



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

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

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

Date: **February 13, 2025**

Ladner Bike Park

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

▪ **RECOMMENDATIONS:**

- A. THAT staff engage a qualified consultant to assist with preliminary concepts and design options for a new bike park at Kensington Park North.
- B. THAT following concept creation, staff commence public engagement on relocating the Ladner Bike Park from Holly Park to Kensington Park North, and report back to Council with a proposed design based on community feedback.

▪ **PURPOSE:**

The purpose of this report is to outline the proposed location, scope, and engagement plan for construction of a new Ladner Bike Park in Kensington Park North.

▪ **BACKGROUND:**

Interest in a bike facility to serve the Ladner community is long-standing. Demand for off-road biking options was historically served by informal trails through parks and open spaces until the formal establishment of the Holly Park Pump Track ("Track") in 2013. A strong community and volunteer effort led to a significant renovation and enhancement of the Track in 2021.

In 2023, Council approved a residential development on 60B Street which realigned the boundary of Holly Park ("Holly"). The new park boundary created a sufficient footprint to allow for the future development of an additional field in Holly but necessitated the decommissioning of a portion of the existing Track. In July 2024, the City closed the southwest corner of the Track facility, with the advanced bike track and beginner pump track remaining open (Attachment A).

▪ **DISCUSSION:**

Location

Opportunities to modify and retain the Track were thoroughly evaluated, particularly given the significant volunteer efforts made by the community to construct and enhance the existing Track. Ultimately, it is evident that a reconstructed Track would be significantly impacted by site constraints, and community feedback received through the development process was consistent in the belief that the modified park boundaries would not allow for the creation of a successful long-term facility.

As an alternative, Kensington Park North (“Kensington”) offers several criteria that make it a suitable site for a new bike park:

- The site is currently underutilized and has limited potential for alternative uses due to constraints imposed by an existing BC Hydro statutory right of way.
- The site is well served by an existing parking lot.
- Locating the bike park in the northeast corner of the site enables a generous buffer from residential properties on Holly Park Drive and Kensington Place.
- The site allows the bike park to remain in the same neighbourhood (Kensington is approximately half a kilometre from Holly).
- The bike park footprint maintains space for potential future expansion of the community garden.

BC Hydro Approvals

BC Hydro holds a statutory right of way with significant infrastructure on the Kensington site. As such, construction of the bike park in this location is subject to BC Hydro approval and will need to comply with its design requirements.

Given lengthy BC Hydro review and approval timelines impacting past projects, staff contacted BC Hydro for feedback on a potential bike park on this site in September 2023, receiving suggested siting. Following fourth reading for the residential development on 60B, a formal application to BC Hydro with a preliminary concept plan (Attachment B) was quickly submitted in summer 2024. A response to this application was not received until February 2025, when BC Hydro outlined a number of requirements that will inform the park’s detailed design.

Despite these initial reviews, final approval of the park’s detailed design by BC Hydro will still be required prior to the start of construction. The timeline for receiving final approval following submission of a preferred final design is uncertain.

Scope and Engagement Plan

The proposed design will match or improve upon the Track in terms of size, surfacing, and support amenities. Staff propose to engage a qualified bike park consultant to develop a conceptual design for a new bike park at Kensington in advance of a public

engagement program expected to commence in summer 2025. The engagement program is designed to gather feedback from the community on the desired design, features, and layout of the new track. Staff will offer broad opportunities for community feedback including in-person and online options, with a particular focus on engaging nearby residents and users of the existing track.

The existing Track will remain in its current state until the new bike park at Kensington is constructed. Potential future uses for the existing track's location would be explored in future as part of a broader master plan process for Holly.

Implications:

Financial Implications - \$500,000 has been included in the 2025 Financial Plan for design and construction of the new Ladner Bike Park.

