



RECREATION, PARKS AND COMMUNITY SUPPORT

TO:	Council	DIVISION: 4
DATE:	September 1, 2020	
FILE:	N/A	
SUBJECT:	Budget Adjustment - Langdon Off Leash Dog Park	

POLICY DIRECTION:

The following motion was passed in relation to the Langdon off leash dog park at the July 28, 2020, meeting of Council.

THAT this item be tabled until the first meeting of September.

EXECUTIVE SUMMARY:

At the July 28, 2020, meeting of Council, a tabling motion was passed in relation to a budget adjustment for the Langdon off leash dog park, pending further discussion with the developer of the Bridges of Langdon development to potentially locate the dog park on their lands.

Further discussions with this developer have revealed that the intent was to simply install fencing within an undeveloped portion of their lands, creating a temporary, rural, off leash area. Upon further review, the proposal posed accessibility, operational, and functional challenges given the lack of servicing, access, and parking on the site. A dog park at this location would also be temporary in nature, as it would eventually need to be removed/relocated as the development continues to build out.

Given the density and urban nature of Langdon, the vision for the dog park was for it to be centrally located and easily accessible, allowing residents to safely use it throughout the year. Based on discussions with the local developer and the availability of suitable lands within the hamlet, Administration is recommending that the off leash dog park be located on the Joint Use Lands.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Langdon off leash dog park was originally proposed to be located in an established area within Langdon Park that required minimal construction and site improvements. Based on feedback received from the public, it was determined that this location is no longer suitable due to its proximity to nearby residences, which required Administration to review alternate locations.

Developer Lands – Bridges of Langdon

An undeveloped portion of the Bridges of Langdon development was evaluated for the potential to site an off leash park. Continued discussions with the developer have revealed:

- The developer's intent was to fence off an area within an undeveloped portion of their lands (currently cultivated lands) to create a rural off leash dog park;
- The proposal did not consider any onsite parking, signage, waste collection, surface preparation, drainage or amenities (i.e. internal features);

Administration Resources

Gurbir S. Nijjar; Recreation, Parks and Community Support



- The site would pose access challenges as users would need to either pass through an active construction area or from Centre Street;
- The site would be temporary in nature as the dog park would need to be relocated or removed as the development builds out and reaches its boundaries;
- The need for an operations and maintenance agreement;
- The need for a public access and liability agreement as the park would be located on privately owned lands; and
- The open space concept for the development did not consider an off leash dog area.

This proposal would site the dog park in an area without adequate infrastructure, servicing, or access. Furthermore, given that the site has limited accessibility together with a lack of onsite parking, users would be forced to park on the road shoulder, which would pose maintenance, operational, and safety issues. Should Council proceed with this option, further technical assessment would be needed to determine the overall cost of the project to the County based on site readiness requirements, preparation of various legal agreements and the scope split with the developer.

A sketch of the proposed location and access is included in Attachment 'A'.

Joint Use Lands

The Joint Use Lands were identified given their location, accessibility, availability of space, and the complementary uses identified for the site. Furthermore, design details for the new Langdon high school and quad ball diamond complex have been established, providing more information on the availability of developable space within the site. Based on Administration's review of the site designs, a suitable location with ample parking and pedestrian connectivity has been identified as shown in Attachment 'A'. Key advantages of this location include:

- Utilization of an area with existing vegetation, which would serve as an added amenity and screening from nearby roadways and residences;
- Utilizes a limited amount of land, providing ample space for the future development of other recreational amenities on the site;
- Suitable for an open space type amenity as a buried utility line (Telus) exists within this area, potentially posing a challenge for future development;
- Easily accessible to sidewalks and parking;
- Addition of a complimentary recreational amenity on the site;
- Well located within the hamlet away from existing and future residences;
- Municipally owned;
- Provides a seasonal draw of traffic to the site; and
- Has the ability to realize potential efficiencies given the active construction of the quad diamond complex.

To support the development of an off leash dog park at this location, additional site preparatory works, including earthworks, fencing, and seeding, would be required. Included in the 2020 base budget was \$45,000 for construction of an off leash dog park within an established area of Langdon Park. Should Council be supportive of the project at this location, the full intake from the 2020 Langdon Special Tax Bylaw (C-8026-2020) in the amount of \$88,600 would be applied to this project.

Anticipated construction of the off leash dog park would occur in 2020, with an expected opening in 2021 after grass has been established.



Discussion

The 2019, County Community Needs Assessment revealed that a dedicated off leash dog park was identified as a top five (5) community recreational need in the southeast area of the County. In response to this feedback, Administration evaluated potential locations within Langdon and ascertained that the Joint Use lands offered a central location within the community with planned pedestrian connections, complimentary services/amenities, and access to adequate parking.

