

Summerland Off-Leash Dog Park - Community Consultation Phase 2

Work continues to find a suitable location for a year-round fenced off-leash dog park in Summerland. The first phase of the project resulted in a recommendation from Council (March 2020) to further explore five potential sites and collect feedback from community members and stakeholder groups. Two sites were removed from consideration at the request of the property owners. Phase 2 is expected to conclude in December 2020.

For more information:

- Backgrounder – [What is a Dog Park?](#)
- Backgrounder – [Impact and Mitigation Options](#)
- Website: <https://www.summerland.ca/parks-recreation/dog-park-project>
- E-mail: recreation@summerland.ca
- Phone: 250-494-0447

Site List

1. Powell Beach Park
2. Living Memorial Ballpark / Snow Ave.
3. Summerland Rodeo Grounds

Introduction

This document contains a summary of **three sites** recommended for further consultation by Summerland Council.

The information is presented to make comparison of each site as simple as possible, and includes:

- a) Location map – arial photo
- b) Site map – one or two options, depending on the site, for comparison purposes
- c) Description – location and size of the options presented, amenities, basic landscaping, dog amenities, special considerations
- d) Core infrastructure
- e) Assessment elements – building costs, maintenance costs, factors in favour, factors against
- f) Cost estimates – material and labour, ongoing maintenance

The presented options are **concepts** intended to facilitate feedback. It will be necessary to develop a **detailed design** for planning and budgeting after the preferred site has been selected.

Mitigation options and costs are described for site options which are expected to displace current users. Detailed information can be found in the [‘Impact and Mitigation Options’ backgrounder](#).

A **Public Survey** will be available Oct. 23 – Nov. 8 and will ask for feedback on:

- Site accessibility and design
- Cost/benefit for each site
- If you have a dog, how likely you will use each site
- What you like/dislike about each site
- What you would recommend for improving or changing the options provided

1. Powell Beach Park

Address: 6411 Powell Beach Road



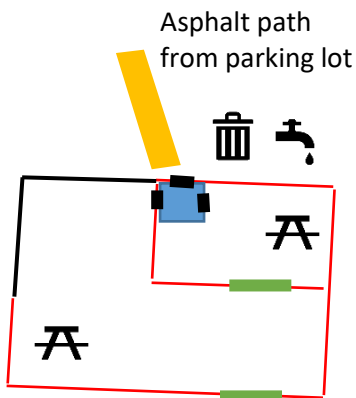
Description	
Location	<ul style="list-style-type: none"> 9-minute drive (6.9 km) from Memorial Park (Google Maps, using highway)
Amenities	<ul style="list-style-type: none"> Washrooms and drinking water available when the beach is open (April – October) Seating, shade structure not currently available Off-street parking available, shared with tennis
Landscaping	<ul style="list-style-type: none"> Irrigated; currently landscaped for baseball Existing trees inside fenced area for the larger proposed option
Dog amenities	<ul style="list-style-type: none"> Litter bag dispenser and bins need to be added Water station needs to be added
Special considerations	<ul style="list-style-type: none"> Would displace girls fastpitch softball and decrease the number of fields available for Action Fest Slo-Pitch Tournament (3 days early June) Proposed alternative for fastpitch is to adapt the Living Memorial diamond #3 to allow sharing with baseball (same field dimensions). A portable mound (6" height) would need to be purchased and the current batting cage at Powell Beach moved. See detailed mitigation information in Backgrounder – Impact and Mitigation Options









