factors for third party operators.

As part of future multi-sport facility exploration, it is recommended that the City further assess the viability of potential partnership options and approaches at a new site (or existing school or sport field site) before re-visiting a Curling Centre retrofit.

Regional Examples of Large Span, Multi-Use Spaces

Porier Forum

- City of Coquitlam operated facility.
- 25,000 sq. ft.
- Sprung structure.





Photo source: City of Coquilam website

North Shore Indoor Facility

- Operated by the North Shore Girls Soccer Club.
- Located on a field at Windsor Secondary School.
- 30,000 sq. ft.
- Air supported dome

Photo source: North Shore Girls Soccer Club



4.6. Outdoor Courts

Current Supply

The City's currently portfolio of outdoor courts includes:

- 11 tennis courts
- 7 pickleball courts
- 12 basketball courts
- 1 sports box (Westhill Sports Box)

Current pickleball courts are shared with tennis and other court sports. 3 dedicated pickleball courts have been approved for future construction at the Recreation Complex

Photo from Port Moody Facebook



Future Service Level and Planning Considerations

The Westhill Sports Box is the only bookable outdoor court space in Port Moody. As per *Table 10*, this amenity is booked for approximately 44% of its available capacity with levels of booked use increasing in recent years. The sports box currently serves a wide array of activities, including lacrosse, pickleball, softball training, floor hockey, and fitness.

Table 10. Booked Use of the Westhill Sports Box

Westhill Sports Box	2018	2023
Hours Booked	943	1,329
Hours Available	3,000	3,000
% Booked of Capacity	31%	44%

Data on overall drop-in and casual use of tennis, pickleball, and basketball courts is not available, however findings from the engagement suggest that these amenities are highly valued and well utilized. On a move forward basis, it is recommended that the City place an increased emphasis on generating spontaneous / unstructured use data on sport courts to support future planning. Tactics that could be used to generate this data include:

- Integration of sport count program as part of park staff's ongoing site maintenance and visits.
- Purchase of movement and mobility data.

As the City more than doubles in population over the next decade it is reasonable to suggest that the City proceed accordingly with adding sport court supply in general lockstep with growth (effectively doubling the supply of current court spaces). Identified as follows are additional recommendations pertaining to sport courts.

- Ensure existing court surfaces and amenities (e.g. fencing, lighting where in existence, etc.) are renewed on-schedule to ensure a continued good user experience.
- Dedicated tennis and pickleball courts is suggested as a preferred move forward approach. Providing spaces dedicated for these specific court activities optimizes user experience, optimizes courts for the activities, and reduces potential use conflicts.
- Wherever possible, develop new tennis courts in at least sets of two and pickleball courts in sets of 4 or more. Doing so will enable progressive play by users of different skill levels and maximize use of space.
- Monitor pickleball trends and regional supply and use best practice guidance when siting pickleball courts to mitigate noise disturbance. The British Columbia Recreation and Parks Association (BCRPA) *provides resources*, including a recently published BAP acoustics report, to support municipalities with pickleball court provision.
- As new indoor facility planning is undertaken, consider including outdoor court spaces as a complementary amenity to lever best use of available sites and support amenities.
- Remain open to creative court solutions, including temporary / seasonal courts in underutilized spaces and partnership opportunities with developers (including through Amenity Cost Charges (ACC) and Development Cost Charges (DCC) discussions) and community organizations.

Demand and need for outdoor sport court provision in Port Moody over the next decade will be driven by two key factors:

1. **Indoor facility provision.** If the City moves forward with a double gymnasium at a new community centre and/or a new multi-sport facility it is probable that these spaces will offset a significant amount of outdoor court need, especially for pickleball.
2. **Private sector provision.** The extent to which tennis and pickleball courts are included as part of new residential developments are likely to impact city-wide demand for courts.

To keep pace with projected growth, achieving a service level that matches population increases would require nearly doubling the current court inventory over the next 25 years - equating to approximately 20 to 25 new courts. While this represents an aspirational planning target, it should be continually tested and refined based on evolving patterns of use, emerging trends, and the practical feasibility of implementation.





4.7. Sports Fields and Ball Diamonds

Current Supply

Sport field and ball diamond infrastructure in Port Moody exists on both City and School District 43 property. Provided as follows is a synopsis of the current inventory.



Sports Fields

- 2 artificial turf fields
- 1 artificial turf practice field
- 5 City owned and operated full sized natural grass fields
- 1 City owned undersized grass field
- 3 SD43 owned natural grass fields, part of the joint use agreement
- 2 SD43 owned all weather (gravel) fields part of the joint use agreement



Ball Diamonds

- 2 artificial turf ball diamonds **Ball inserts into the artificial turf fields at Inlet Park*
- 6 City owned and operated natural grass ball diamond
- 4 School District 43 owned ball diamonds, part of the joint use agreement

Service Level Analysis

Analysis of bookings data suggests that the City's artificial turf inventory is highly utilized while rectangular grass sports fields receive a much lower level of community use. Identified below are key findings from the bookings analysis (as presented and further detailed in the "*What We Learned*" Research Report.)

- Use of the City's two tenured artificial turf fields reflects that between 2018 - 2023, utilization was between 80-90% (89% in 2023). This level of use suggests that these two fields were functionally at capacity.
- In 2023, field bookings decreased significantly by approximately 80%, due in large part to a decrease in use by minor soccer.
- Similar to minor soccer, non-local minor baseball booked significantly less hours in 2023 compared to 2018.