Administration also assessed the potential to locate the dog park within an undeveloped portion of the Bridges of Langdon development, which revealed accessibility, operational and functional challenges. Furthermore, a dog park at this location would be temporary in nature as it would need to eventually be removed/relocated as the development continues to build out.

BUDGET IMPLICATIONS:

The original budget allocated for the development of an off leash dog park in Langdon consisted of \$45,000; this has been factored into the 2020 base budget. The original location presented established grass: a condition that would have required minimal development, such as the installation of fencing, signage, and waste receptacles.

Due to additional costs associated with site preparation, consideration for development of an off leash dog park within the Joint Use lands requires an additional amount of \$88,600, as detailed in Appendix 'B'. Should Council support the budget adjustment, the full intake collected under the 2020 Langdon Special Tax program, referred to as the "2020 Langdon Special Tax Rate Bylaw", would be applied to this project.

Should Council support the option of locating this project on the developer lands, Administration would need to conduct further technical assessment to determine the overall cost of the project to the County based on site readiness requirements, preparation of various legal agreements, and the scope split with the developer.

OPTIONS:

- Option #1 THAT the budget adjustment for the Langdon Off-leash Dog Park for \$88,600 from the 2020 Langdon Special Tax program be approved as per Appendix 'B'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

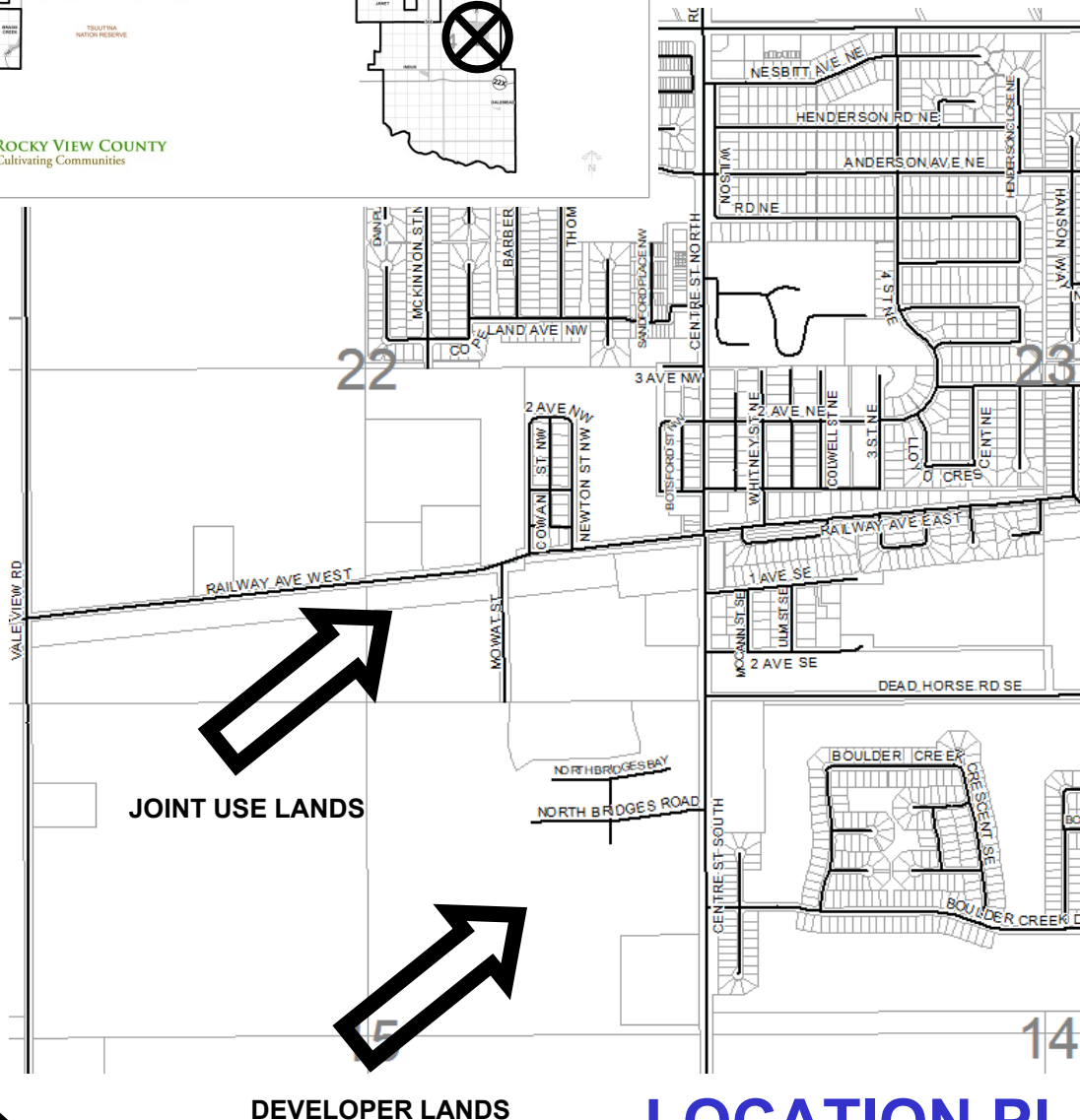
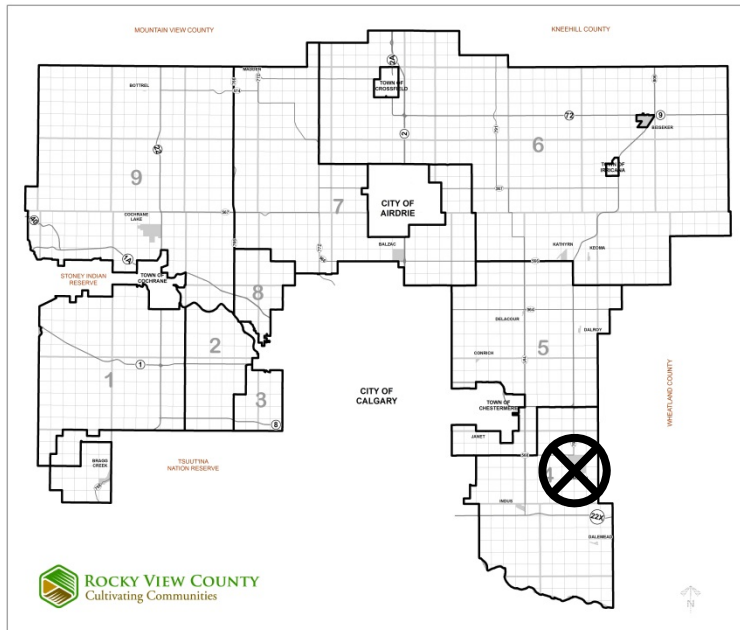
Executive Director
 Community Development Services