Core Infrastructure – Option #1

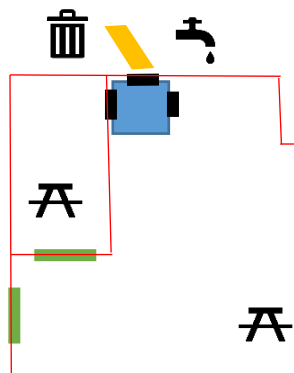
Size = 0.85 acre

- Small area = 0.15 acre
- Large area = 0.70 acre



- Seating 
- Water 
- Garbage 
- Service gate 
- People gate 
- Cement pad 

Asphalt path from parking lot



Core Infrastructure – Option #2

Size = 1.6 acre

- Small area = 0.2 acre
- Large area = 1.4 acre

Assessment	
Use of space and design	<ul style="list-style-type: none"> • Both options provide sufficient space to exercise dogs and provide separate areas for large and small dogs • Option #1 allows more space for other uses in the wider park area (e.g. expansion of tennis, addition of picnic area) • Option #2 allows for the development of multiple types of space for dogs (e.g. sensory areas, training areas)
Building costs	<ul style="list-style-type: none"> • Existing fencing can be used in Option #1; new fencing is necessary in both options • Removal of baseball landscaping is optional and could be part of a second phase in both options • Double gate with concrete pad, with second gates (2) to access areas for large/small dogs; Access gates for maintenance equipment. • Accessible path to gate from parking • Installation of water source • Addition of benches inside the enclosure; shade system could be part of a second phase • Garbage bin and waste bag dispenser
Maintenance costs	<ul style="list-style-type: none"> • Garbage pickup and bag restock (2x/week) • Mowing
Factors in favour	<ul style="list-style-type: none"> • Washrooms in good condition and available April-October • Existing parking • Underused in off-season
Factors against	<ul style="list-style-type: none"> • Not ideal for walking and biking from downtown area • Impact on girls fastpitch • Potential noise for immediate neighbours

Cost Estimates – Powell Beach Dog Park

Building Costs	Option #1		Option #2	
	For 0.85 acre	Materials and labour (before tax, rounded)	For 1.6 acres	Materials and labour (before tax, rounded)
Fencing (new)	235m x \$113	\$26,590	405m x \$113	\$45,830
Gates – people/dogs	3 x \$288	\$865	3 x \$288	\$865
Gates – equipment	2 x \$863	\$1,725	2 x \$863	\$1,725
Concrete pad	7.4 sq metres x \$168	\$1,240	7.4 sq metres x \$168	\$1,240
Asphalt path	60 sq meters x \$47.25	\$2,835	8 sq metres x \$47.25	\$380
Field preparation		TBD		TBD
Water source	Stand = Installation =	\$3,150 \$2,100	Stand = Installation =	\$3,150 \$2,100
Garbage bin/bag stand		\$3,150		\$3,150
Benches		TBD		TBD
Shade structure		TBD		TBD
Signage – park rules		\$525		\$525
Total		\$42,180		\$58,965
Ongoing (annual)				
Mowing		<i>Already in annual budget</i>		<i>Already in annual budget</i>
Garbage pickup / bag restock (2 x 30min./week x 52 weeks)	Labour = Tipping fees =	\$2,265 \$5,460	Labour = Tipping fees =	\$2,265 \$5,460
		\$7,725		\$7,725
Mitigation Costs				
Adapt Living Memorial #3		\$500		\$500
Portable pitching mound		\$2,000		\$2,000
Move batting cage		\$500		\$500
Total		\$3,000		\$3,000

Notes:

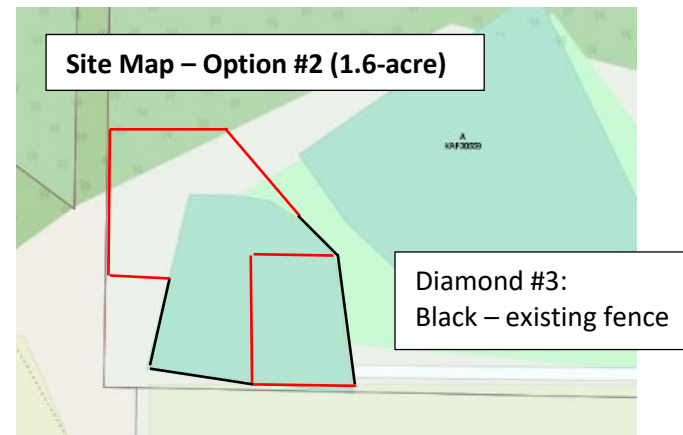
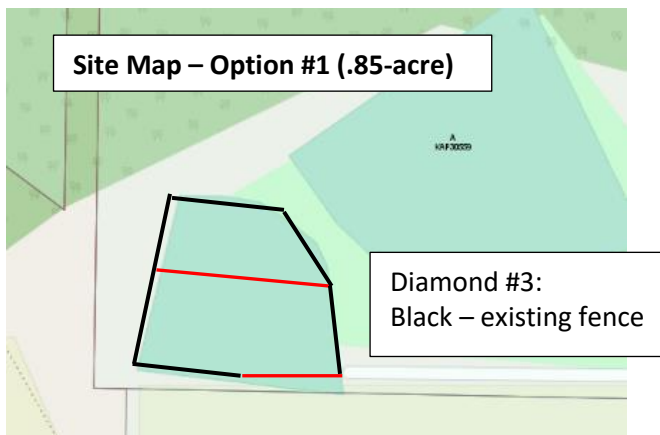
- Estimates are based on current prices provided by suppliers and Public Works. Additional amounts have been added in anticipation of expected increases in 2021: 2% on labour costs, 5% on material costs, and 15% on fencing costs (which have been impacted by supply issues due to COVID-19).
- Field preparation, benches and shade structures are not estimated as they will depend design decisions. Professional design services are recommended but not included as costs will depend on the selected option. Design can range from \$1,500 (concept plan) to \$3,000 (concept plus detailed plan).
- Detailed mitigation cost estimates are available in [Backgrounder – Impact and Mitigation Options](#) .

