



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **6240-20/HoIP & KensP**

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

Date: **October 1, 2025**

Ladner Bike Park Relocation and Kensington Park North Upgrades

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

▪ **RECOMMENDATIONS:**

- A. THAT staff submit the Kensington Park North Bike Park Proposed Concept Plan to BC Hydro for final approval in accordance with the statutory right-of-way requirements.
- B. THAT staff concurrently issue a Request for Proposal for a design-build contract to allow for construction to commence upon receipt of final approval by BC Hydro.
- C. THAT staff proceed with design and construction of the proposed Kensington Park North Multi-Sport Court Conceptual Layout.

▪ **PURPOSE:**

The purpose of this report is to update Council on progress since the February 13, 2025 report regarding the relocation of the Ladner Bike Park from Holly Park ("Holly") to Kensington Park North ("Kensington"), including engagement outcomes, a proposed design based on community feedback, and next steps. In addition, this report seeks Council's support to advance other upgrades planned for the park as part of the 2025 Financial Plan, including advancing the Kensington Park North Multi-Sport Court Conceptual Layout to design and construction in 2026.

▪ **BACKGROUND:**

At the March 3, 2025, Regular Meeting, Council endorsed staff recommendations to engage a consultant to assist with preliminary design concepts, and for staff to undertake public engagement on relocating the Ladner Bike Park from Holly to Kensington. Concurrently with planning for the bike park, staff also prepared the Kensington Park North Multi-Court Conceptual Layout to deliver on the commitment to refurbish the existing sport court included in the 2025 Financial Plan.

▪ **DISCUSSION:**

Bike Park Design Process

In May 2025, the City of Delta retained Velosolutions, a qualified bike park design consultant, to prepare preliminary design concepts and a community engagement plan. Two initial design options were developed for a pump track and dirt jump/skills area at Kensington, intended to replace the existing facility at Holly. The goal of the new bike park is to serve riders of all ages and skill levels, provide a higher-quality experience than Holly, address site-specific technical considerations, and expand the range of recreation opportunities at Kensington.

Bike Park Engagement Outcomes

The engagement invited bike park users and nearby residents to comment on options for a new amenity at Kensington.

Public engagement undertaken in July and August 2025 included:

- Community pop-up events at Holly and Kensington
- Online feedback forms on letstalk.delta.ca
- Signage in parks, community centres and community readerboards
- Outreach emails to bike park users and clubs
- Letters to nearby residents
- Social media posts

A total of 39 feedback form responses and 64 community pop-up event participants provided input.

Participants preferred the design option with a combination of an asphalt pump track and dirt jump trails over an asphalt-only park. Feedback emphasized the importance of providing both beginner and advanced features, with separation between them to promote safety and user experience. Those favouring asphalt features highlighted the higher maintenance needs of dirt elements, reinforcing the importance of a clear maintenance strategy. Amenities such as seating, shade structures, water access, and tool stations were also frequently requested. Some concern was expressed about potential noise and traffic.

Beyond the bike park itself, participants identified opportunities to improve Kensington more broadly, including upgrades to the community garden, playground, tennis courts, pathways, wayfinding signage, and the addition of a washroom. Feedback was received about the need to ensure safe access for pedestrians and cyclists, drawing attention to the importance of safe neighbourhood connections to Kensington as a key design consideration.

A full summary of community engagement activities and findings is provided in the Ladner Bike Park Phase 1 Conceptual Design – Engagement Report (Attachment A). In addition, staff received a letter of support from the Ladner Community Garden Society,

noting alignment between the proposed bike park location and the community garden's continued growth (Attachment B).

Proposed Bike Park Concept Plan

Based on engagement feedback, staff and Velosolutions have prepared a refined concept plan for the new bike park (Attachment C). The proposed design features an exciting bike park with an asphalt pump track and dirt jump trails that accommodate beginners through advanced users, while promoting safety and a positive user experience.