The addition of a third artificial turf field and re-allocation of some time to the practice sized artificial turf field has alleviated some capacity challenges on the rectangular sport fields in Port Moody. Additionally, the creation of artificial turf ball infields as part of the sport fields at Inlet Park provide additional opportunities for ball. A unique dynamic within Port Moody is the regional nature of ball and some sport field groups. Many of these groups use between fields in jurisdictions across the Tri-Cities and shift use based on field allocations, availability, and quality.

Future Service Level and Planning Considerations

Identified as follows are key considerations for sport field planning and service levels in Port Moody.

- The analysis of bookings data and engagement with user groups clearly support a desire for quality over quantity in the future provision of sport fields and ball diamonds. Future sport field planning should continue to place an emphasis on providing fields of a suitable quality for bookable use purposes.
- The commissioning of the third artificial turf surface should alleviate capacity challenges at the existing two fields for at least the short to medium term (as previously noted these fields have consistently operated at near capacity). The degree to which this new artificial turf field meets medium to long-term supply needs will become more clear over the next couple of years as use disperses across the three artificial turf fields and the extent to which existing and emerging groups book incremental time occurs.
- A fourth artificial turf field should be further studied when use of the three artificial turf fields exceeds 80%. If a new indoor multi-sport facility is developed, it is likely to disperse and shift some use away from existing outdoor artificial turf fields which may limit the need to develop another outdoor artificial turf field in the future.





5. Summary

5.1. Summary of Service Level Recommendations and Considerations

Table 11 summarizes the recommended future service level direction and additional planning considerations for each amenity type.

Table 11. Summary of Recommendations

Amenity Type	Recommended Future Service Level Direction	Additional Planning Considerations & Potential Next Steps
Arenas	The following bullets reflect estimated ranges of incremental arena capacity that is likely to be needed in Port Moody over the next 10-15 years based on current allocation practices and the assumption that arena demand will generally increase in lockstep with population growth. • 1,500 - 2,000 hours of peak season, prime time ice • 3,000 - 4,000 hours of total peak season ice (combined prime time and non-prime time) • 500 - 1,000 hours of dry-floor surface time It is recommended that City explore all options to provide access to service this estimated amount of future arena capacity.	• The estimated capacity needs are equivalent to approximately 1 arena. Future options for meeting the identified arena needs could include direct provision (e.g. City builds and operates new arenas) or other partnership approaches (e.g. private sector, regional partnerships, etc.). • Further planning is required by the City to establish future service level objectives for arenas. • If this planning results in a change to how the City allocates arena time, future capacity needs should be revisited.
Aquatics Facilities	Develop a small to medium scale indoor aquatics facility at the Recreation Complex.	• 40,000 - 65,000 sq. ft. generally reflects a working overall scale for a small or medium sized indoor pool. If the City decides to pursue an indoor pool, future phases of planning and design will need to further investigate priority program elements, the financial viable size and scale, and other key attributes. • Decommissioning of 1 outdoor pool is recommended once an indoor facility is brought online. • If an indoor pool project at the Recreation Centre proceeds, opportunities to improve interior and exterior spaces should also be leveraged. • Additional parking will be required to support a new pool at the Recreation Complex site. • Future phases of project planning will need to further explore delivery and management options (e.g. direct City provision vs partnerships with external public or private entities). **See Table 12 in Section 5.2. for additional context on potential approaches.* ***See *Appendix B* for Site Test Fits Concepts**

Amenity Type	Recommended Future Service Level Direction	Additional Planning Considerations & Potential Next Steps
Community Centres	Target adding 30,000 sq. ft. of community centre space, ideally at a single hub facility.	• The Kyle Centre site is an optimal location for a new community centre. • Future phases of project planning and design should place an emphasis on the following considerations and opportunities: » Prioritize maximizing gymnasium space within the recommended facility. » Ensuring older adult activity needs are met while balancing space adaptability. » Creating a dynamic and appealing social spine that meets identified community needs for casual social gathering, study / reading, and place-making. » Further exploring the viability and amenity synergy benefits of including amenities such as fitness rooms, studios, child care, and arts focused spaces. ***See *Appendix C* for Site Test Fits Concepts**
Fitness Spaces	Add an additional fitness centre as part of a future community centre	• Suggested for inclusion as part of a future community centre facility to meet identified demand, provide inclusive fitness opportunities, and alleviate capacity challenges at the Recreation Complex. • Subsequent community centre planning and design should validate size, scale, and specific amenity characteristics. As a point of reference, a medium sized fitness centre typically ranges from 4,000 - 8,000 sq. ft.
Multi-Sport and Similar Large Span Spaces	Further exploration and analysis is required.	• Partnership options with the School District or other entities should be explored as part of future planning. • A retrofit of the Curling Centre remains an option, but has associated negative impacts (displacement of curling and loss spring time ice capacity). This option should only be reconsidered after alternatives are explored.