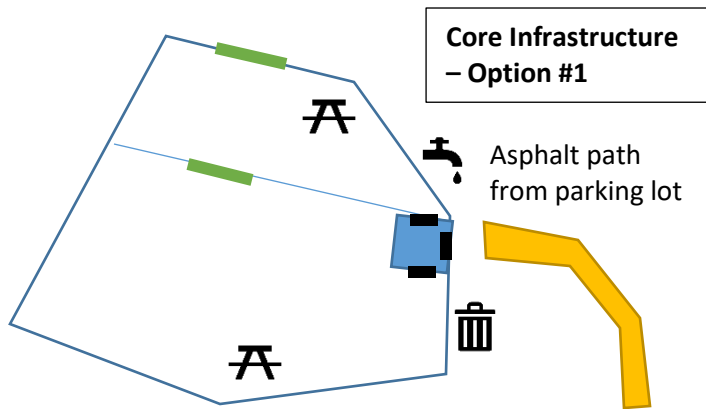
2. Living Memorial Ballpark

Address: Snow Avenue



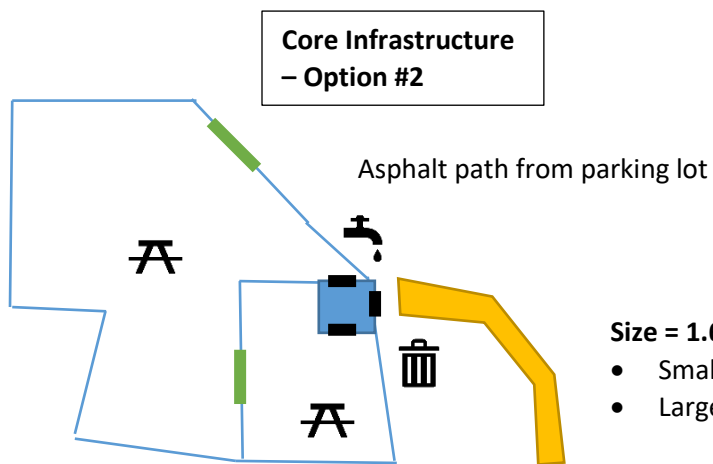
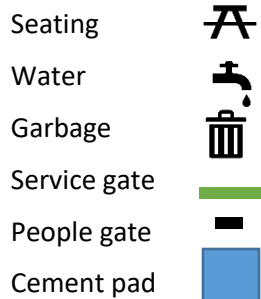
Description	
Location	<ul style="list-style-type: none"> 6-minute drive (2.5 km) from Memorial Park (Google Maps, using highway)
Amenities	<ul style="list-style-type: none"> Washrooms and drinking water available when the diamonds are booked (April – October) Seating, shade structure available, but designed for baseball use Off-street parking available, shared with baseball
Landscaping	<ul style="list-style-type: none"> Irrigated; currently landscaped for baseball Existing trees inside the fenced area for the larger proposed option
Dog amenities	<ul style="list-style-type: none"> Litter bag dispenser and bins need to be added Water station needs to be added
Special considerations	<ul style="list-style-type: none"> Would displace baseball for ages 7-11 and decrease the number of fields available for Action Fest Slo-Pitch Tournament (3 days early June) Proposed alternative for baseball is to renovate the fastpitch softball diamond at Powell Beach and provide a portable pitching mound (6" height) to allow sharing with baseball (same field dimensions). See detailed mitigation information in Backgrounder – Impact and Mitigation Options.