Additional Improvements to Kensington Park North

As part of the 2025 Financial Plan, funding has been allocated for the renewal of the existing tennis courts at Kensington, which are in poor condition with extensive surface deterioration, cracking and weed growth. To ensure that Kensington continues to meet the needs of the community, staff evaluated flexible use options for the courts as part of the renewal review.

To complement the upcoming addition of the bike facility to Kensington, staff propose to maintain one devoted tennis court, while transforming the second court into a multi-sport court to support basketball and ball hockey (Attachment D). Given the high demand for pickleball courts throughout the City, pickleball courts were considered, but deemed unsuitable for this site given the close proximity to residential properties.

The proposed improvements include refurbishing the existing asphalt and surrounding fence, applying vibrant acrylic painted surfacing, adding extra seating, and minor pathway and site improvements.

Next Steps

Staff will submit the Kensington Park North Bike Park Proposed Concept Plan to BC Hydro for final approval in accordance with the statutory right-of-way requirements. Concurrently, staff will issue a Request for Proposal ("RFP") for a design-build contract. The goal is to secure approvals and award the contract upon receipt of final approval from BC Hydro.

The existing track at Holly will remain in place until construction of the new bike park at Kensington begins, and materials from the existing track will be reused in the new dirt track. Potential future uses for the existing track's location at Holly will be considered as part of a broader Master Plan process for the park.

Sport court improvements are expected to proceed to the construction phase in late 2026.

Implications:

Financial Implications - The 2025 Financial Plan includes \$500,000 for design and construction of the new Ladner Bike Park, and an additional \$275,000 for the design and refurbishment of the sport courts.

▪ **CONCLUSION:**

Community engagement and stakeholder feedback have informed the Kensington Park North Bike Park Proposed Concept Plan. If supported by Council, staff will submit the proposed plan to BC Hydro for final approval and will concurrently issue an RFP for a design-build contract, while also advancing the design and construction of the existing sport court in 2026.



Josh Turner
General Manager, Parks, Recreation & Culture

Department submission prepared by: Danielle Rancourt, Park Planner
DR/fb/dlc

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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	JoAnne Kleb	JK
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

- A. Ladner Bike Park Phase 1 Conceptual Design – Engagement Report
- B. Letter of Support from Ladner Community Garden Society
- C. Kensington Park North Bike Park Proposed Concept Plan
- D. Kensington Park North Multi-Sport Court Conceptual Layout

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Phase 1 Conceptual Design - Engagement Report



Engagement Need

The City is developing a concept design for a pump track and dirt jump/skills area in Kensington Park North, located at 6467 Holly Park Drive in Ladner. The complex will replace an existing bike park in Holly Park. The new complex aims to cater to the needs of all riders and provide a higher-quality experience than the existing facility. Input from engagement will inform the design and amenities that will be included in the new bike park.



Engagement Snapshot

How We Informed

559

Visitors to the project website


3

Cross-platform social media posts


80+

Email invitations sent



How We Engaged

64

Attendees at the pop-up events


39

Online feedback form participants


7

Written feedback submissions



Who We Involved

This phase of engagement involved gathering feedback from local residents, as well as those that traveled to the area to use the Holly Park Bike Park. Park users and community groups potentially affected by the new bike park construction were also given the opportunity to provide input.

What We Heard Summary

The following are the key findings from the pop-up events, online feedback form, and written input.

Theme	Summary
New Bike Park is Well-Supported	The majority of engagement participants were supportive of building a bike park in Kensington Park North. Some participants opposed the project, voicing concerns over increased noise and traffic in the neighbourhood.