Amenity Type	Recommended Future Service Level Direction	Additional Planning Considerations & Potential Next Steps
Outdoor Courts	Maintain current service levels in lockstep with growth unless trends, city-wide supply dynamics, and other factors require service levels to be revisited.	• The current level of provision for outdoor tennis, pickleball, sports boxes, and basketball courts should be generally maintained as the city's population grows unless other data-points support a service level change. Based on projected population growth, this will require a doubling of the current number of courts. However, factors such as trends, provision by external providers (e.g. new residential developments), and an increase in large span indoor space that supports court activities could impact future outdoor court needs. • Opportunities to add multi-use sport courts to adjacent outdoor space as part of new indoor facility projects should be explored as deemed potentially viable. • To support future planning, more data is needed on spontaneous / non-structured court use. The City should integrate new methodologies to generate this data.
Sports Fields	No additional development needed at this time.	• The City's recent addition of new artificial turf fields to the inventory should meet capacity needs for the short to medium term. • Artificial turf capacity that exceeds >80% (once all three fields have been online for several years) should be used as a planning threshold / trigger for considering options to add incremental artificial turf supply. • The addition of an indoor multi-sport facility is likely to have an impact on outdoor artificial turf field use and capacity.

5.2. Overall Facility Planning Considerations and Next Steps

The recommendations provided in *Table 11* outline recommended service levels and considerations on an amenity specific basis. However, planning for the potential amenity projects needs to occur in a systematic and efficient manner that recognizes the interrelation of many of these amenities as part of a system of facilities. As such, the following actions will be required subsequent to this study to help map out the best approaches that make optimal use of available land and financial resources.

- **Detailed facility planning for the Recreation Complex** that builds on the concepts identified in *Appendix B* for the pool. This study will need to include:
  - » The identification of a pool program, size and scale.
  - » Thorough investigation of parking options.
  - » Value based opportunities to improve facility flow and the quality and quantity of social gathering and common areas.
- **Further program planning and design for the recommended new community centre on the Kyle Centre site.** This work will need to include:
  - » Further refinement of the program components.
  - » Parking analysis.
- **Further arena service level planning.** As outlined in *Section 4*, the City needs to determine whether sustaining existing arena service levels is viable long-term given the cost of developing and operating this amenity relative to other potential priorities. If service levels are not sustained (no new arenas are constructed in Port Moody or adjacent jurisdictions with Port Moody resident access) it is highly likely that the 2 existing arenas will reach capacity for peak season, prime time ice in the short to medium term. *Table 12* identifies that Port Moody should view arena provision from the lens of the hours needed to support future growth and associated demand. Using this approach will position to the City to explore a range of options that includes both traditional direct provision (City construction and operation of new arenas) and partnerships; enabling the City to weight the pros and cons of various options.

In general, the City should remain open to partnerships for all recreation amenity projects, including arenas, pools, and multi-sport facilities. Precedent examples exist for all three of these amenity types within the broader region. *Table 12* identifies typical pros and cons of providing major recreation infrastructure through direct delivery and partnerships. It is important to reiterate that the City's decision making on if, and how, to provide recreation infrastructure will need to remain flexible. City investment in recreation infrastructure will ultimately need to continue prioritizing those projects that achieve the highest degree of benefits and meet the widest array of community needs. More specialized types of spaces with lower demand and/or community-wide use may require a higher degree of external funding or other sector involvement to rationalize any city investment.

Table 12. Pros and Cons of Different Facility Provision Models

Direct Delivery	Leased Operations	Funding Partnership
Description: The municipality builds and directly operates facilities, renting space to community groups at subsidized rates. *Examples: Port Moody Recreation Complex*	**Description:** The municipality owns the facility and leases operation to a third party. *Examples: Pitt Meadows Arena Complex, Surrey Tennis Centre, City of Chilliwack Pools*	**Description:** The municipality contributes one or multiple of land, capital funds, or an ongoing operation contribution to an external entity. *Examples: Coquitlam's Bettie Allard YMCA*
Pros: • Ability to control the programming mix and ensure alignment with community needs and mandate. • Ability to allocate space based on community needs and benefits rationale. • Often provides the most effective approach to proactive asset management.	**Pros:** • Operational costs are often reduced relative to direct delivery. • Contractor may have experience and systems that are beneficial (e.g. training programs for staff, affiliation with a regional or national league or network to support recreational sport delivery, etc.).	**Pros:** • Opportunity to leverage grants and third-party fundraising, often reducing the municipalities capital cost commitment relative to the other approaches. • If the partnership involves an ongoing contribution from the municipality, this amount is often fixed (creates cost certainty).
Cons: • Can be the most expensive approach to facility operations, primarily due to staffing cost structures.	**Cons:** • Facility operator benefit is in driving revenues, often through maximizing allocations to users that can pay more (e.g. adult hockey leagues at arena facilities) which may be counter to municipal mandates for recreation services. • Municipality is arms length from ongoing maintenance and repair (presenting potential asset management risk).	**Cons:** • Less control of the programming and space allocation mix. • If the municipality has an ownership position in the facility, there is risk of the partner having financial difficulties, walking away, and turning the facility back over to the municipality.



6. Appendices

Appendix A: Amenity Types Scoring Metric and Details

The following tables summarize the scoring metrics and details for the prioritization analysis reflected in Section 3. The aggregated results (combined demand and benefits indicators scoring) and priority rankings are also summarized in Section 3.