▪ **CONCLUSION:**

The relocation of the Ladner Bike Park to Kensington Park North presents a strategic and well-considered solution that addresses current site constraints, and offers the opportunity for a sustainable, community-focused amenity for years to come. The project will match or enhance the existing facility's features and will undergo a thorough public engagement process to ensure the community's input is incorporated. If supported by Council, staff will proceed with public engagement and will report back to Council with a proposed design based on community feedback.



Josh Turner
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DC/fb

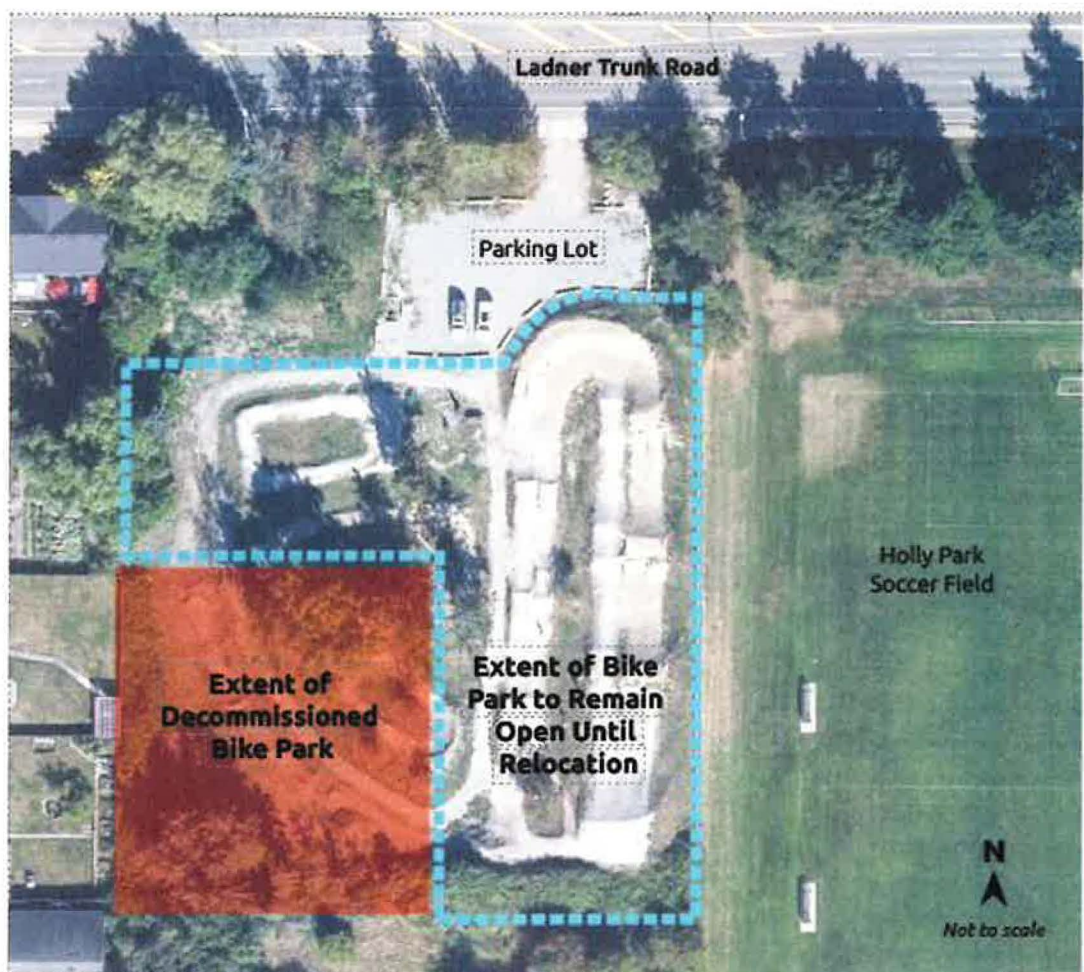
This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

- A. Holly Park Pump Track Current Condition
- B. Kensington Park North Bike Park Preliminary Concept Plan

Holly Park Pump Track
Current Condition



PRELIMINARY CONCEPT PLAN

