

COMMUNITY ENGAGEMENT SUMMARY

Interim Snapshot of Public Input Received To Date



Waterfront Area Plan

May 1, 2017

The following report was prepared by DIALOG as part
of the Waterfront Area Plan process for the Town of
Ladysmith and Stz'uminus First Nation



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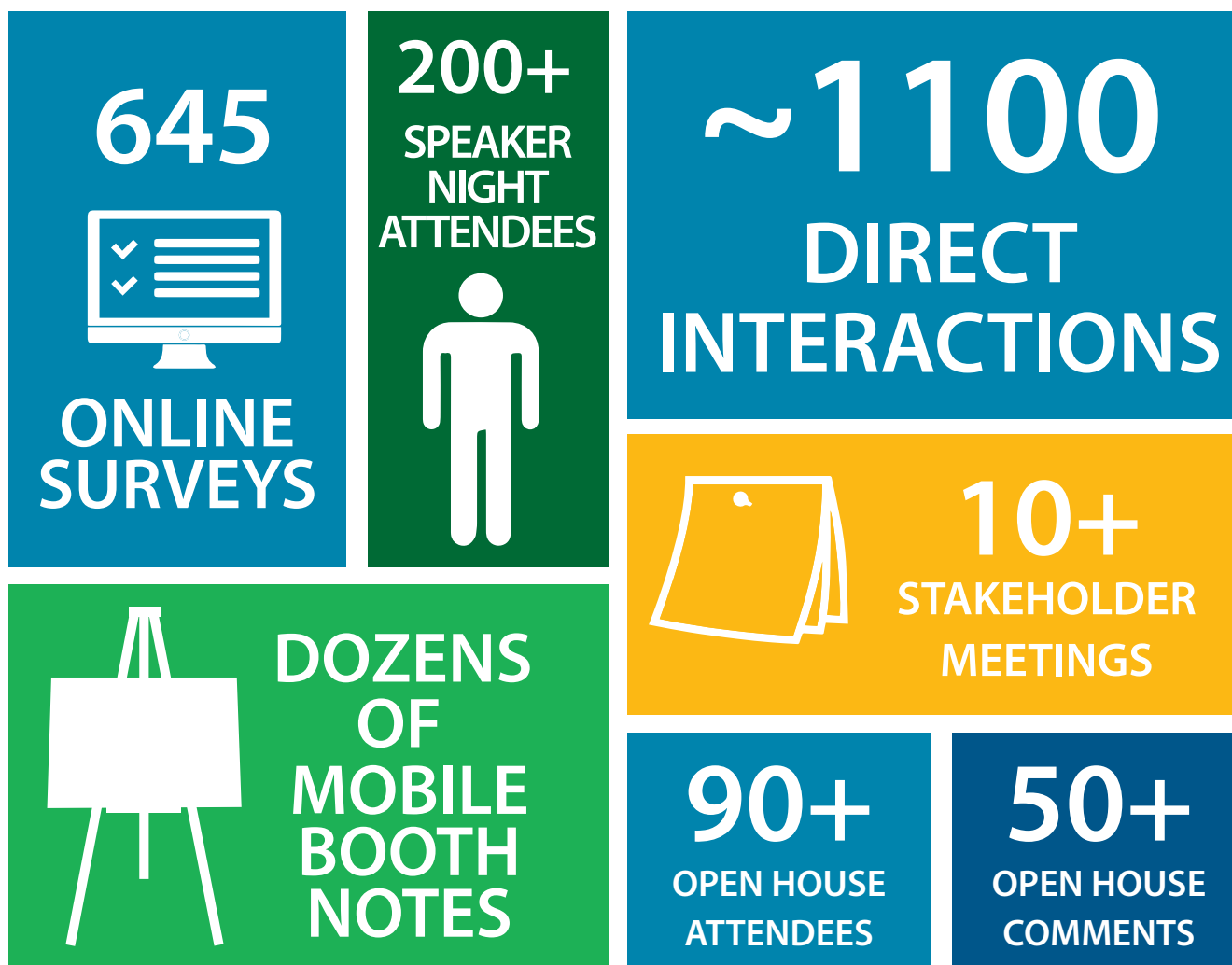
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The Engagement Process

The Town of Ladysmith and Stz'uminus First Nation have partnered in the development of a Waterfront Area Plan. This process involves engagement of community stakeholders and land owners to confirm and/or develop the vision and community planning goals, objectives, and policies for the Waterfront Area. As of March 12, 2017, an estimated 1100+ distinct participant interactions took place and included the following activities:

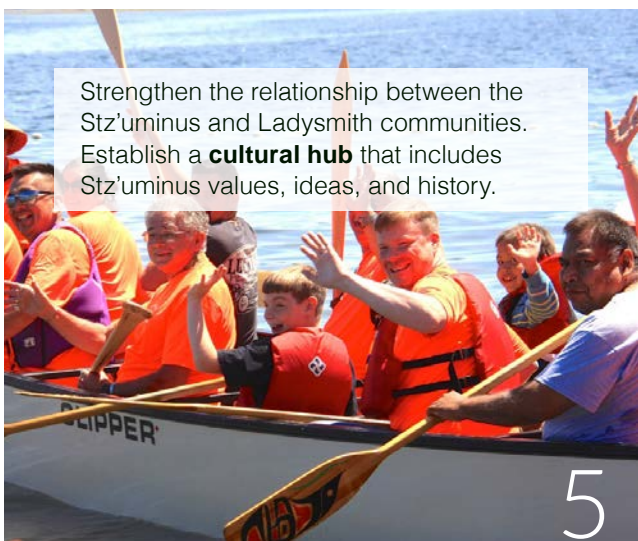
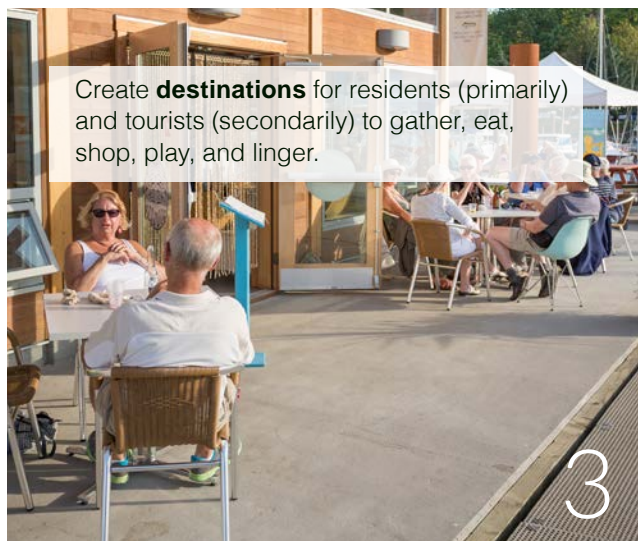
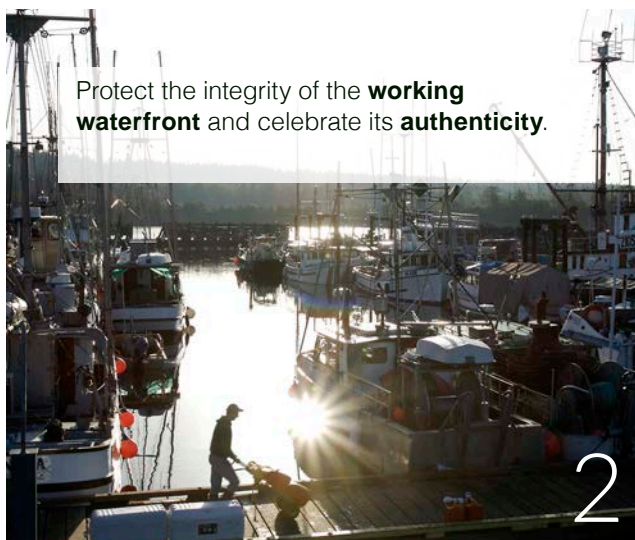
- Ongoing updates and discussion with Mayor Stone and Chief Elloitt, and members of both Councils;
- Mapping and discussion with diverse groups in Ladysmith, including with the Secondary School Leadership Class, Seniors Centre, Ladysmith Family and Friends, and passersby in community facilities and businesses;
- Discussions with Town and SFN administration staff;
- A workshop with property owners and tenants;
- A Speakers Night including Elder Ray Harris and visiting experts on waterfront development and indigenous design;
- Stakeholder meetings with the Coast Salish Development Corporation, Ladysmith Fisherman's Wharf Association, Sealegs Kayaking, and a number of service clubs; and
- An online survey, with input from 645 participants representing all age categories and including residents, business owners, employees, and students, as well as a handful of visitors.
- Design Charrette
- Public Drop-In Open House

This report summarizes participant input, which will be used in the development of waterfront planning options.



