



North Vancouver Outdoor Sports & Recreation Fees, Allocation, and Sport Governance Study

Community Sport Organization Presentation – Fees Component

June 25, 2025



Agenda

- Welcome & purpose of this meeting
- Project scope
- What we heard – CSO Survey Finding on Fees
- Costs - to build and maintain facilities (actual)
- Fees – regional comparisons and current practices
- Next steps
- Discussion and information gathering on timelines
- Thank you!






Meeting Purpose

Focus on Fees Component

- ✓ Summary of "what we heard" – Survey Findings
- ✓ Current practices related to Fees
- ✓ Cost and Revenues for Fields and Courts
- ✓ Discussion

Scope

What is included within the scope of the Outdoor Sports & Recreation Fees, Allocation, and Sport Governance Study?

	Indoor Facilities	Outdoor Facilities
Fees and Charges		
Allocations and bookings		
Governance of the sport system (partnerships, collaborations, communications, etc.)		

Project Milestones

The project has 3 phases:

PHASE 1:


Learning and listening

PHASE 2:

Development of options that reflect goals, principles and objectives for each component (fees, allocations and governance)

PHASE 3:

Present recommendations to NVRC Commission (Anticipated late fall/early winter)



We are
here

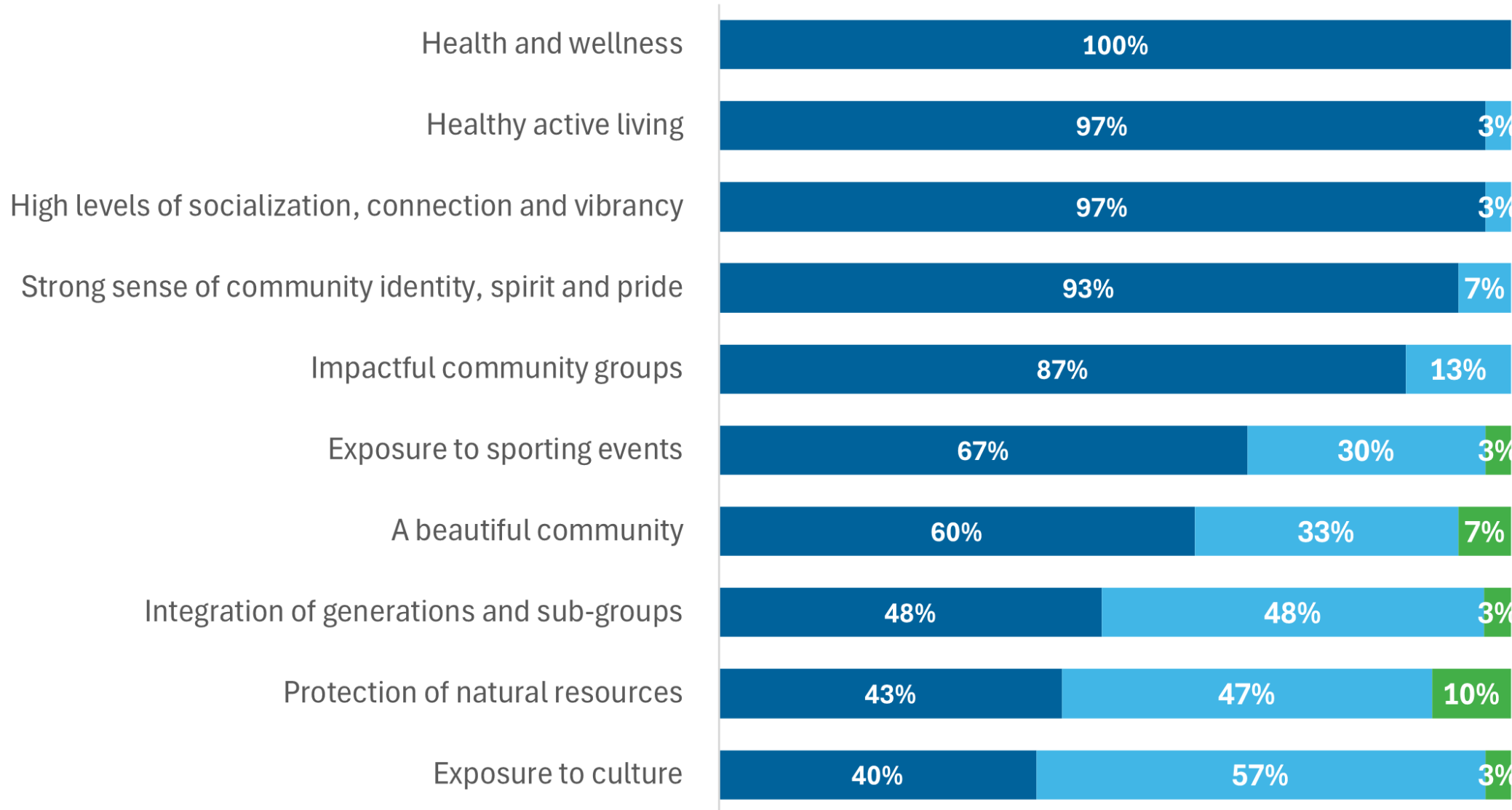


What We Heard

Summary of key findings related to fees and charges from Community Sport Organization Survey.