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Phase 1 Conceptual Design - Engagement Report



Theme	Summary
Preference for Intermediate and Advanced Dirt Jump Features	Choosing between two design options, participants preferred the design with dirt jump lines over the design with an asphalt-only park. Participants wanted to see a clear strategy in place for maintaining dirt features over time. Pop-up attendees wanted the new bike park to prioritize engaging features for older and more experienced riders.
Beginner-Friendly Design	Participants saw a beginner skills area as the most important feature of a new bike park. Some participants highlighted the approachability asphalt bike park features. Participants advocated for separation between beginner and intermediate/advanced areas to promote safety and user experience for all riders.
Supporting Bike Park Amenities	Amenities to enhance the experience of bike park users and spectators were well-supported across engagement activities. These included shade structures, seating/viewing areas, water access, and tool stations.
Kensington Park North Improvements	Participants saw the construction of the new bike park as an opportunity to improve other amenities at Kensington Park North, helping to establish the park as a community destination. These included improvements to the community garden, playground, tennis courts, and pathway network, as well as the addition of park signage and a washroom.
Active Transportation Connections	Participants voiced concerns about the dangerous conditions faced by pedestrians and cyclists navigating the area surrounding Holly and Kensington Park North. These comments highlighted the importance of safe neighbourhood active transportation connections to Kensington Park North, especially if the new bike park is to act as a regional draw.

Key Dates

Date	Activity
June 27	Webpage launches with project information and engagement schedule
July 9	Online Feedback Form Opens
July 9	Outreach Emails Sent
July 9	First Social Media Post (In-feed across Instagram, Facebook & Twitter)
July 16	Second Social Media Post (In-feed across Instagram, Facebook & Twitter)
July 21	Third Social Media Post (Instagram/Facebook stories)
July 23	Community Pop-up at Holly Park
July 26	Community Pop-up at Kensington Park North
August 10	Feedback Form Closes

August 3, 2025

Dear Ladner Bike Park Project Team:

I am pleased to submit this letter on behalf of the Board of Directors and the membership of the Ladner Community Garden Society (aka “the Garden”). This letter represents the collective views of our 54 members in good standing, all of whom reside in the South Delta community.

The Board has consulted with our membership to provide a unified response regarding the proposed Ladner Bike Park project—sharing our collective thoughts, support, and specific requests.

We sincerely appreciate the time and recent support extended to the Garden by the City of Delta. Our meetings with Dan and Danielle have been productive, and the donation of materials has significantly enhanced our site. We appreciate that this gesture from the City also acknowledges the contribution the Garden makes to our broader S. Delta community. The Garden creates a like-minded community, helps provide access to fresh and healthy food, and several plots are dedicated to growing food for local charities. Your support and acknowledgement of our efforts do not go unnoticed, thank you.

With regards to the relocation of the Ladner Bike Park, **our membership has expressed overwhelming support for the project**. The membership feels this is a way to enhance Kensington Park North, bring more families to the space, and create opportunities for youth to participate in outdoor activities. These types of spaces build social connections, foster inclusivity and teamwork, and promotes overall mental-well being. We expect it will also spark interest in the Garden.

Regarding the City’s request for design feedback. The Garden feels that ‘**option 2**’ is better long-term use of the land. One idea raised was the addition of a walking path along the east side of the Garden, as well as a **loop path around the bike park**. This would allow parents to walk laps with strollers or exercise while their children use the bike features.

We strongly encourage the City to consider adding more walking paths and discouraging people from cutting through the grassy areas. Over the years, we have had several member reports of ticks in the grass. This is not as much of a concern for the Garden because of the mulch and short grass. This feedback was given to the City during the community consultation on July 26.

Given the scope and the budget for the project, the Garden has received member feedback regarding the following:

- Permanent bathroom access
- Increased garbage disposal
- Increased signage (including a park sign with the address)
- Access to drinking water at, or near, the bike track
- Extending pathways for walking

In addition, we have some Garden-specific needs related to safety, accessibility, and capacity. To that end, we respectfully request the City’s support with the following:

1. New fencing around the perimeter of the garden, including either a back gate to the field, or solid fencing.
 - This would prevent bikes from trailblazing through the site
2. Soil/fill to level the north end of the garden, which often is underwater throughout winter/spring
 - This would allow us to build additional boxes and take on new members
3. 1-2 new water access portals
 - These would service the new boxes, as well, provide easier access for those with boxes at the far end of the garden. Our membership is an aging demographic and the weight of the hoses can be difficult for some to manage.
4. Trenches to bury the hose lines
 - This makes it easier for lawn moving, and also reduces tripping hazards on the site (liability).