Overall Themes

While participant input was extensive and diverse, a number of overarching themes emerged from the process:



Participant Input by Activity

EARLY MAPPING AND COMMUNITY DISCUSSION

Prior to launching the large-scale engagement in 2017, early community input was sought through an interactive mapping exercise with the Secondary School Leadership Class, and an interactive mobile booth that set up at the Seniors Centre, Ladysmith Family and Friends, and in other community facilities and businesses around Ladysmith. Stz'uminus administration staff also provided ideas about the future of the waterfront.

Leadership Class Mapping

What place are special to you or others at the waterfront? Why?

The locations below were identified on maps, and the reasons for choosing those locations are included in representative/example comments below:

- **Machine Shop** – “Cause people get to see the art of Ladysmith”
- **Walking Connections / Trails** – “People including my family walk our dogs there”
- **Treed Areas** – “It’s good to keep the forestation”
- **Water / Ocean** – “It’s important to have healthy water”
- **Slack Point** – “Nice place to bike”
- **Community Marina** – “I like to go here with my friends. It’s pretty and people keep their boats here.”
- **Parking Lot Area** – “Nice to sit in your car and look at the water”
- **Transfer Beach Park** – “It’s pretty and nice to swim, lay and sleep outside there”



What's your big idea for the future of the waterfront? What would make this a draw for you?

The following maps were generated and include the following ideas. Bracketed numbers indicate the number of groups (out of 4) identifying the idea.

- Create a **boardwalk or continuous trail** (3) along the waterfront and through Slack Point – Add stores along the boardwalk; Add a weather-protected shelter and benches along a waterfront boardwalk
- Create restaurants and cafes, including a **floating restaurant on the water** (2)
- Create a dog zone and/or keep **Slack Point as a dog area** (2)
- Create more things for teens to do, like a **drive-in movie** (2) or ferris wheel
- Create tourism amenities, including a campground, hotel, and gift shop
- Create a bike park at Slack Point
- Add a bench on the shoreline on Slack Point
- Add picnic tables and parking on Slack Point
- Create a path from Town directly down to the community marina

Interactive Mobile Booth

What are your hopes and ideas for the future of the waterfront?

The following are key themes with representative/example comments.

- **Create a market and other food destinations** – “Make a public market combined with Farmer’s Market in seasons available to public”; “Evening / permanent coffee shop – not just seasonal”
- **Create a boardwalk** – “A long walkway; nature walk; boardwalk”; “Add a boardwalk with retail and dining - tourists and locals would love a waterfront year round restaurant”.
- **Add camping** – “Have a campground there”; “R.V” recreational and camping at original campsite instead of being a dump for the municipality”
- **Promote tourism** – “Hotel resort and dock”; “Put tourism information into or near waterfront gallery and marina”
- **Include housing** – “Condos / hotel but access for public enjoyment”; “Float homes and liveaboard community”
- **Do not include housing** – “No residential – should stay public”
- **Enhance marina** – “Dredge and extend LMS marina”; “Pave the road to the marina”

Stz’uminus Administration Staff

The following ideas were identified by two members of the Stz’uminus administration staff for the future of the waterfront:

- Create a **Big House with a museum** that teaches about history
- Support the creation of **warrior canoe tours**
- Possibly establish a **longhouse hotel**
- Include **spaces for canoe builders**
- Creating spaces for **interactive learning**, such as an interpretative trail or medicine walks

SPEAKERS NIGHT

A Speakers Night was held in order to inspire citizens and open minds to a range of possibilities. The following is a poster used to advertize the event, and includes details on the speakers and topics:

OUR WATERFRONT PLAN

Working together to build our future!

SPEAKERS NIGHT



WEDNESDAY, FEB 1, 2017
7:00 - 9:00 PM
Aggie Hall
1110 First Avenue, Ladysmith

What's Happening?

The Town of Ladysmith and the Stz'uminus First Nation are working in partnership to develop a plan for the Ladysmith Waterfront Area, in the spirit of building our relationship. Join us for an inspiring speakers night meant to explore the range of possibilities for the future of the Waterfront.

Join the Conversation

This is a vital project for the future of Ladysmith, and your input is an integral part of the process! Our special guest speakers will be taking your questions about waterfront planning at the event. There will also be interactive materials with background information on the project and opportunities for you to leave your input. Get involved and have your say!

Followed by a Panel Discussion and Question Period.

FOR MORE INFORMATION

CONTACT US
250.245.6405 / fadams@ladysmith.ca
250.245.7155 / marcel.aubin@stzuminus.com

<http://www.ladysmith.ca/city-hall/news-media/waterfront-area-plan>

GET CONNECTED  



Ray Harris (Shulqwilum) - Living in the Harbour - Ray is an elder and former chief of the Stz'uminus First Nation. He is an active commercial fisherman, respected speaker, activist, and co-chair of the First Nations Summit. These experiences are guided by his participation in Coast Salish cultural traditions.



Norm Hotson - Building Successful People-Places and Waterfronts - Norm is an architect and urban designer with over 40 years of experience creating highly successful people-places and waterfronts, including the celebrated redevelopment of Granville Island.



Ouri Scott - Coming Together - Reconciliation, Placemaking and an Indigenous Design Perspective - Ouri is one of the first Indigenous women to graduate from UBC's Master of Architecture program. A proud member of the Tlicho First Nation in northern Canada, Ouri works with urban design to reflect and respond to contemporary First Nations culture.



STZ'UMINUS FIRST NATION



LADYSMITH

Following presentations by the three speakers, participants had the opportunity to engage with the panel during a question and answer period. The evening ended with both Ladysmith Town and Stz'uminus Nation Councils standing side by side, expressing support for a continued and growing relationship in the development of the waterfront, and beyond. The presentations and audio recording of the event can be viewed here: <http://www.ladysmith.ca/city-hall/waterfront-area-plan>

What's your big idea for the future of the waterfront?

Participants were invited to share their "big idea" for the future of the waterfront, leaving their comments on provided sheets. Of the approximately 200 attendees, over 60 left comments. Big idea themes are outlined below, and include representative/example comments.

- **Diverse Destinations and Uses** – "Resort and spa, nightlife, market"; "Float homes; yoga studios; steam train travel; mixed density living and working; restaurants; pubs; living ocean museum; cultural centre; fishing/crabbing wharf; business centre; drumming studio; First Nation art studio; year around market; live aboard boats; climbing gym; green energy and building; oyster farm"; "Nice R.V. camping area"; "Theatres and canoe races"
- **Walking Connections / Trails** – "A lot of walkways with open green space for picnics and the enjoyment of the waterfront."
- **Waterfront Access and Boardwalk** – "A boardwalk at the edge of the water is essential"; "Public access for pedestrians for the entire waterfront"
- **Local / Regional Connections** – "Links by car/foot/bike to downtown"; "Harbour links – park/trails/ beach development on east side of harbour"; "Overhead walkway across highway"
- **Strong and Visible Partnership between Town and Stz'uminus Communities** – "We need a cultural centre, not just for our First Nations, but to involve and educate everybody on the ways/ history/ values of our original peoples"
- **Environmental Protection** – "Please preserve the environment and restore the harbour with a shared vision from both First Nations and the Town. I'd like to see clams here again."; "Clean it up!"
- **Arts and Culture** – "Artists studios"; "First Nation arts workshops"; "Art gallery"; "Museum and arts centre"
- **Marine Focus** – "Boat moorage, boat building, boat repair, boat supply, boat charter, boat tours, boat liveaboards"; "Mixed use dock with houseboats and moorage"



PROPERTY OWNERS AND TENANTS MEETING

A Waterfront Property Owners' and Tenants' Committee is meeting three times during the planning process, in order to bring together property interest in the area covered by the waterfront area plan project. The role of the Committee is to provide input and feedback as the draft plan is being developed. The first workshop was held in early February.