Importance of Community Sport and Recreation Benefits

■ Very important ■ Somewhat important ■ Not important



Level of Agreement with the Current State of Fee Structures

■ Strongly agree ■ Somewhat agree ■ Somewhat disagree ■ Strongly disagree

My organization understands how much it costs to operate outdoor facilities and spaces.



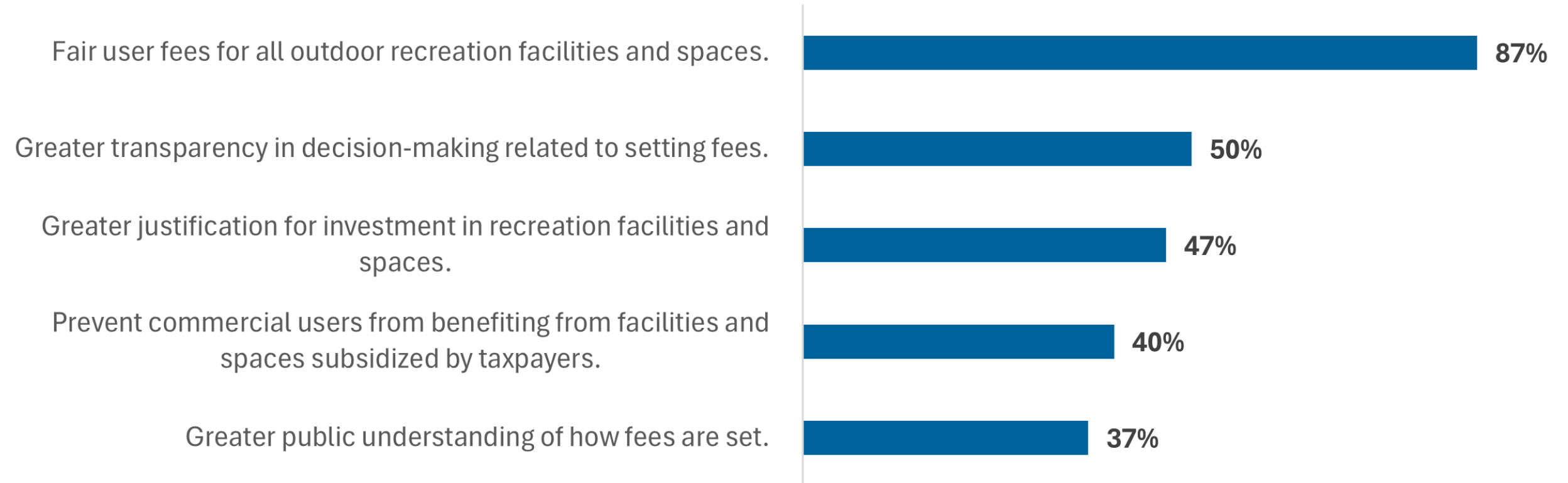
My organization pays a fair rate to rent outdoor facilities and spaces.



Fees to rent outdoor facilities and spaces are set in a transparent manner.



Potential Outcomes to the Setting Fee's Review



Other Comments Related to Fees

- **General satisfaction** with current fee structure.
- Need to **ensure fees are affordable** especially for youth sports and community activities.
- Desire for **greater transparency** and accountability in how fees are collected and allocated.
- Concerns with the **Special Levy Fee**.
 - Fee does not correspond to the actual usage of facilities, especially for those with shorter seasons. Clarity on how these fees are utilized.



Current Costs to Provide Facilities and Spaces

Providing clarity and transparency on fee setting.



Costs to Build and Maintain Facilities

- Costs for all fields and courts include:
 - ✓ annual maintenance
 - ✓ replacement and/or renewal of features and
 - ✓ saving for replacement
- The costs are rolled up into an “Annual Lifecycle Cost”.
- Used to calculate how much is recovered through user fees.

