



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