What are your priorities, hopes, and ideas for the future of the waterfront?

The following are key themes with representative/example comments.

- **Protected and Restored Environment** – “Happy clams”; “More fish”; “Clean harbour – stabilized coal”; “Environmental stewardship”; “Restored sea beds”
- **Stronger Stz’uminus Presence** – “Inclusion of SFN in each aspect of our history, art, and culture”; “Significant Stz’uminus presence”
- **Tourism Amenities/Draw** – “A place to engage the community and to attract tourists – jobs!!!”; “Tourist attraction – FN history”; “Accommodation, hotel, spa, restaurants”
- **A Mix of Uses** – “Industrial, environment, community merging together a priority”; “A Granville Island look with arts and industry together”; “Mixed use medium density commercial residential”
- **Celebrate Heritage and Culture** – “Work toward having a heritage park, gathering place”; “Expo building: heritage village, SFN art, festival festivities”; “Bringing all heritage together in one location”
- **Walking Networks** – “Park and trails connecting all waterfront and lawn”; “Boardwalk”
- **Strong Marine Focus** – “Support of... fishing industry”; “Sea theme attractions”; “Boat transfer parking”; “Expansion of community marina”

What challenges or barriers must be overcome to bring these ideas to life?

Key identified barriers include:

- High costs of **environmental remediation** and determining responsibilities/roles for addressing it
- Potentially different perspectives on how to approach **Lot 651** in the future
- Challenging **pedestrian access** from Ladysmith’s downtown
- Providing appropriate **parking**
- Unknown future of **railway**
- Determining **how to approach the “jewel”** – the most readily developable area – in terms of timing
- Creating **value for everyone** around the table

ADDITIONAL STAKEHOLDER MEETINGS

Additional stakeholder meetings were undertaken in mid-February with: Town staff (Infrastructure Services, and Parks, Recreation, and Culture); Ladysmith Fisherman's Wharf Association; Coast Salish Development Corporation; Sealegs Kayaking; and service clubs (Rotary, Eagles, and Lions).

The following themes emerged from those discussions:

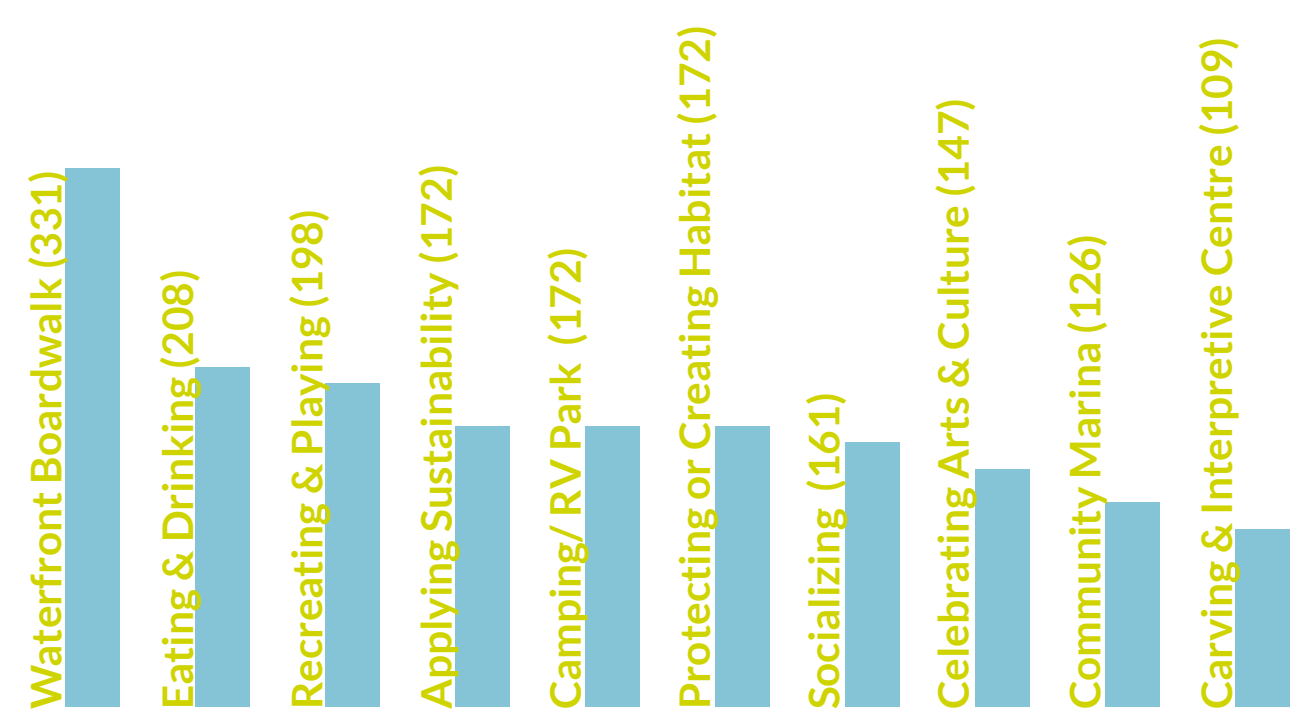
- There are opportunities for SFN to explore **economic development initiatives**, such as a commercial fishery option, including a facility that could expand shellfish processing at the Small Craft Harbours location. It may be worth undertaking a feasibility study.
- There is a potential opportunity for a water **connection across the water**, connecting the two sides of the harbour / the two communities.
- There is a desire to see a **boardwalk** in place - where people can "touch the water". Possible precedents include Parksville, Crofton, and Nanaimo.
- The future of the Island Corridor is uncertain. It could be a **future multi-modal / active transportation trail**, if the railway is discontinued/removed. Until such a time that a decision is made and if there is sufficient space in the corridor, there could be a potential opportunity to have a continuous Trans Canada Trail link adjacent to it.
- There is an opportunity for a **pedestrian connection leading up / onto Fisherman's Wharf**, with the new breakwater configuration.
- The waterfront would be an ideal place for a **cultural hub. Experiential-based tourism** and cultural amenities are desired for the waterfront, including for boat-making, arts programming, a "heritage park", creative and creative/maker spaces; and more.
- It will be important to determine how to utilize the **Machine Shop** moving forward. There are valued tenants there currently that greatly contribute to the arts, heritage, and culture sector in Ladysmith. However it is also costly for the Town to maintain, so revenue generating uses could be complementary. It could be a great focal point for the community.
- There are diverse views on how to approach **Slack Point**, including leaving it as an informal park, extending green connections from Transfer Beach Park, adding an RV park or other revenue-generating uses, and developing it with cultural and other destinations.
- In terms of **infrastructure**, the servicing connections and capacity from Town would support many development scenarios in the study area.
- **Service clubs have played an important role** in providing amenities near the waterfront, ranging from a spray park and playground at Transfer Beach Park, to the planting of ginkgo trees in the study area itself.
- Enhancing and creating **more walking trails** is an important priority for the waterfront, including **accessible connections** for people with mobility challenges.
- The waterfront would benefit from a **well-marked visitor's centre** on the waterfront.
- **Better signage** is required for wayfinding and to direct people to the waterfront.
- **Parking** needs to be sufficient for public events.
- The area should be **publicly accessible**; gated communities are not desired here.
- There are **affordable housing needs** that could be met on the waterfront, or that could be supported by development on (and revenues from) the waterfront.
- An **RV facility/park** would benefit the Town from a revenue generation standpoint, and would be a great draw for tourists and visitors, however it might not be the right location in terms of land value. Other **tourism amenities** such as hotels and restaurants are also welcomed.