How 'Annual Lifecycle Costs' Are Calculated

Capital Costs:	Lifespan Yrs	Annual Operating Costs
ATF Field Base	50	Field/Court Maintenance
ATF Field	10	Washroom Maintenance
Grass Field	30	BC Hydro
Gravel Field	40	Fortis BC
Soccer Goals	12	
Bleachers	10	<i>Calculating the Annual Lifecycle Costs combines Annual Operating Costs Plus Capital Costs ammortized as per lifespan</i>
Player Shelter/Bench	30	
Fencing	15	
Lighting	40	
Backstop	30	
Washroom	40	
Court Hard Costs	25	
Court Surfacing	5	
Court Netting	5	

Actual ATF Field Costs (2024 costs)

ATF FIELD			
Capital Costs:	Item	Lifespan	Renewal Costs
	ATF Base (Avg \$362/m2)	50	\$1,900,000-\$4,100,000
	ATF Turf (Avg \$126/m2)	10	\$207,000-\$1,412,000
	Lighting	40	\$410,000-\$820,000
	Soccer Goals	12	\$18,000-\$90,000
	Football Goal Post	12	\$140,000
	Bleachers	10	\$37,000-\$67,000
	Player Shelter/Bench/Dugout	15	\$106,000
	Fencing	15	\$206,000-\$250,000
	Washroom	40	\$1,300,000-\$3,700,000
Annual Operating Costs	Item		Operations
	Field Maintenance		\$9,200-\$21,000
	Washroom Maintenance		\$1,000-\$24,700
	BC Hydro		\$7,200-\$10,900
Annual Lifecycle Cost Range per ATF Field*			\$197,000-\$456,000

**Amount needed to spend annual to operate, maintain, renew, replace for this field based on DNV numbers from 2024*

Actual Grass Field Costs (2024 costs)

GRASS Field			
Capital Costs:	Item	Lifespan	Renewal Costs
	Field (AVG \$116/m2)	30	\$630,000-\$1,462,000
	Soccer Goals	12	\$18,000-\$36,000
	Bleachers	10	\$37,000-\$152,000
	Player Shelter/Bench	30	\$105,000-\$423,000
	Fencing	15	\$44,000-\$307,000
	Backstop	30	\$100,000-\$400,000
	Washroom	40	\$874,000-\$4,314,000
	Lighting	40	\$509,000-\$820,000
Annual Operating Costs	Item		Operations
	Field Maintenance		\$31,000-\$157,000
	Washroom Maintenance		\$600-\$25,000
	BC Hydro		\$135-\$10,400
	Fortis BC		\$1,300-\$2,700
	Portable Toilets		\$2,100-\$24,000
Annual Lifecycle Cost Range per GRASS Field*			\$73,000-\$696,000

**Amount needed to spend annual to operate, maintain, renew, replace for this field based on DNV numbers from 2024*

Actual Gravel Field Costs (2024 costs)

GRAVEL Field			
Capital Costs:	Item	Lifespan	Renewal Costs
	Gravel Field	40	\$503,000-\$537,000
	Lighting	40	\$820,000
	Soccer Goals	12	\$18,000
	Bleachers	10	\$18,000-\$76,000
	Player Shelter/Bench	30	\$105,000-\$212,000
	Backstop	30	\$200,000
	Fencing	15	\$8,800-\$58,000
Annual Operating Costs	Item		Operations
	Field Maintenance		\$9,900-\$10,800
	Washroom Maintenance		\$2,500-\$4,500
	BC Hydro		\$1,500-\$4,100
	Fortis BC		\$2,700
Annual Lifecycle Cost Range per GRAVEL Field*			\$54,000-\$74,000

*Amount needed to spend annual to operate, maintain, renew, replace for this field based on DNV numbers from 2024

Actual Tennis Court Costs (2024 costs)

TENNIS COURTS			
Capital Costs:	Item	Lifespan	Renewal Costs
	Court Hard Costs (Avg \$201/m2)	25	\$35,000-\$314,000
	Court Surfacing (Avg \$112/m2)	5	\$28,480-\$153,375
	Court Netting	5	\$7000-\$42,000
	Player Benches	15	\$2,500-\$15,000
	Fencing	15	\$30,000-\$102,390
Annual Operating Costs	Item		Operations
	Court Maintenance		\$100-\$5,300
	Washroom Maintenance		\$1,000-\$2,700
	Portable Toilets		\$1,800
Annual Lifecycle Cost of TENNIS Courts per location*			\$10,700-\$67,100

**Amount needed to spend annual to operate, maintain, renew, replace for courts based on DNV numbers from 2024*

Actual Pickleball Court Costs (2024 costs)

PICKLEBALL COURTS			
Capital Costs:	Item	Lifespan	Renewal Costs
	Court Hard Costs (Avg \$201/m2)	25	\$30,00-\$95,650
	Court Surfacing (Avg \$98/m2)	5	\$19,600-\$46,720
	Court Netting	5	\$5,000-\$30,000
	Player Benches	15	\$2,500-\$15,000
	Fencing	15	\$21,700-\$131,570
Annual Operating Costs	Item		Operations
	Court Maintenance		\$280-\$1,710
	Washroom Maintenance		\$1,000-\$2,500
	BC Hydro		\$1,800
Annual Lifecycle Cost of PICKLEBALL Courts per location*			\$10,600-\$31,500