Chief Administrative Officer

GSN/rp

APPENDICES:

- APPENDIX 'A' – Off leash dog park options
 APPENDIX 'B' – Budget adjustment



LOCATION PLAN

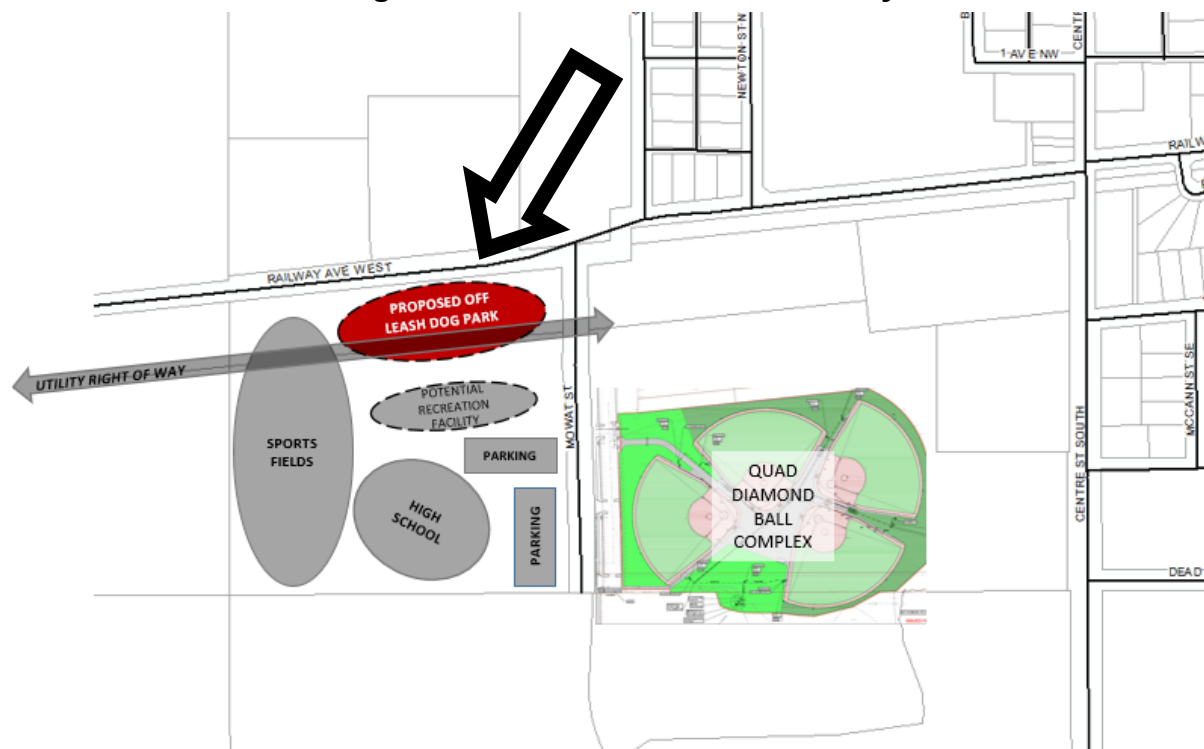
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Date: 20-Sept-01