- **Destinations** like wine bars, cafes, and coffee shops could provide opportunities for people to gather and enjoy the view.
- Dealing with **derelict vessels** will be important, considering the environmental issues that go along with it.
- It is vital to maintain the **marine industries** on the waterfront, including the commercial fishing fleet. It is important that new development – such as residential buildings – do not threaten or push out these important industries.
- There are opportunities to create **more marine-focused destinations** and experiences for visitors, such as seafood sales from boats at the commercial marina

ONLINE SURVEY

The online survey has been the most far-reaching engagement activity of the process to date, including input from 645 participants. The below graphs present some of the key outcomes of the online survey.

Priorities for Future Uses and Experiences
(Top 10 out of 21)



Top Priorities for Protection of Existing Features

Access to the water's edge



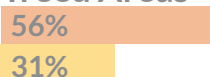
Trails



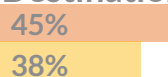
Greenspace



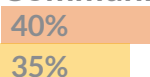
Treed Areas



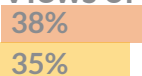
Destinations and amenities on the water



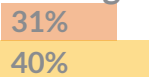
Community Marina



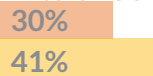
Views of the area to and from the harbour



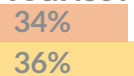
Heritage features and historical artifacts



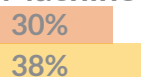
Arts & Culture



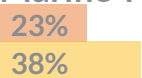
Tourist Moorage



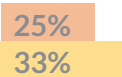
Machine Shop



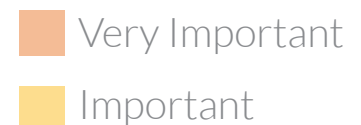
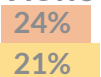
Marine-related industry and jobs



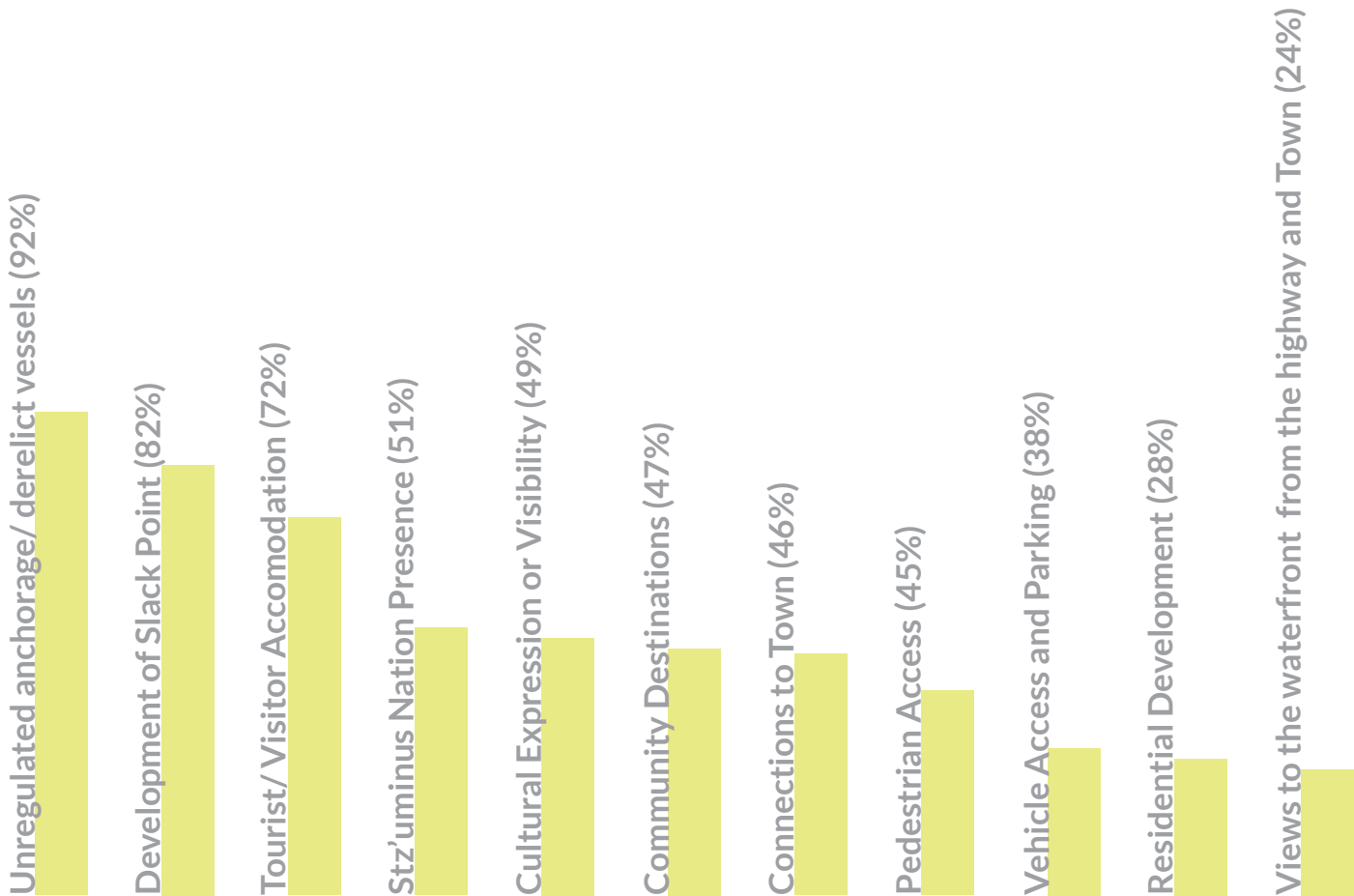
Short-term anchorage



Views to the waterfront from the highway and Town



Elements Needing Improvement



Existing Plan Elements that Still Make Sense (from the 1997 WAP)

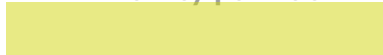
Continuous linear pathway along waters edge (92%)



No high-rise residential (76%)



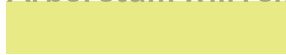
A community park at Included at Slack Point (73%)



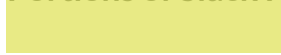
Maximum of 3 storeys in building height (60%)



Arboretum will remain (54%)



Portions of Slack Point will be developed (53%)



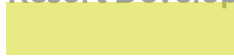
Expo Legacy (Machine Shop) as community focal point (52%)



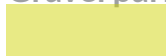
Small scale residential that is secondary to downtown (52%)



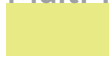
Resort Development - hotel and marina (44%)



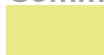
Gravel parking lot by amphitheatre will be turned into park (31%)



Multi-family residential (20%)

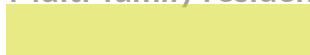


Community care facility (19%)

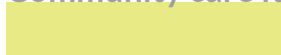


Existing Plan Elements that Need to be Revisted (from the 1997 WAP)

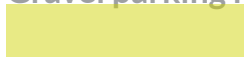
Multi-family residential (59%)



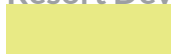
Community care facility (53%)



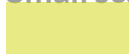
Gravel parking lot by amphitheatre will be turned into park (47%)



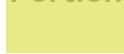
Resort Development - hotel and marina (31%)



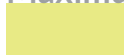
Small scale residential that is secondary to downtown (24%)



Portions of Slack Point will be developed (23%)



Maximum of 3 storeys in building height (23%)



No high-rise residential (16%)



Expo Legacy (Machine Shop) as community focal point (15%)



A community park at Included at Slack Point (11%)



Arboretum will remain (10%)



Continuous linear pathway along waters edge (2%)





Charrette Summary

Design Charrette

On March 10 - 12, 2017, a design charrette was held at the Ladysmith Secondary School. The charrette included community members with diverse insights and perspectives who explored land use and design concepts for the waterfront study area. The charrette team of 26 members included:

- eleven citizens at-large;
- Nine representatives from the following Town commissions and/ or organizations: Ladysmith Martime Society, Ladysmith Arts Council, Ladysmith and District Historical Society, Advisory Design Panel, Advisory Planning Commission, Heritage Revitalization Advisory Commission, Ladysmith Chamber of Commerce, Ladysmith Downtown Business Association, and Parks, Recreation and Culture Advisory Committee; and
- Six members of Ladysmith and Stz'uminus Councils

The following pages summarize the activities and outcomes of the charrette event.