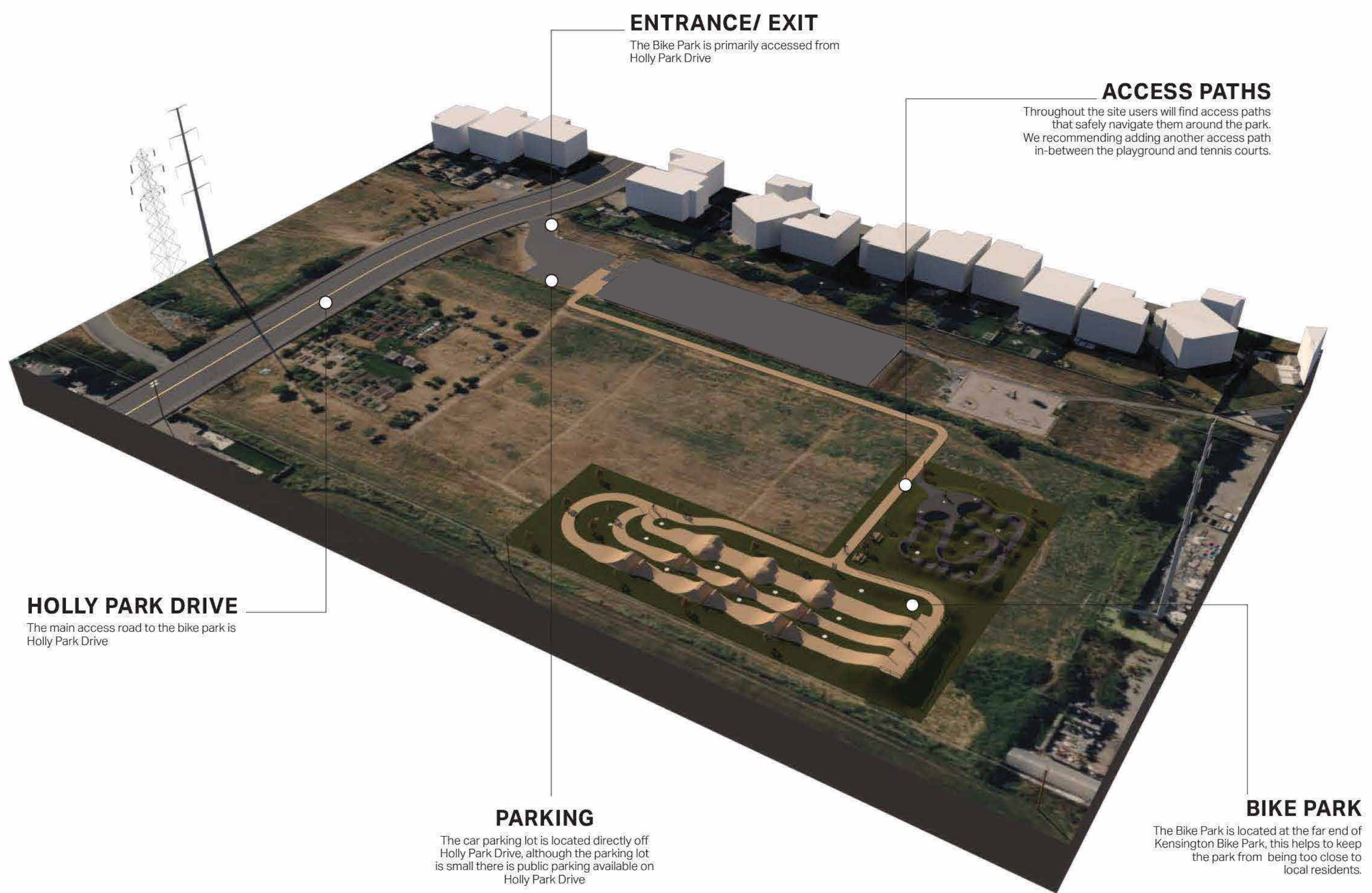
Our membership is willing to volunteer time to offset labour costs to the city. However, we feel given the financial estimate of the bike park project, combined with the on-site expertise, our small projects could be completed in a reasonable amount of time, with minimal expense and disruption to the larger project.