Size = 0.85 acre

- Small area = 0.22 acre
- Large area = 0.63 acre



Size = 1.6 acre

- Small area = 0.22 acre
- Large area = 1.33 acre

Assessment	
Use of space and design	<ul style="list-style-type: none"> • Both options provide sufficient space to exercise dogs and provide separate areas for large and small dogs. Both include a buffer zone with diamond #2 to prevent conflict when used by both baseball and dog park users. • Option #1 uses more of the existing fencing • Option #2 allows for the development of multiple types of space for dogs (e.g. sensory areas, training areas)
Building costs	<ul style="list-style-type: none"> • Existing fencing can be used to various degrees in both options. Current fencing is 1.2 meters high, but several areas have gaps at the bottom that will need to be filled. • Removal of baseball landscaping is optional and could be part of a second phase in both options • Double gate with concrete pad, with second gates (2) to access areas for large/small dogs; Access gates for maintenance equipment. • Accessible path to gate from parking • Installation of water source • Addition of benches inside the enclosure; shade system could be part of a second phase • Garbage bin and waste bag dispenser
Maintenance costs	<ul style="list-style-type: none"> • Garbage pickup and bag restock (2x/week) • Mowing
Factors in favour	<ul style="list-style-type: none"> • Existing fencing could be repurposed • Existing parking • Underused in off-season • Central for biking and driving
Factors against	<ul style="list-style-type: none"> • Impact on baseball for ages 7-11 • Washrooms and septic system in poor condition • Parking could be challenging during baseball tournaments

Cost Estimates – Living Memorial Dog Park

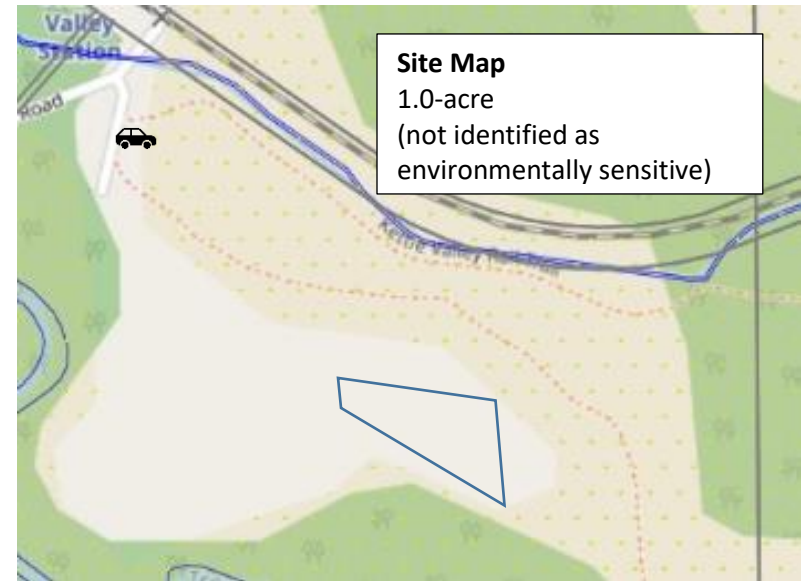
Building Costs	Option #1		Option #2	
		Materials and labour (before tax, rounded)		Materials and labour (before tax, rounded)
Fencing (new)	90m x \$113	\$10,185	275 x \$113	\$31,120
Gates – people/dogs	3 x \$288	\$865	3 x \$288	\$865
Gates – equipment	2 x \$863	\$1,725	2 x \$863	\$1,725
Concrete pad	7.4 sq metres x \$168	\$1,240	7.4 sq metres x \$168	\$1,240
Asphalt path (40m x 2m)	80 sq metres x \$47.25	\$3,780	80 sq metres x \$47.25	\$3,780
Field preparation		TBD		TBD
Water source	Stand = Installation =	\$3,150 \$2,100	Stand = Installation =	\$3,150 \$2,100
Garbage bin/bag stand		\$3,150		\$3,150
Benches		TBD		TBD
Shade structure		TBD		TBD
Signage – park rules		\$525		\$525
Total		\$26,720		\$47,655
Ongoing (annual)				
Mowing		<i>Already in annual budget</i>		<i>Already in annual budget</i>
Garbage pickup / bag restock (2 x 30min./week x 52 weeks)	Labour = Tipping fees =	\$2,265 \$5,460	Labour = Tipping fees =	\$2,265 \$5,460
Total		\$7,725		\$7,725
Mitigation Costs				
Renovate Powell Beach diamond		\$110,000		\$110,000
Portable pitching mound		\$2,000		\$2,000
Storage unit (C-can)		\$5,000		\$5,000
Total		\$117,000		\$117,000

Notes:

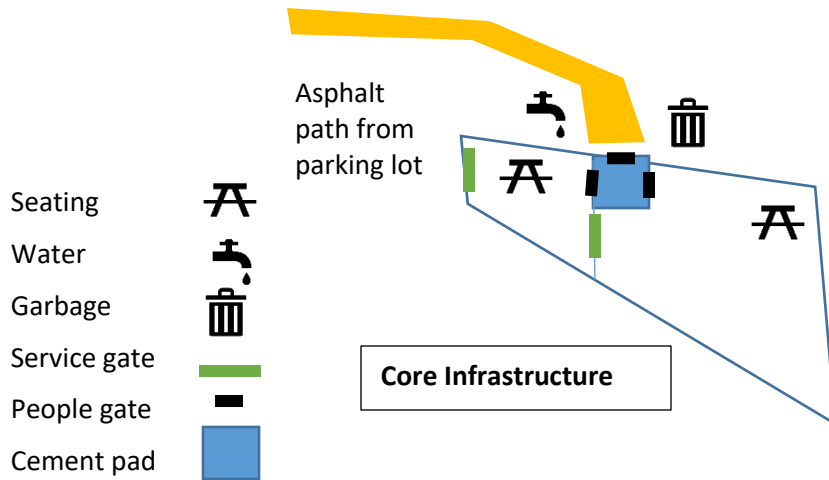
- Estimates are based on current prices provided by suppliers and Public Works. Additional amounts have been added in anticipation of expected increases in 2021: 2% on labour costs, 5% on material costs, and 15% on fencing costs (which have been impacted by supply issues due to COVID-19).
- Field preparation, benches and shade structures are not estimated as they will depend design decisions. Professional design services are recommended but not included as costs will depend on the selected option. Design can range from \$1,500 (concept plan) to \$3,000 (concept plus detailed plan).
- Detailed mitigation cost estimates are available in [Backgrounder – Impact and Mitigation Options](#).

3. Summerland Rodeo Grounds

Address: 18709 Bathville Road



Description	
Location and Size	<ul style="list-style-type: none"> • 8-minute drive (5.9 km) from Memorial Park (Google Maps) • 1.0 acre (proposed site) • Separate area for small dogs
Amenities	<ul style="list-style-type: none"> • Washrooms and drinking water available (April – October) • Seating and shade structure not currently available at the site • Off-street parking available, shared with Conkle Mountain Park
Landscaping	<ul style="list-style-type: none"> • Existing trees outside the fenced area; needs ground preparation (currently in natural state) • No irrigation
Dog amenities	<ul style="list-style-type: none"> • Litter bag dispenser and bins need to be added • Water station needs to be added near fencing; will require extension from the club house building or washrooms
Special considerations	<ul style="list-style-type: none"> • A larger 3.0-acre area is possible, but would be in an area designated to be environmentally sensitive



Cost Estimates	
Item	Materials and labour (before tax)
Fencing (310 x \$113/m)	\$35,080
Gates – people/dogs (3 x \$288)	\$865
Gates – equipment (2 x 863)	\$1,725
Concrete pad (7.4 sq metres)	\$1,245
Asphalt path (250m x 2m x \$47.25)	\$23,625
Field preparation	TBD
Water source	Stand = \$3,150 Installation = TBD
Garbage bin/bag stand	\$3,150
Benches	TBD
Shade structure	TBD
Signage – park rules	\$525
Total	\$69,365
Ongoing (maintenance)	
Field maintenance/Mowing	TBD
Garbage pickup / bag restock (2 x 30min./week x 52 weeks)	Labour = \$2,265 Tipping fees \$5,460
Snow clearing	TBD
	\$7,725

Assessment	
Building costs	<ul style="list-style-type: none"> Fencing needed Accessible path from parking to fenced area Installation of water source extended from the Club House Addition of benches and shade system inside the enclosure Garbage bin and waste bag dispenser Field preparation; removal of dangerous plants/weeds (e.g. cactus) and animals (e.g. snakes)
Maintenance costs	<ul style="list-style-type: none"> Garbage pickup and bag restock (2x/week) Monitoring of plants/mowing Clearing of access in winter
Factors in favour	<ul style="list-style-type: none"> Large area that can have additional areas/amenities added over time Washrooms and drinking water available (April – October) Existing parking Underused in off-season
Factors against	<ul style="list-style-type: none"> Not ideal for walking and biking from downtown area Main road and parking lot may not be plowed for several days after a snow event, making it inaccessible. Long path (~250-300m) from parking to fenced area, requiring snow clearing Master Plan has not yet been completed Development of a larger park will require an environmental assessment

Notes:

- Estimates are based on current prices provided by suppliers and Public Works. Additional amounts have been added in anticipation of expected increases in 2021
- Field preparation, benches and shade structures are not estimated as they will depend design decisions. Professional design services are recommended but not included as costs will depend on the selected option.
- To avoid conflict with current users of the Rodeo Grounds, parking needs to be limited to the Conkle Mountain lot. Horses will not be able to use the path to the dog park area. Campers will need to stay within the usual areas used for RV's and campers during events at the Rodeo Grounds.
- Detailed mitigation cost estimates are not provided, but a description of planning issues is available in [Backgrounder – Impact and Mitigation Options](#).