Site Tour

Saturday began with a walking tour of the site led by former Mayor and town councillor Rob Hutchins. Participants boarded a trolley and received background information on the history, ownership, and current uses of the site. The tour began at the LMS Community Marina, continued to the boat launch and fishermans wharf, moved on to the Machine Shop, visited “the Jewel” and finished up on Slack Point.

Participants had reviewed a comprehensive charrette brief in advance of the tour, and were able to ask any questions that they had about the site during the tour. The intent of this tour was to provide a solid and comprehensive background for the charrette design activities.



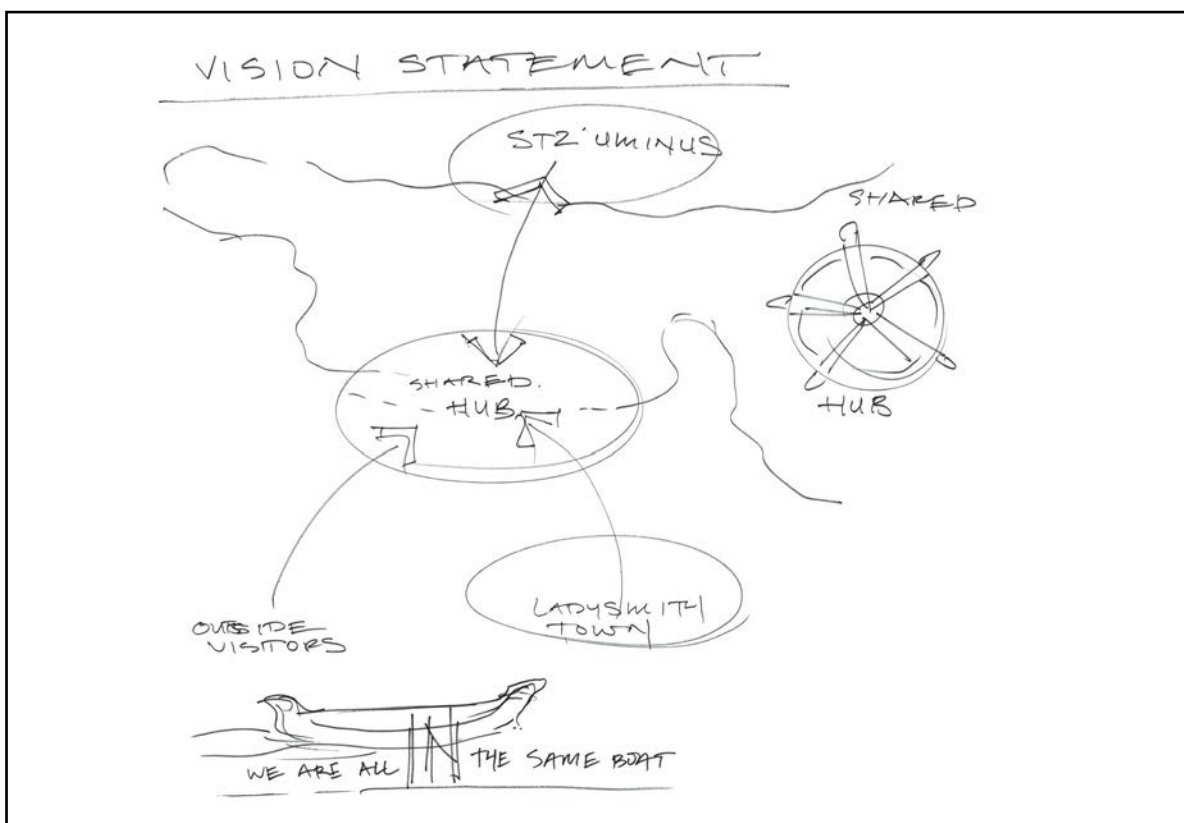
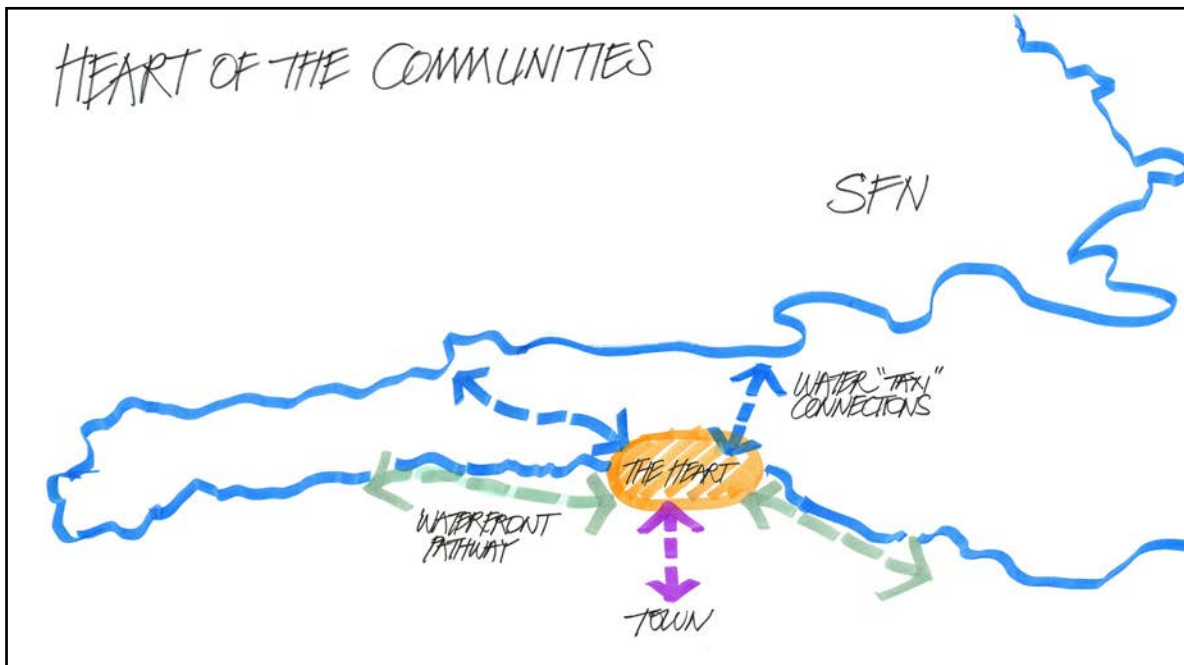


ICE BREAKER ACTIVITY

Vision, Principles and Land Use Diagrams

The first exercise on Saturday had participants break up into three groups, which would become the charrette groups for the rest of the weekend. To begin, the groups worked on articulating a vision for the site. Some of the groups worked to record this visually, while others wrote out principles and a vision statement. Following, all three groups reported back to the larger group

The below diagrams are outcomes of this exercise and highlight connections between the Stz'uminus First Nation and The Town of Ladysmith and the importance of the waterfront acting as a heart or hub of the area.