Demand Indicators

Appendix Table A1: Demand Indicators Scoring Metric

Criteria	Scoring Approach
Resident Demand	Scored based on the Resident Survey question on priority setting. • 3 points (check marks) if identified as a future priority by >50% of respondents • 2 points (check marks) if identified as a future priority by 25 - 49% of respondents • 1 point (check mark) if identified as a future priority by 15 - 24% of respondents • 0 points (check marls) if <15% identified the amenity as a priority
User Group Demand	Based on key findings and themes from the user group engagement, including the discussion sessions and user group survey. Point (check mark) given if the amenity types was commonly identified through these engagements.
Youth Survey	Scored based on focus group discussions convened with youth. Those amenity types that were commonly identified through these engagements were assigned a point (check mark).
Seniors Focused Engagement	Engagement conducted with older adult cohorts in the community identified amenity need (check mark given).
Utilization and Capacity Analysis	Scored based on the analysis reflected in the “What We Learned” Research Background Report. Currently offered amenities identified as being approach or at capacity ("well" or "highly" utilized) were assigned a point (check mark).
Impacts of Growth on Service Levels	Scored based on the analysis reflected in the “What We Learned” Research Background Report. If incremental supply is needed in the relatively short-term (by 2030) to simply sustain service levels within their current range a point (check mark) is assigned).
Benchmarking	Scored based on the analysis reflected in the “What We Learned” Research Background Report. If an amenity type if provided at a significantly lesser level of provision in Port Moody a point (check mark) is assigned).

Appendix Table A2: Demand Indicators Scoring Details

Amenity Type	Resident Demand (Survey Findings)	User Group Demand	Youth Demand (Youth Focused Engagement)	Seniors Focused Engagement	Utilization & Capacity Analysis	Impacts of Growth on Service Levels (Additional Needed to Sustain Existing Service Levels)	Service Level Benchmarking	Total Checks
Aquatics (Indoor)	✓✓✓		✓	✓			✓	6
Fitness / Wellness	✓✓	✓	✓	✓	✓			6
Arenas	✓	✓	✓		✓	✓		5
Aquatics (Outdoor)	✓✓		✓		✓			4
Indoor Court Sports	✓	✓	✓	✓				4
Pickleball Courts	✓	✓			✓	✓		4
Gymnasiums			✓	✓	✓		✓	4
Seniors Centre	✓	✓		✓		✓		4
Youth Centre		✓	✓				✓	3
Sports Fields		✓			✓			3
Community Hall / Social Spaces				✓	✓	✓		4
Childcare	✓✓				More data needed	More data needed		2
Indoor Climbing Wall	✓		✓					2
Indoor Multi-Sport Facility		✓	✓					2
Hard Surfaced Courts / Sports Boxes		✓				✓		2
Ball Diamonds		✓				✓		2

Amenity Type	Resident Demand (Survey Findings)	User Group Demand	Youth Demand (Youth Focused Engagement)	Seniors Focused Engagement	Utilization & Capacity Analysis	Impacts of Growth on Service Levels (Additional Needed to Sustain Existing Service Levels)	Service Level Benchmarking	Total Checks
Indoor Playground	✓							1
Program and Meeting Rooms					✓			1
Archery Range			✓					1
Outdoor Tennis Courts								1
Walking / Running Track				✓				1
Curling Rinks				✓				1
Gymnastics Facilities								0
Track and Field Spaces								0

Benefits Indicators

Appendix Table A3. Benefits Indicators Scoring Metric

Criteria	Scoring Approach
Accommodates Multiple Activity Types	Amenity provide the most community benefit when they can accommodate a wide array of uses and users, providing diverse recreational opportunities to different ages and interests. Scored based on a 2 point (check mark scale) that reflects alignment with these criteria.
Easily Adaptable for Future Uses	Amenity types that are relatively adaptable as activity preferences and community needs change, reduce the risk on the City of an amenity becoming "obsolete" and best meet long-term community needs. Scored based on a 2 point (check mark) scale that reflects alignment with these criteria.
Aligns with Current Regional and Provincial Trends	Amenities that align with regional and provincial trends (as highlighted in the "What We Learned" Research Background Report) are assigned a point (check mark).
Low Financial Barriers to Access	Amenities that provide low financial barriers to access best align with the City's service delivery mandate for recreation and leverage the greatest degree of indirect benefit. Amenities were scored on a 2 point (check mark) scale that reflects whether the amenity type and it's associated programming is typically accesses at a no/low cost.
Addresses an Amenity / Recreation Experience Gap	Amenities that provide new types of recreation opportunities and experiences can help address gaps and broaden the benefits provided by services. One point (check mark) is assigned if the amenity type does not exist in Port Moody.

Appendix Table A4. Benefits Indicators Scoring Details

Amenity Type	Accommodates Multiple Activity Types	Easily Adaptable for Future Uses	Aligns with Current Regional and Provincial Trends	Low Financial Barriers to Access	Addresses an Amenity / Recreation Experience Gap (something that doesn't exist in PM)	Total Checks
Indoor Multi-Sport Facility	✓✓	✓✓	✓	✓	✓	7
Gymnasiums	✓✓	✓✓	✓	✓		6
Sports Fields	✓✓	✓	✓	✓✓		6
Indoor Court Sports	✓✓	✓	✓	✓		5
Hard Surfaced Courts / Sports Boxes	✓✓	✓		✓✓		5
Seniors Centre	✓	✓		✓✓	✓	5