**Amount needed to spend annual to operate, maintain, renew, replace for courts based on DNV numbers from 2024*

SUMMARY

Based on 2024
Data

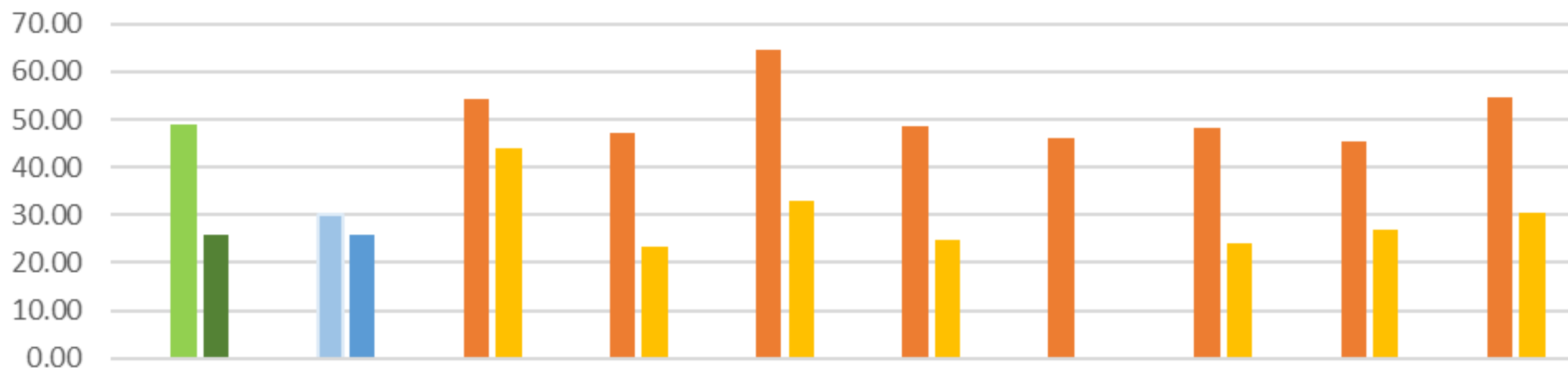
Expenses: Annual Lifecycle Cost		
Fields (ATF, Grass, Gravel)	\$6,360,522	
Outdoor Courts (Tennis, Pickleball, Volleyball, Sport Courts)	\$674,319	
Total Annual Lifecycle Costs	\$7,034,841	\$7,034,841
Revenue returned by NVRC		
Fields	\$817,619	
Outdoor Courts	\$2,852	
Total Cost Recovery to DNV/CNV	\$820,471	\$820,471
% Cost Recovery		11.7%



Regional Approaches to Fees and Charges

Understanding the fees of our neighbouring municipalities.