Vision Statement

All three groups emphasized the importance of the human element of this project, and the importance of fostering and strengthening the relationship between the Town of Ladysmith and the Stz'uminus First Nation.

One of the groups brought up the concept of the larger or big “we”, meaning that this project must consider and plan for both communities and generations past, present and future. This concept resonated with the larger group as a whole.

Naatsumaat

*We are building a legacy
for both communities
by coming together
to create the big “we”.*

Principles

Each of the groups had a discussion about the guiding principles of the plan. The following summarizes the outcomes of this activity. Common themes amongst all three groups were: the importance of relationship building; a place that respects the environment and ecology of the site; a place that enhances culture and arts uses already established on the site; and a place for recreating.

Naatsumaat (one heart + one mind)
We are building a legacy for both communities
Bringing our communities together to create the "BIG WE"

PRINCIPLES

↳ A PLACE THAT FOSTERS +
STRENGTHENS RELATIONSHIPS

↳ A WELCOMING + ACCESSIBLE
PLACE

↳ A PLACE THAT RESPECTS ^{Separate} PASTS +
HONOURS ^{or shared} FUTURE → A PLACE FOR
OUR CHILDREN

↳ A PLACE THAT ENDEAVOURS TO
~~CARE~~ REPAIR + RESTORE ECOLOGY +
HABITAT

WE → BOTH
COMMUNITIES

↳ A PLACE THAT CELEBRATES +
ENBRACES ~~OUR~~ UNIQUE IDENTITY

↳ A FINANCIALLY SOUND PLAN

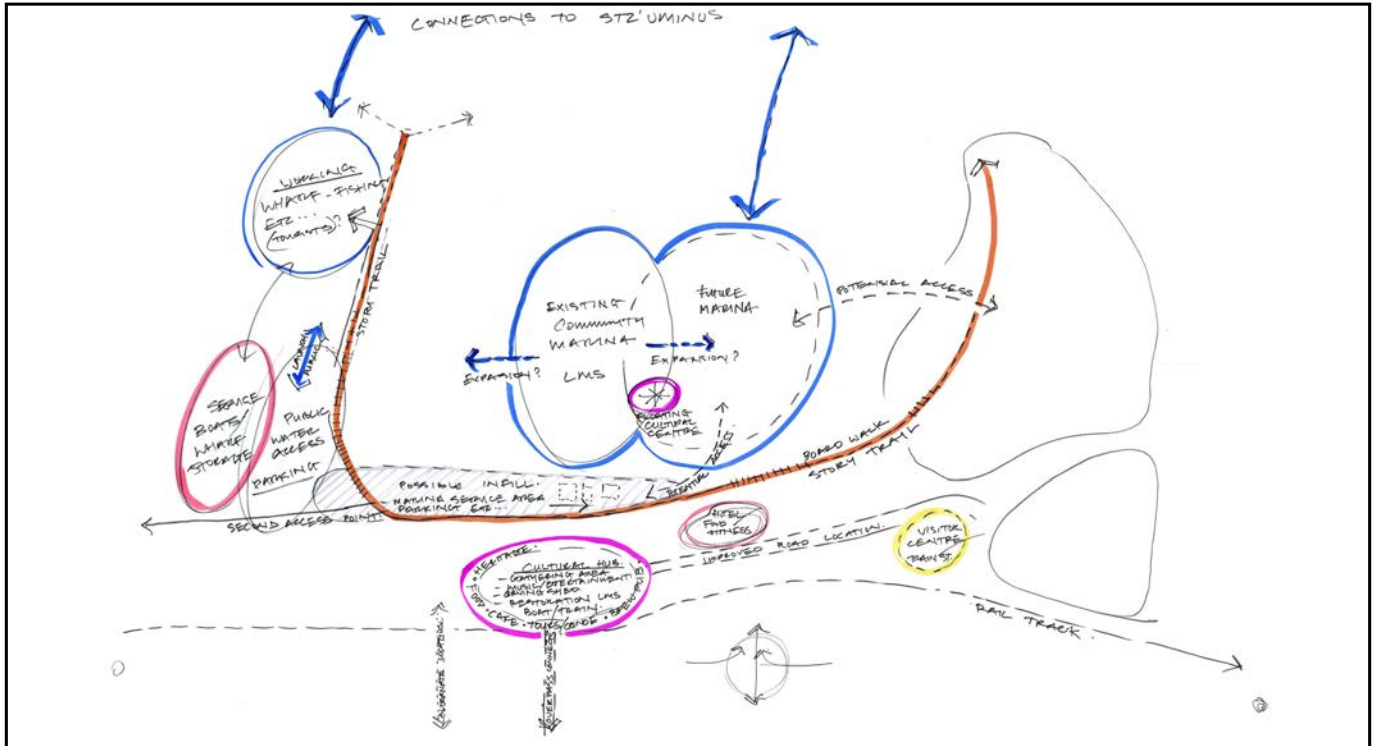
↳ BUILDING LEGACY





Small Group Design Session

During the afternoon, after the visioning and principles exercise, the three groups began to work on a design for the site. The graphic outcomes of this session are included below. After the groups had completed this exercise, each of the groups reported back to the larger group. Commonalities between all three groups included a gentle touch on Slack Point (ie. designated park land), residential development focused on “the jewel”, a continuous walkway from Slack Point to the Fisherman’s Wharf, an enhancement of the arts and culture activity already in place, and a strong honouring of Stz’uminus culture - past and present.



Sticky Consensus

To begin day two, we asked all participants to write down the top three ideas that resonated with them from day one. The group worked together to place all responses into themes. The key themes as identified by the charrette participants are identified below:

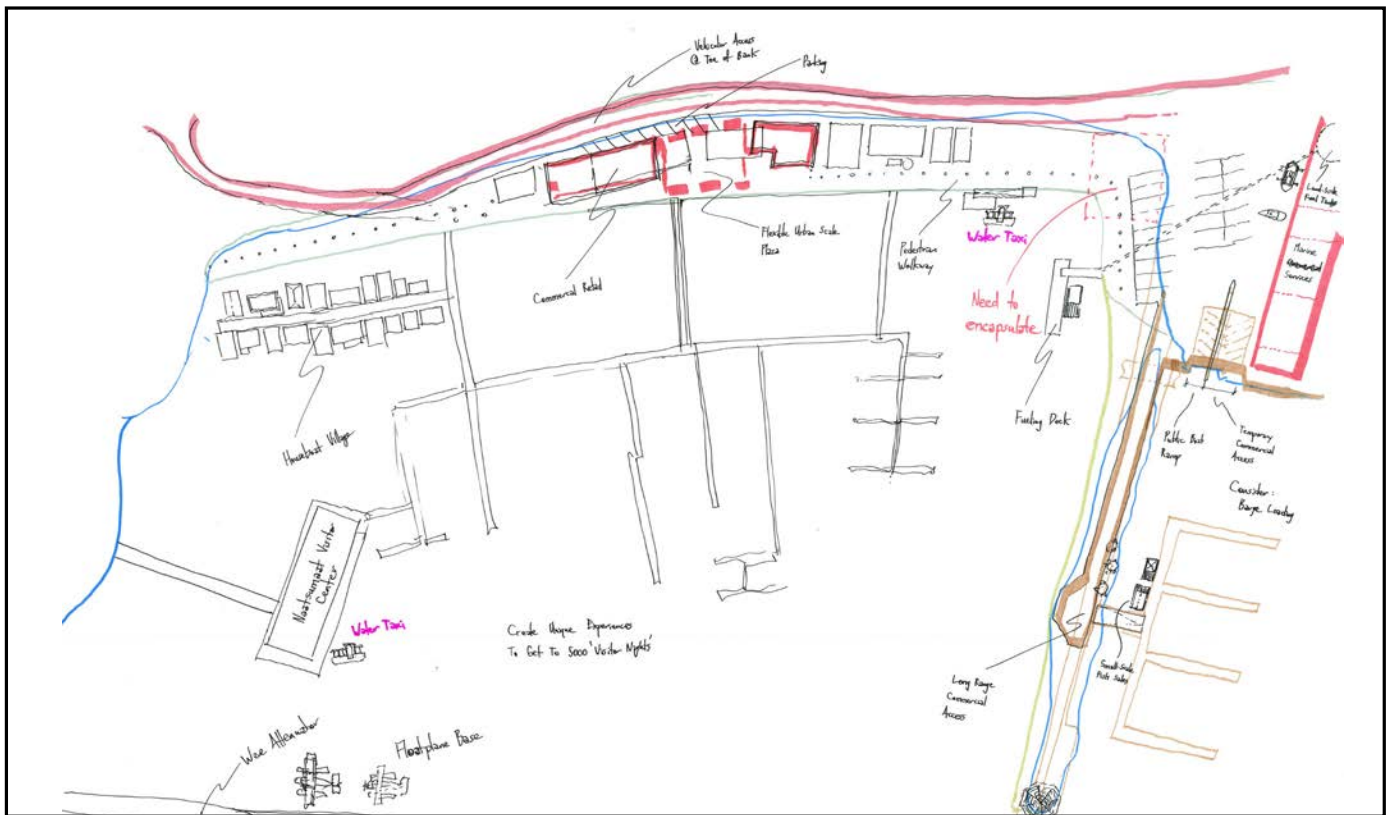
- **The Big We**
- **The Importance of Connections**
- **Culture - Including Heritage and Art**
- **Public Space (Slack Point)**
- **Water Use**
- **Waterfront (Public Access)**
- **Economic Development**
- **Other Values**