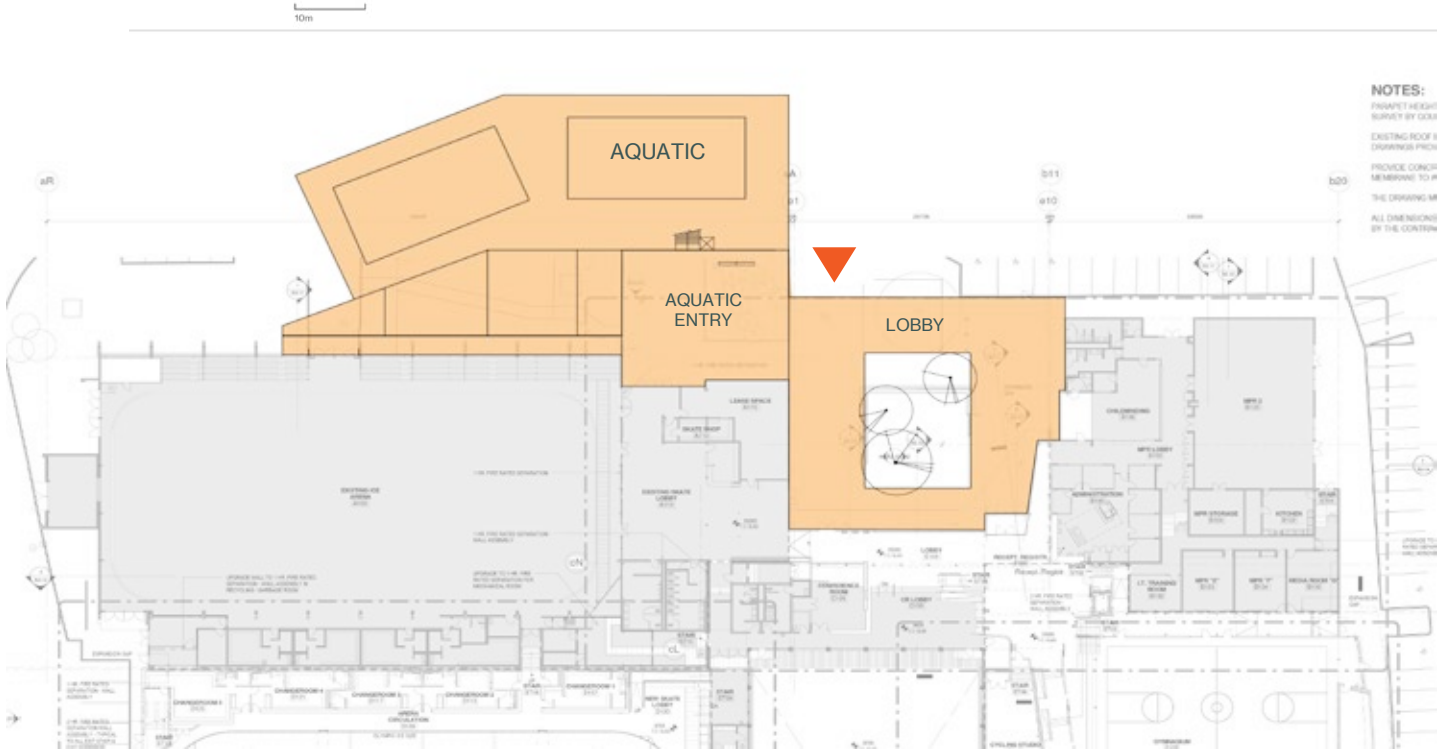
Amenity Type	Accommodates Multiple Activity Types	Easily Adaptable for Future Uses	Aligns with Current Regional and Provincial Trends	Low Financial Barriers to Access	Addresses an Amenity / Recreation Experience Gap (something that doesn't exist in PM)	Total Checks
Aquatics (Indoor)	✓✓		✓	✓	✓	5
Youth Centre	✓	✓		✓✓		4
Pickleball Courts		✓	✓	✓✓		4
Community Hall / Social Spaces	✓✓	✓		✓		4
Program and Meeting Rooms	✓✓	✓		✓		4
Arenas	✓	✓		✓		3
Aquatics (Outdoor)	✓		✓	✓		3
Indoor Climbing Wall			✓	✓	✓	3
Outdoor Tennis Courts		✓		✓✓		3
Curling Rinks	✓	✓		✓		3
Fitness / Wellness		✓		✓		2
Ball Diamonds				✓✓		2
Indoor Playground			✓	✓		2
Walking / Running Track				✓✓		2
Gymnastics Facilities			✓	✓		2
Archery Range				✓		1
Track and Field Spaces				✓		1

Appendix B: Indoor Aquatics Facility Concepts & Capital Cost Estimates

Recreation Complex Site Test Fit

The following images reflect test fits of an indoor pool program onto the Recreation Complex site. This option includes a re-visioned lobby space, control points, and ability for energy sharing between the arenas and pool.

Port Moody Recreation Complex



Port Moody Recreation Complex



Pool Typology Options

As noted in the study, future planning will be required to further investigate the size and scale of a pool that is financially viable. For cost estimate purposes, two indoor pool typologies were identified based on typical precedent facilities in the region. The following table and imagery reflect key elements of these two pool typologies.