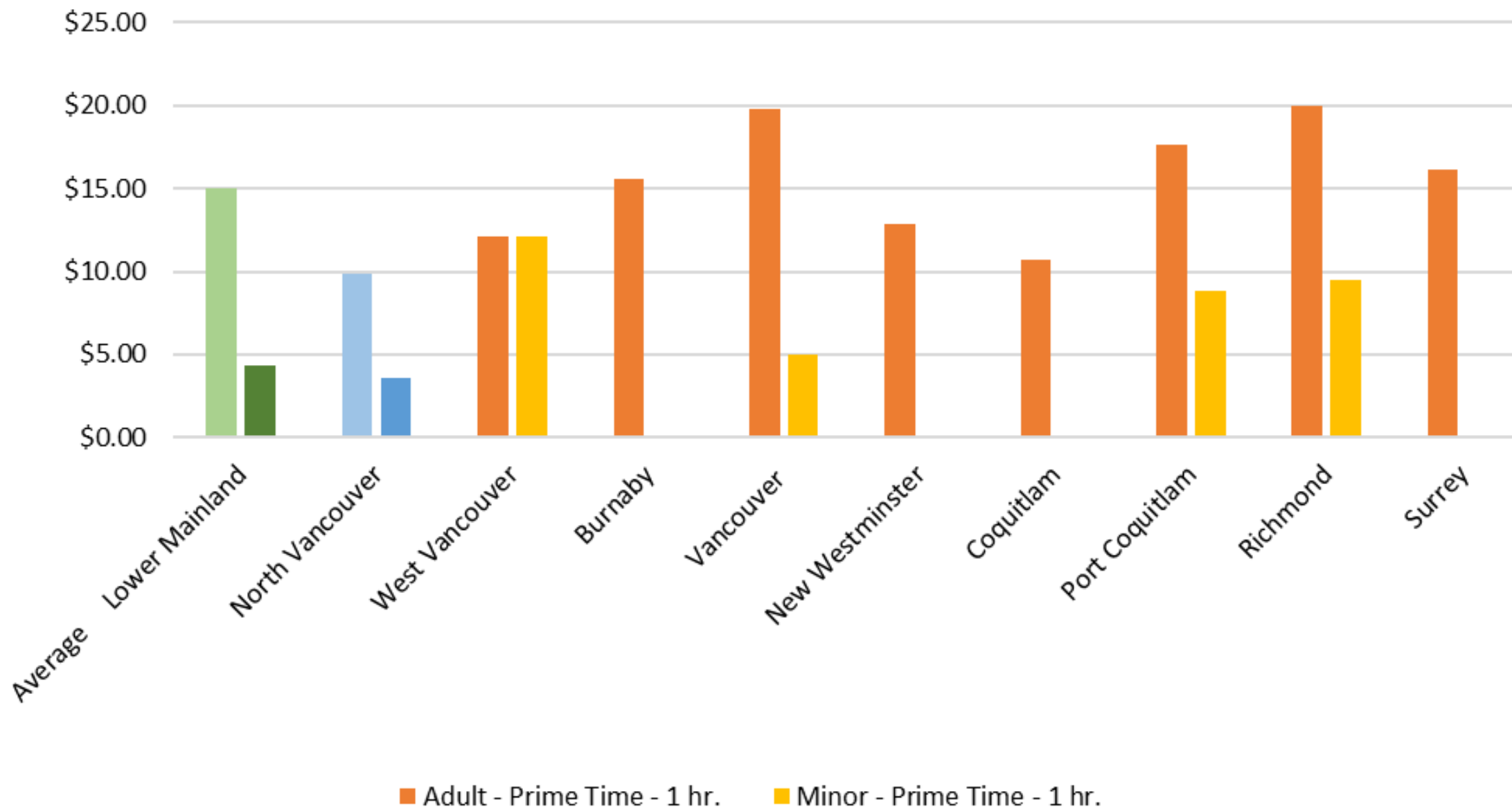
ATF - Fee Per Hour



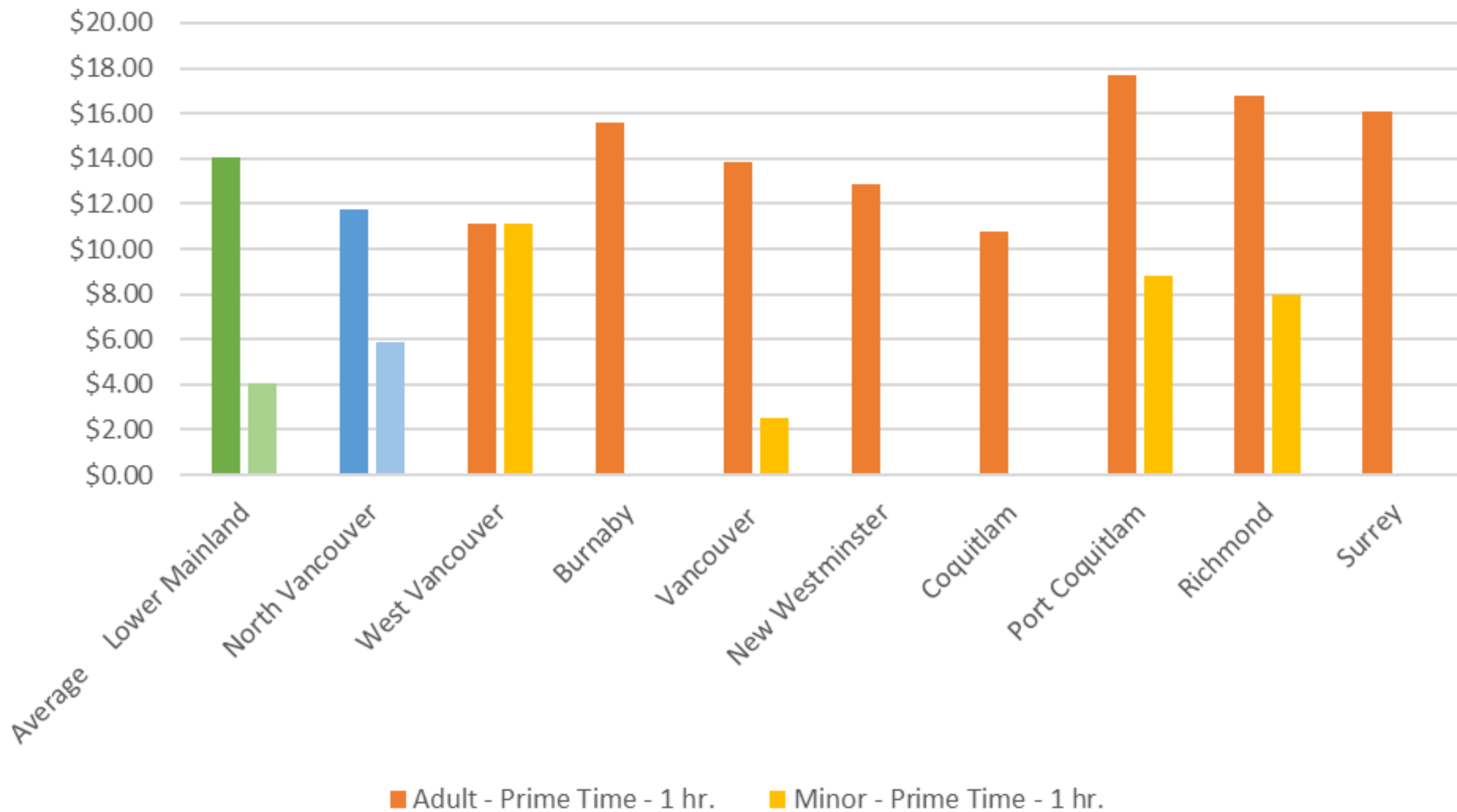
■ Adult - Prime Time - 1 hr.