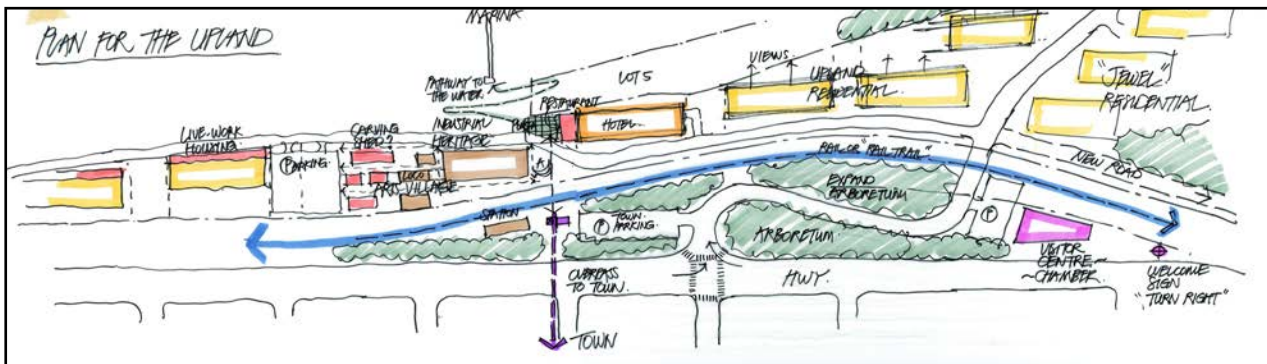
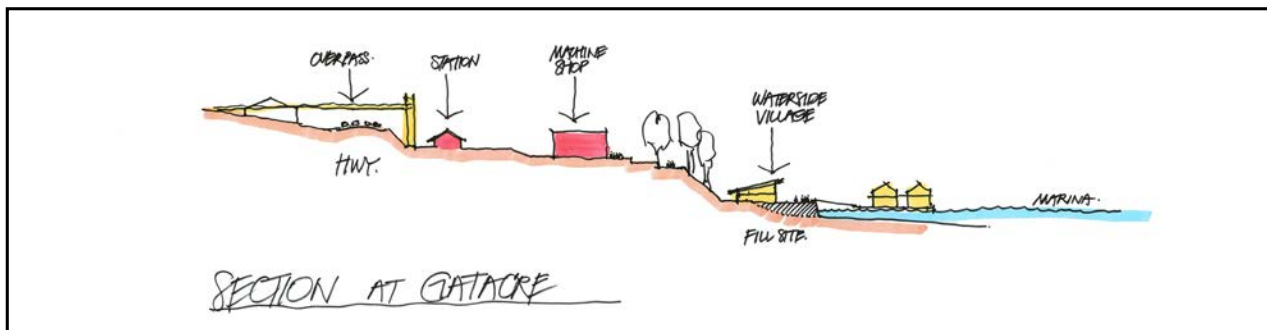
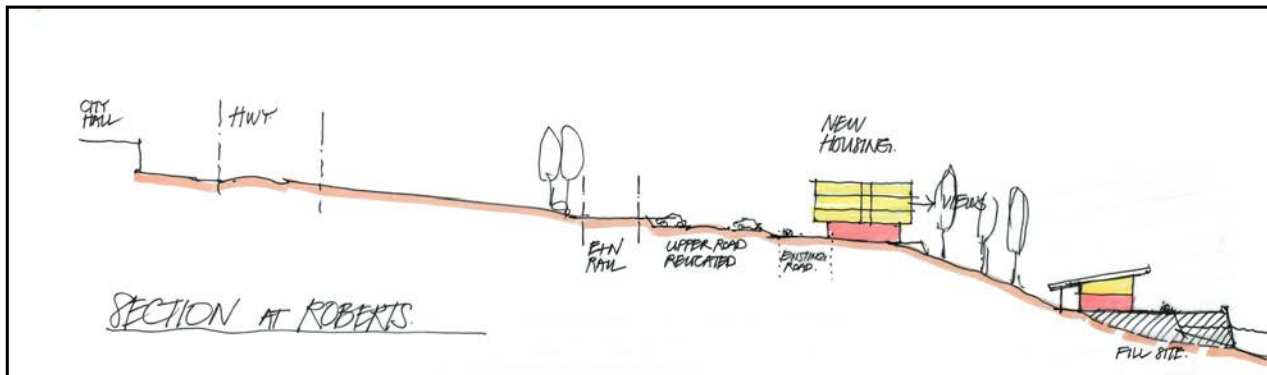
Design Deep-Dives

The final activity during the second day divided the site into three sub areas which would be the subject of a design “deep-dive”, or a closer exploration of specific areas. A graphic facilitator was assigned to each of the areas and participants were invited to join the group that was exploring the area that interested them the most. The images on the following pages summarize the outcomes of this session.