Appendix Table B1. Overview of the Pool Typologies Used for Capital Cost Analysis

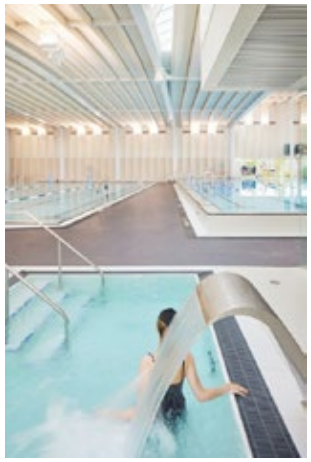
Based Indoor Aquatics Centre Program ("Smaller" Pool)	Enhanced Indoor Aquatics Centre Program ("Medium" Pool)
Program Elements: • Lobby and Administration • Staff Change and Control Room • Universal Change • Gendered Change (x2) • Leisure Pool • 6-lane 25m Lap Pool • Hot Pool • Dive Platform • Steam / Sauna • Family Hot Pool or Waterslide • Storage • Multi-Purpose Room, Medium	Program Elements: • Lobby and Administration • Staff Change and Control Room • Universal Change • Gendered Change (x2) • Large Leisure Pool • 10-lane 25m Lap Pool • Hot Pool • Dive Platform • Steam / Sauna • Large Family Hot Pool • Waterslide • Storage • Multi-Purpose Room, Medium

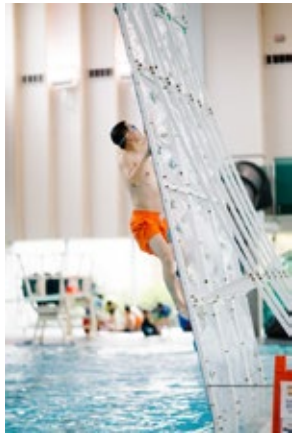
Base Indoor Aquatics Centre Program Precedent Image

**For visual example purposes only.*

Base Indoor Aquatic Centre Program

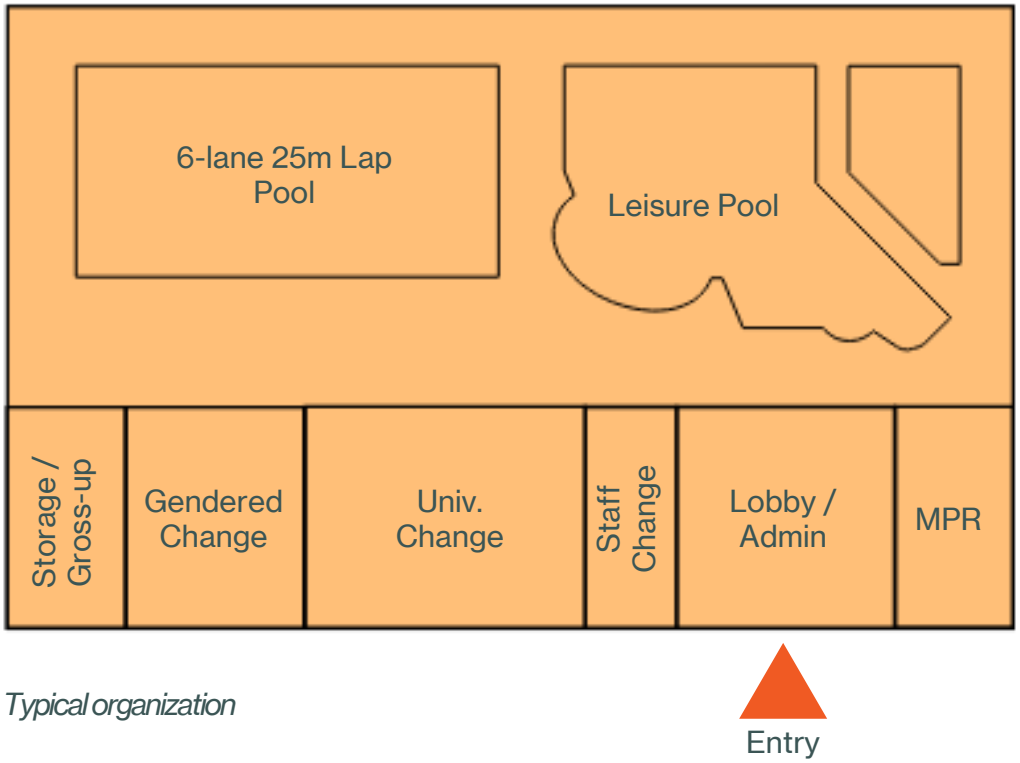







*Provided to reflect a typical base organization of amenities and spaces.

Base Indoor Aquatic Facility



Typical organization

Enhanced Indoor Aquatics Centre Program

**For visual example purposes only.*



Capital Cost Estimates

Port Moody Recreation Complex- Base Indoor Aquatic Centre

Facility Type	General Description	Building Area (ft^2)	Building Area (m2)	Construction Costs ($/m^2$)	Total Cost
01 - Aquatic Facility					
Lobby and Administration	Social space, reception, 3 offices	1,399	130.0	$10,764	$1,399,300
Circulation integration with Existing Building		3,229	300.0	$10,764	$3,229,200
Natatorium	6-lane 25m lap pool, 260m2 leisure pool, hot pool, dive platform, steam/sauna, family hot pool or waterslide	12,917	1200.0	$15,069	$18,082,800
Pool Mechanical		8,934	830.0	$7,534	$6,253,200
Staff Change and Control Room		592	55.0	$15,069	$828,800
Male Change		646	60.0	$15,069	$904,100
Female Change		646	60.0	$15,069	$904,100
Universal Change		2,045	190.0	$15,069	$2,863,100
Storage		431	40.0	$7,534	$301,400
Multi-Purpose, Medium		807	75.0	$10,764	$807,300
Gross-up (Walls, circulation, Services)	Area allowance (30% of program)	9,494	882.0	$10,764	$9,493,800
Sub-total: Aquatic Facility	Area excludes site	**41,141**	**3822.0**	**$11,791**	**$45,067,100**
Site - General		-	-	included	included
Parking	110 new underground spaces	-	-	$60,000	$6,600,000
Total Hard Costs	Building Total + Site Total				**$51,667,100**
Total Soft Costs	Allowance (30% of Total Hard Costs)			30%	**$15,500,100**
TOTAL PROJECT BUDGET (Q2 2025 $)	Total Hard Costs + Total Soft Costs	41,141	3822.0	**$17,574**	**$67,167,200**