The Ladner Community Garden has been a valued part of this community for over 15 years. These modest upgrades would ensure the Garden continues to thrive and serve a growing number of residents. We look forward to our continued collaboration with the City and to sharing the joy of gardening with the broader community.

Many thanks for your consideration, and all the best,

Valerie Titford

Ladner Community Garden Society, Director, Memberships
On behalf of the Board or Directors and LCG Society



ENTRANCE/ EXIT

The Bike Park is primarily accessed from Holly Park Drive

ACCESS PATHS

Throughout the site users will find access paths that safely navigate them around the park. We recommending adding another access path in-between the playground and tennis courts.

HOLLY PARK DRIVE

The main access road to the bike park is Holly Park Drive

PARKING

The car parking lot is located directly off Holly Park Drive, although the parking lot is small there is public parking available on Holly Park Drive

BIKE PARK

The Bike Park is located at the far end of Kensington Bike Park, this helps to keep the park from being too close to local residents.

EXISTING FACILITIES

Kensington Bike Park already has several amenities including sports courts and a large children's playground.

Note: the existing sports courts are proposed to be upgraded.

Refer to Attachment D for proposed layout plan.

POWER LINES

The bike park will strictly follow the safety guidelines set out by BC Hydro in regards to existing power lines around the bike park.

HOLLY PARK DRIVE

The main access road to the bike park is Holly Park Drive

BIKE PARK

The Bike Park is located at the far end of Kensington Bike Park, this helps to keep the park from being too close to local residents.

LANDSCAPING

In order to create a more pleasant environment we suggest adding some landscaping features such as trees and flowerbeds.

ACCESS PATHS

Throughout the site users will find access paths that safely navigate them around the park.

ENTRANCE/ EXIT

This access trail leads directly to and from the main parking lot.

AMENITIES & SIGNAGE

We recommend including signage and amenities around the bike park signage. Seating areas will help create a sense of community where families can gather and enjoy the park.