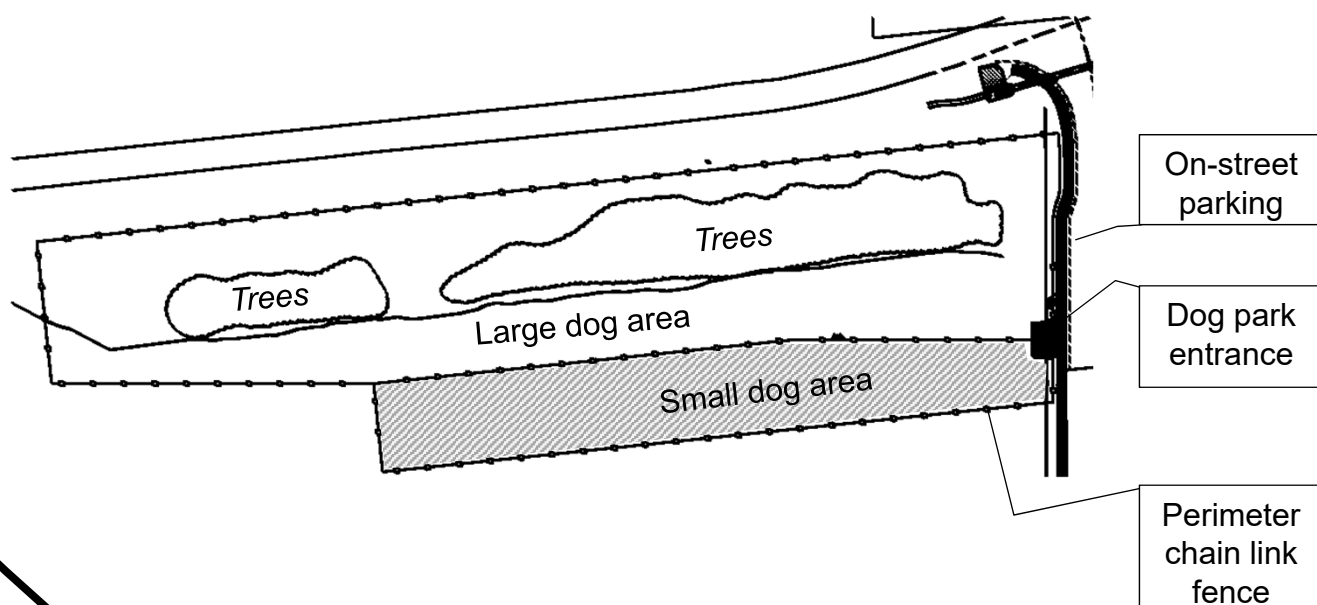
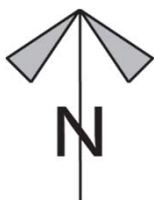
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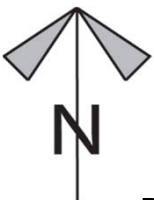
Langdon Joint Use Lands: Overall Layout



Proposed off leash dog park: Design concept

**TENTATIVE PLAN****SE-22-23-27-W04M**Date: 20-Sept-01Division # 4File: 03222687/03222206

Bridges of Langdon: Potential Location

**TENTATIVE PLAN****SE/NE-15-23-27-W04M**Date: 20-Sept-01Division # 4File: 03215001/03215004

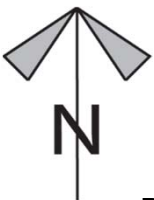
Bridges of Langdon: Potential Location



Centre Street south of Boulder Creek Dr. – Looking north at potential location



Centre Street at Boulder Creek Dr. – Looking north at potential location

SITE PHOTOS**SE/NE-15-23-27-W04M**Date: 20-Sept-01Division # 4File: 03215001/03215004

Budget AJE No: _____

Posting Date: _____