Note regarding Budget Costs:

All priced in Q2 2025 dollars [$], excluding escalation, assuming a standard project delivery system with no sub-phasing, extraordinary market conditions, working hour restrictions or extraordinary site conditions. These costs are based on unit costs derived from recently completed projects of a similar nature in the local area, BC Lower Mainland. Unit rates include a design pricing contingency of 10% and a contingency of 5% (of hard costs) is included in the soft costs allowance. Class D Order of Magnitude Estimates +/- 30% accuracy. Costs are not based on specific site conditions and do not allow for any geotechnical measures. All off-site infrastructure upgrades and off-site utility company charges, hazmat abatement (if any) and non standard substructure works are excluded unless specifically noted.

Note regarding Areas:

All areas are approximate gross areas only and should be confirmed before proceeding to schematic design

Port Moody Recreation Complex- Enhanced Indoor Aquatic Centre

Facility Type	General Description	Building Area (ft^2)	Building Area (m2)	Construction Costs ($/$m^2$)	Total Cost
01 - Aquatic Facility					
Lobby and Administration	Social space, reception, 3 offices	1,938	180.0	$10,764	$1,937,500
Natatorium	10-lane 25m lap pool, large leisure pool, hot pool, dive platform, steam/sauna, family hot pool and waterslide	21,529	2000.0	$15,069	$30,138,000
Pool Mechanical		17,223	1600.0	$7,534	$12,054,400
Staff Change and Control Room		2,153	200.0	$15,069	$3,013,800
Male Change		915	85.0	$15,069	$1,280,900
Female Change		915	85.0	$15,069	$1,280,900
Universal Change		4,090	380.0	$15,069	$5,726,200
Storage		753	70.0	$7,534	$527,400
Multi-Purpose, Medium		807	75.0	$10,764	$807,300
Gross-up (Walls, circulation, Services)	Area allowance (30% of program)	15,097	1402.5	$10,764	$15,096,500
Sub-total: Aquatic Facility	Area excludes site	**65,420**	**6077.5**	**$11,824**	**$71,862,900**
Site - General		-	-	included	included
Parking	110 spaces recommended, 3 spaces per 93m2 (1000 ft2) of building area	-	-	$60,000	$6,600,000
Total Hard Costs	Building Total + Site Total				**$78,462,900**
Total Soft Costs	Allowance (30% of Total Hard Costs)			30%	**$23,538,900**
TOTAL PROJECT BUDGET (Q2 2025 $)	Total Hard Costs + Total Soft Costs	65,420	6077.5	**$16,784**	**$102,001,800**

Note regarding Budget Costs:

All priced in Q2 2025 dollars [$], excluding escalation, assuming a standard project delivery system with no sub-phasing, extraordinary market conditions, working hour restrictions or extraordinary site conditions. These costs are based on unit costs derived from recently completed projects of a similar nature in the local area, BC Lower Mainland. Unit rates include a design pricing contingency of 10% and a contingency of 5% (of hard costs) is included in the soft costs allowance. Class D Order of Magnitude Estimates +/- 30% accuracy. Costs are not based on specific site conditions and do not allow for any geotechnical measures. All off-site infrastructure upgrades and off-site utility company charges, hazmat abatement (if any) and non standard substructure works are excluded unless specifically noted.

Note regarding Areas:

All areas are approximate gross areas only and should be confirmed before proceeding to schematic design