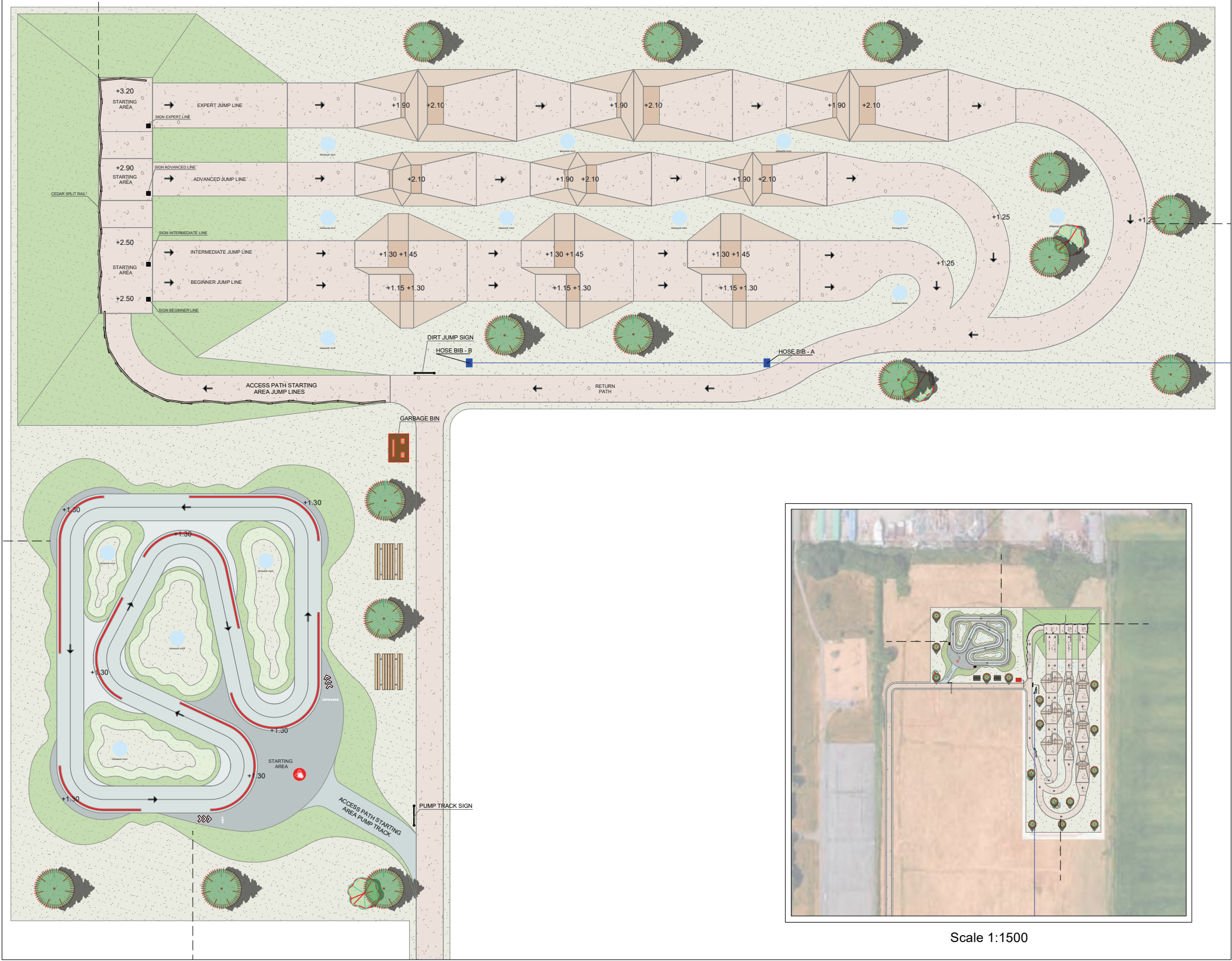
DIRT JUMPS

The dirt jumps are located at the far corner of Kensington Park, they include a beginner, intermediate, advanced and expert lines.

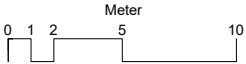
PUMP TRACK

The asphalt pump track is the parks main attraction and allows users of all wheels, ages and abilities to enjoy.





- Legend:
- Total area
 - Slopes
 - Pump Track
 - Platforms
 - Connections
 - Safety line
 - Drainage hole
 - Access path