■ Minor - Prime Time - 1 hr.

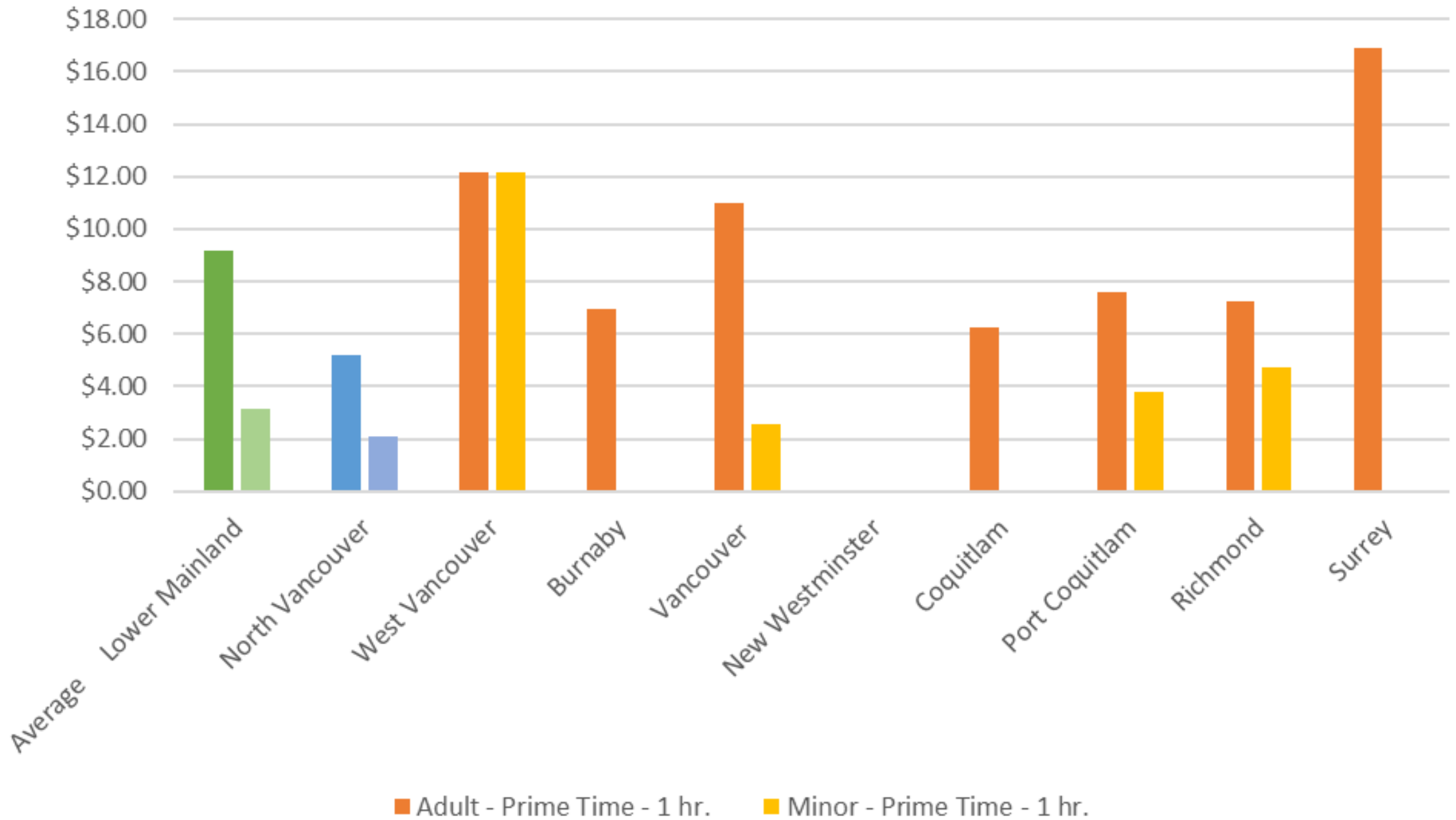
Grass - Fee Per Hour



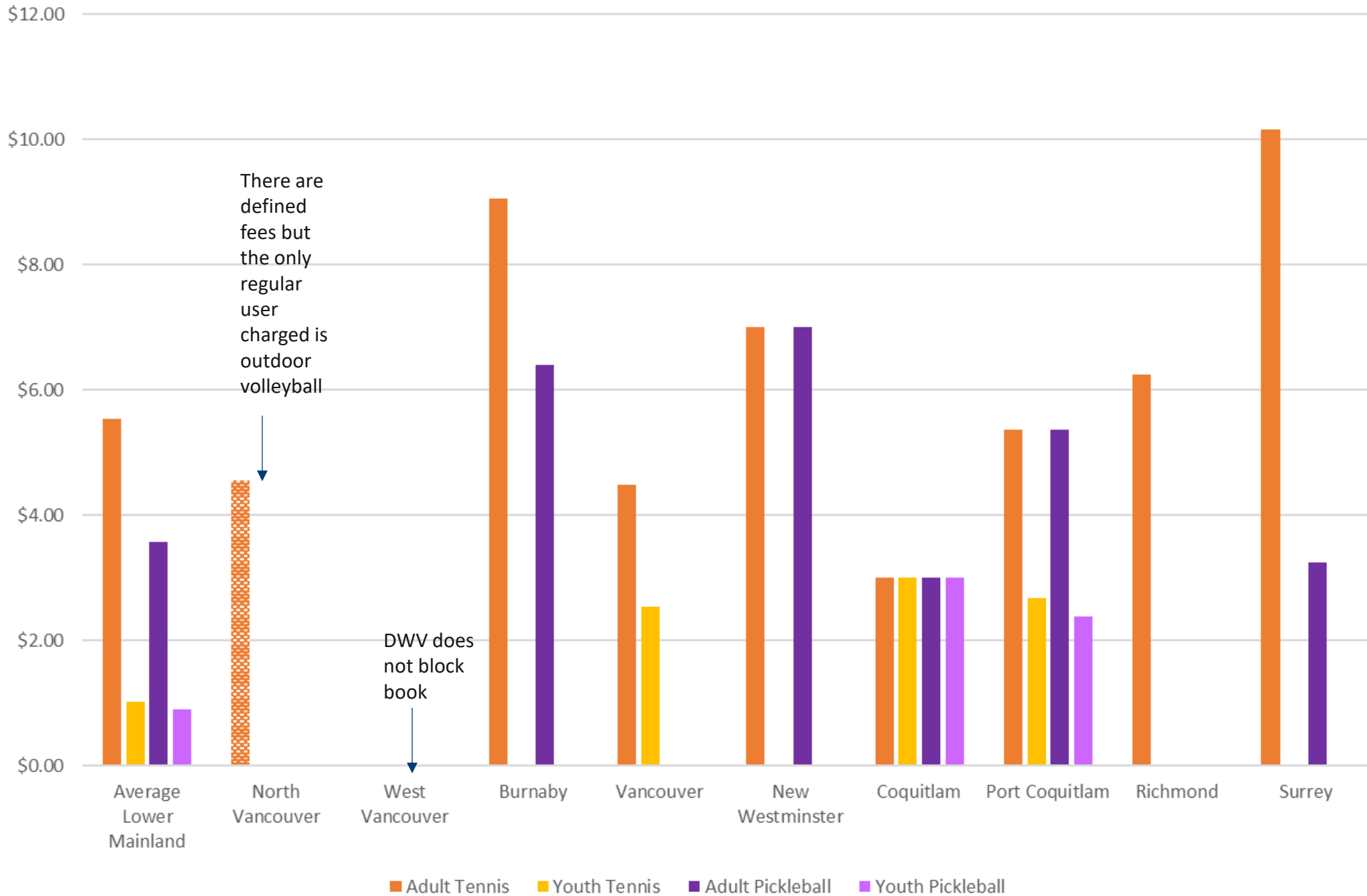
Diamonds - Fees Per Hour



Gravel - Fees Per Hour



Courts - Fees Per Hour



Municipal Fee Setting Context

- Municipalities provide a range of goods and services.
- Of these services, some offer **broad public benefits**, improving the community.
 - Some directly benefit individuals or groups who use them.
 - Many benefit both the community (including those who don't use the services) and the users.
- Services are generally funded through a combination of:
 - User fees and charges
 - Levies
 - Property taxes

Outdoor Fees - Current Practice

- Two Current Approaches:
 1. Levy
 2. Hourly Fees
- **Seasonal Player Levy:**
 - Local Community Sport Organizations collect from each player for use of grass and gravel sports fields
 - Since 2004 to offset operating and capital contributions to fields
 - Formalized in a Memorandum of Understanding(MOU) between the Sport Council, City and District
 - Increased by 3% every 5 years but no increase since 2020.
 - Current MOU in effect to end of 2025

Outdoor Fees - Current Practice

- **Hourly Fees:**

- Hourly fees for the use of artificial turf fields (ATF) were established in 2001
- 2004 expanded to include grass + gravel fields (private/non-local)
- Not adjusted since 2013
- Applied to sports fields, lacrosse boxes, outdoor volleyball courts, and track.