Appendix C: Community Centre Test Fit Concepts & Cost Estimates

Community Centre Program

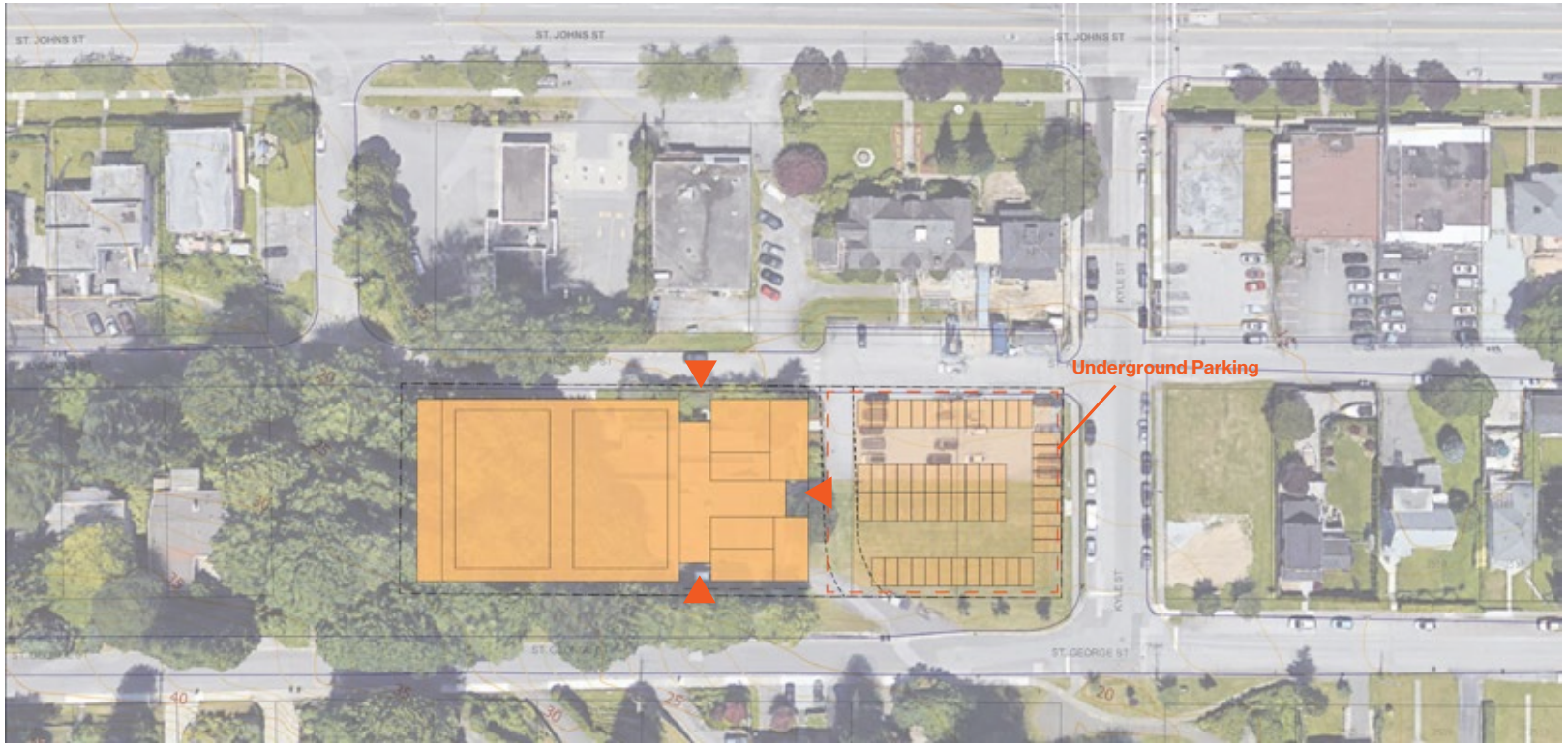
The following program elements and characteristics were used as a program prototype to test fit the community centre on the existing Kyle Centre site and estimated potential capital costs. These elements and characteristics reflect a typical medium scale community centre in the region. As reflected in the study, future phases of planning and design will need to further refine the facility program.

Appendix Table C1. Community Centre Program Prototype Used for Concepts and Costing Analysis

Size	~30,000 sq. ft.
Primary Program Spaces	• Double gymnasium • 1 large multi-purpose room • 2 medium multi-purpose rooms • 2 arts program spaces / rooms • Fitness centre

Test Fit Concept

Kyle Centre



0m 50m

Community Centre

Facility Type	General Description	Building Area (ft^2)	Building Area (m2)	Construction Costs ($/m^2$)	Total Cost
01 - Multi-Sport Facility					
Lobby and Administration	Social space, reception, 3 offices	1,076	100.0	$10,764	$1,076,400
Multi-Purpose, Large		807	75.0	$10,764	$807,300
Multi-Purpose, Medium 1		538	50.0	$10,764	$538,200
Multi-Purpose, Medium 2		538	50.0	$10,764	$538,200
Arts 1		807	75.0	$10,764	$807,300
Arts 2		538	50.0	$10,764	$538,200
Gymasium	Double gymnasium, High School NCAA courts plus 2m runout around each (25.6m x 15.24m court)	12,271	1140.0	$10,764	$12,271,000
Washrooms		431	40.0	$15,069	$602,800
Fitness		6,459	600.0	$10,764	$6,458,400
Gross-up (Walls, circulation, Services)	Area allowance (30% of program)	5,102	474.0	$10,764	$5,102,100
Sub-total: Multi-Sport Facility	Area excludes site	**28,568**	**2654.0**	**$10,829**	**$28,739,900**
Site - General		-	-	included	included
Parking	60 recommended, based on 3 spaces per $93m^2$ ($1000 ft^2$) of building area	-	60	$60,000	$3,600,000
Total Hard Costs	Building Total + Site Total				**$32,339,900**
Total Soft Costs	Allowance (30% of Total Hard Costs)			30%	**$9,702,000**
TOTAL PROJECT BUDGET (Q2 2025 $)	Total Hard Costs + Total Soft Costs	28,568	2654.0	**$15,841**	**$42,041,900**

Note regarding Budget Costs:

All priced in Q2 2025 dollars [$], excluding escalation, assuming a standard project delivery system with no sub-phasing, extraordinary market conditions, working hour restrictions or extraordinary site conditions. These costs are based on unit costs derived from recently completed projects of a similar nature in the local area, BC Lower Mainland. Unit rates include a design pricing contingency of 10% and a contingency of 5% (of hard costs) is included in the soft costs allowance. Class D Order of Magnitude Estimates +/- 30% accuracy. Costs are not based on specific site conditions and do not allow for any geotechnical measures. All off-site infrastructure upgrades and off-site utility company charges, hazmat abatement (if any) and non standard substructure works are excluded unless specifically noted.

Note regarding Areas:

All areas are approximate gross areas only and should be confirmed before proceeding to schematic design