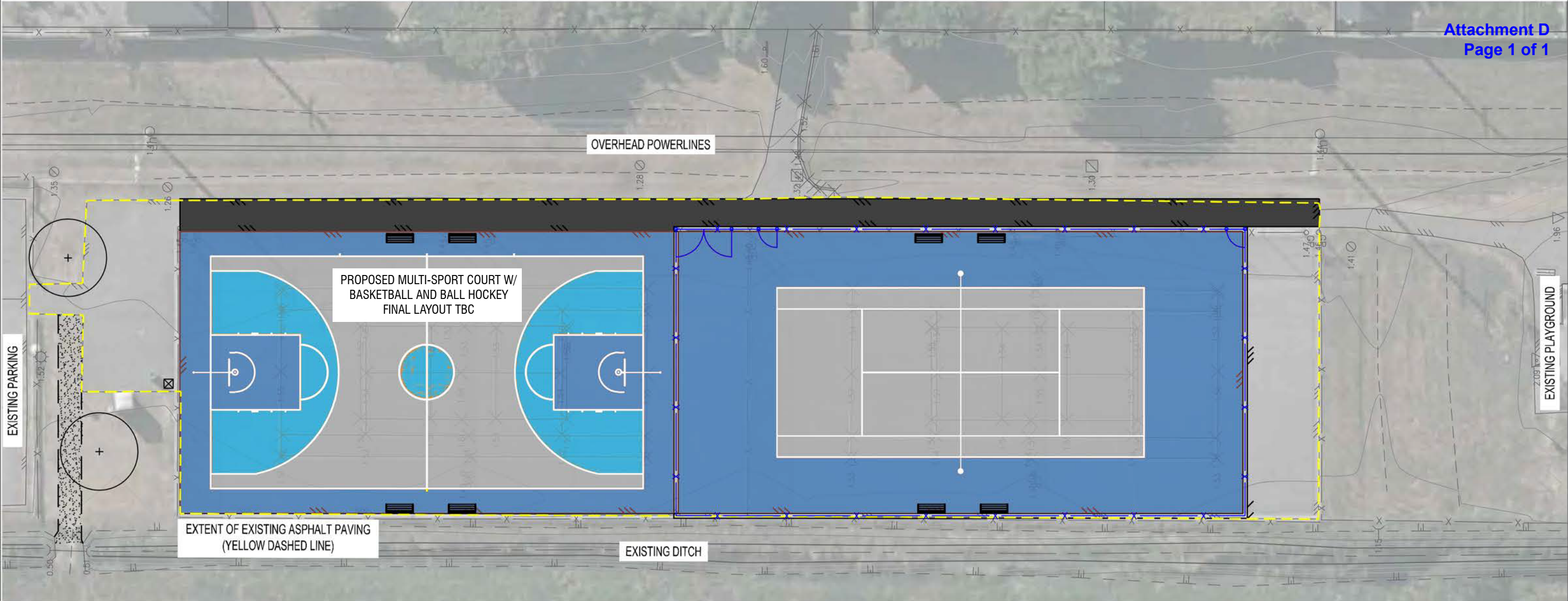


	KENSINGTON BIKE PARK		Track Design:	Tech. Drawer:	Client:	Project number:
	Bike Park	Draft Concept Plan	Claudio Caluori	Amedeo Gadotti Michael Tully	City of Delta	ID# TBD
			Copyright Reserved - This plan and design are, and at all times, remain the exclusive property of VELOSOLUTIONS and may not be used or reproduced without written consent			

DRAFT CONCEPT PLAN

2026-06-26

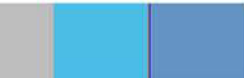
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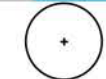


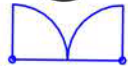
LEGEND

- 

ASPHALT PAVING
- 

GRANULAR PAVING
- 

COURT SURFACING COLOURS
- 

NEW TREE
- 

MAINTENANCE GATE
- 

PEDESTRIAN GATE
- 

NEW FENCE
- 

BENCH
- 

WASTE RECEPTACLE

DESIGN RATIONALE:
THIS LAYOUT OPTION INCORPORATES ONE TENNIS COURT (23.77M X 10.97M), ONE FULL MULTI-SPORT COURT, INCLUDING BASKETBALL AND BALL HOCKEY. THE TENNIS COURT IS ENCLOSED WITH CHAIN-LINK FENCE TO ENSURE BALL CONTAINMENT AND USER SAFETY. THE MULTI-SPORT COURT WILL HAVE A SHORTER FENCE-LINE TO PRESERVE VISUAL OPENNESS, ENHANCING PASSIVE SURVEILLANCE AND COMMUNITY INTEGRATION.