Indoor Fees - Current Model

- Rental fees are in place and charged for all indoor spaces
- Annually reviewed and compared with neighbouring municipalities
- Increases are applied July
- 5% increase in 2025
- Fees increase to address the increasing costs associated with wages, utilities, supplies, maintenance etc.

Indoor Rates Prime Time Youth:

<input type="checkbox"/> Arena ice	\$146.52/hr
<input type="checkbox"/> Arena dry floor	\$62.43/hr
<input type="checkbox"/> Gymnasium (sm to lg)	\$69.29/hr
<input type="checkbox"/> Large Room	\$31.02/hr

Outdoor Youth Rates:

<input type="checkbox"/> Grass	\$3.62/hr
<input type="checkbox"/> Gravel	\$2.07/hr
<input type="checkbox"/> Courts	\$0/hr
<input type="checkbox"/> ATF	\$26.00/hr

Current Context & Realities: Public Provision of Sport and Recreation



Sport and recreation adds significant value to communities.



Sport and recreation opportunities that are accessible and inclusive optimizes benefits.



Demands and needs are diversifying and intensifying.



There is a growing infrastructure deficit, while capital and operational costs are increasing.



There is reluctance towards tax increases.



Hard (impossible) to keep pace with demand and need.

NEXT STEPS

1

Review current fees methods, revenues + costs with Finance Staff.

2

Explore options to balance increasing costs to retain current level of service.

3

Consider methods to find efficiencies (allocations) and other sources of funding (space rental/utility fees).

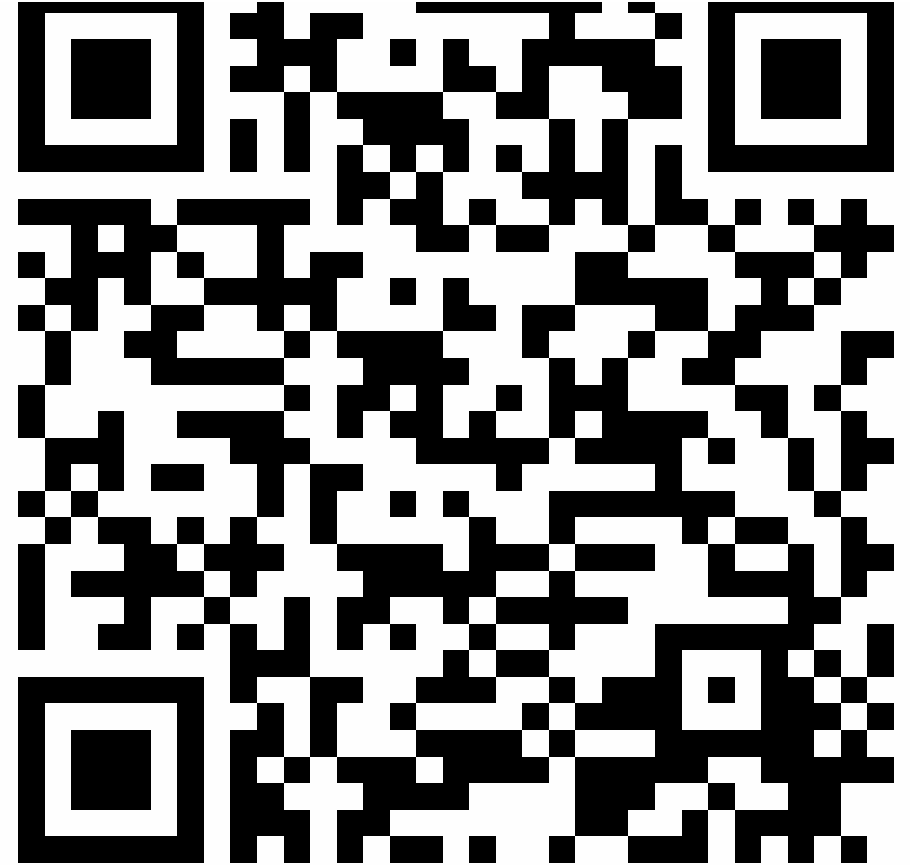
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Present recommendations to NVRC Commission.

Information Request

What are your planning requirements and timelines?

[Information Request Form](#)



What are your planning timelines?

If fees were to change, what are the key milestones and timing considerations that we need to know to provide sufficient lead time to support your organizations operations.

- **Season Planning**

- When do you begin planning for each season (e.g. spring/summer/fall/winter)?
- When do you typically confirm field bookings?

- **Budgeting**

- When do you set your annual or seasonal budget?
- What lead time do you need to adjust your budget in response to fee changes?
- Is there a 'best time of year' for municipalities to notify you of changes in fees?
- Are there specific dates or cycles where fee-related decisions need to be approved by your board or committee?

- **Registration**

- When do you open and close registration?
- Would a change in fees affect your registration fees or timelines?

- **Communications**

- When and how do you communicate costs and schedules to your members?
- What advance notice would be needed to ensure clear and timely communication?

- **Other Considerations**

Thank You!