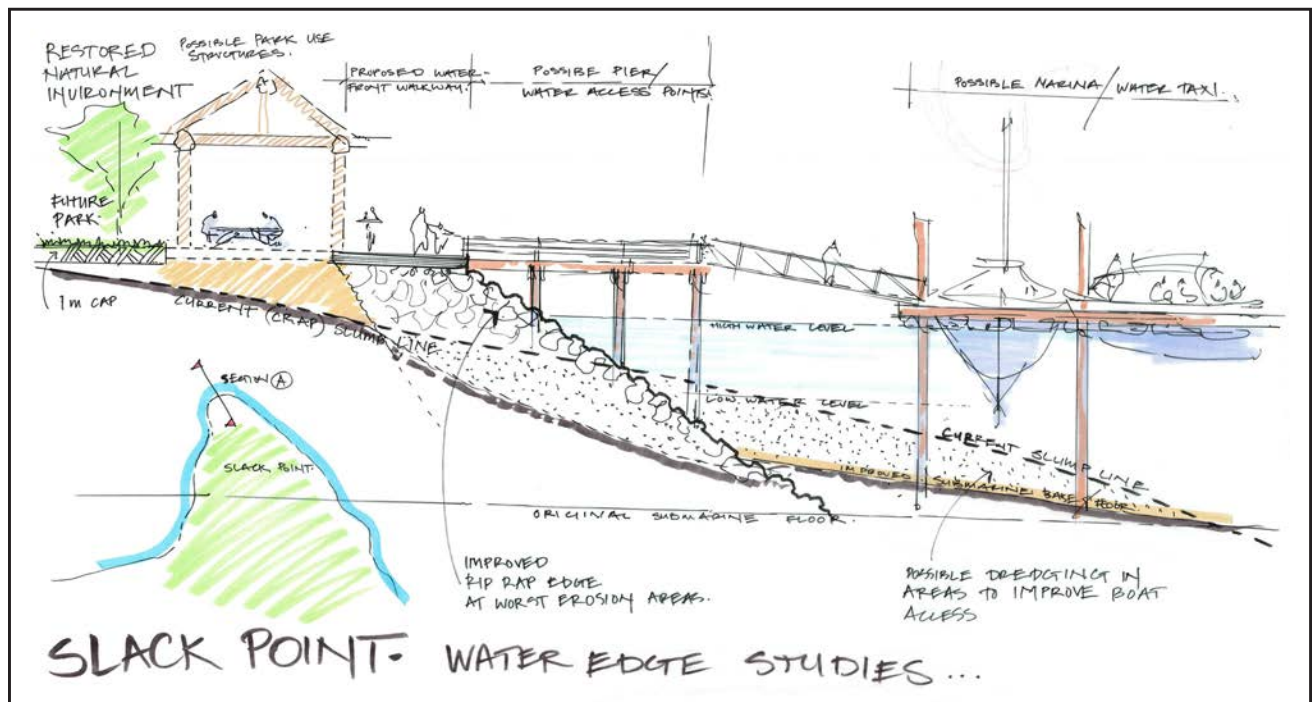
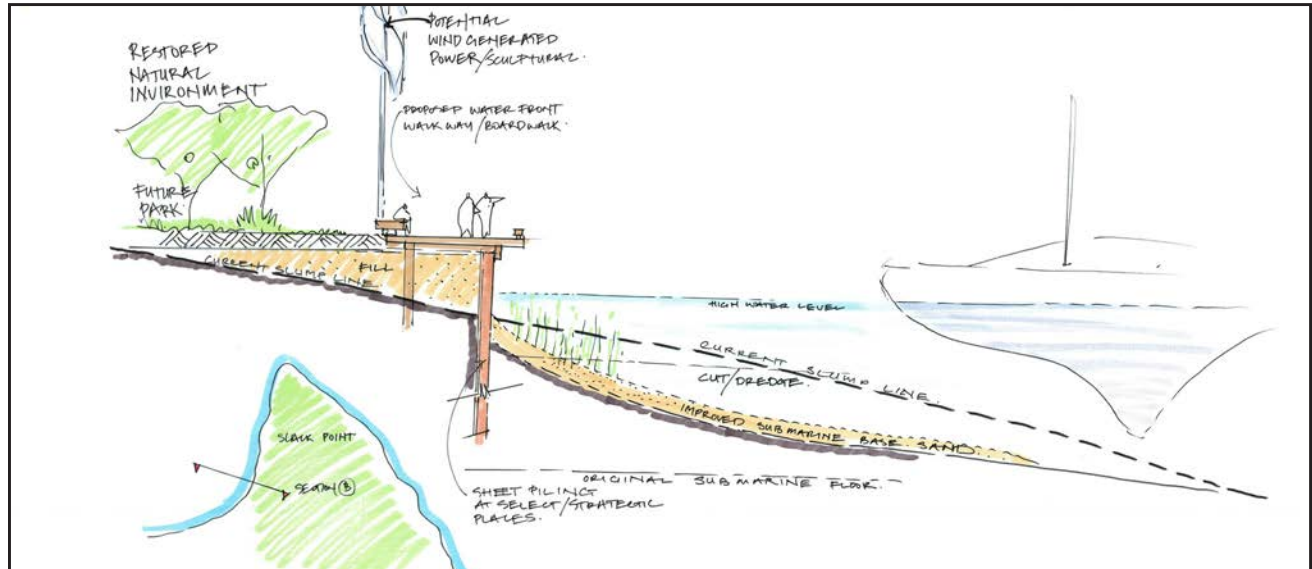
Harbour - Deep Dive



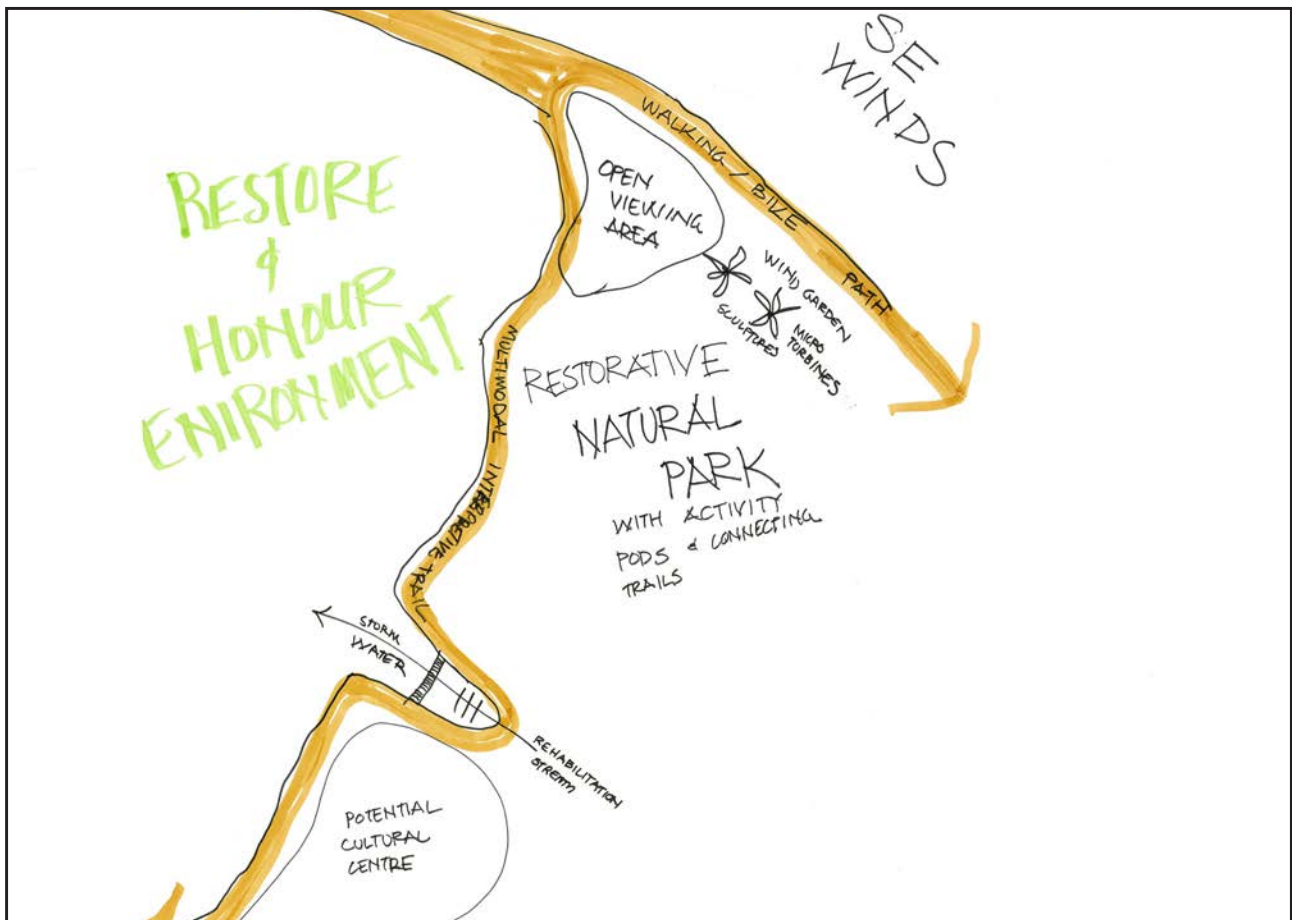
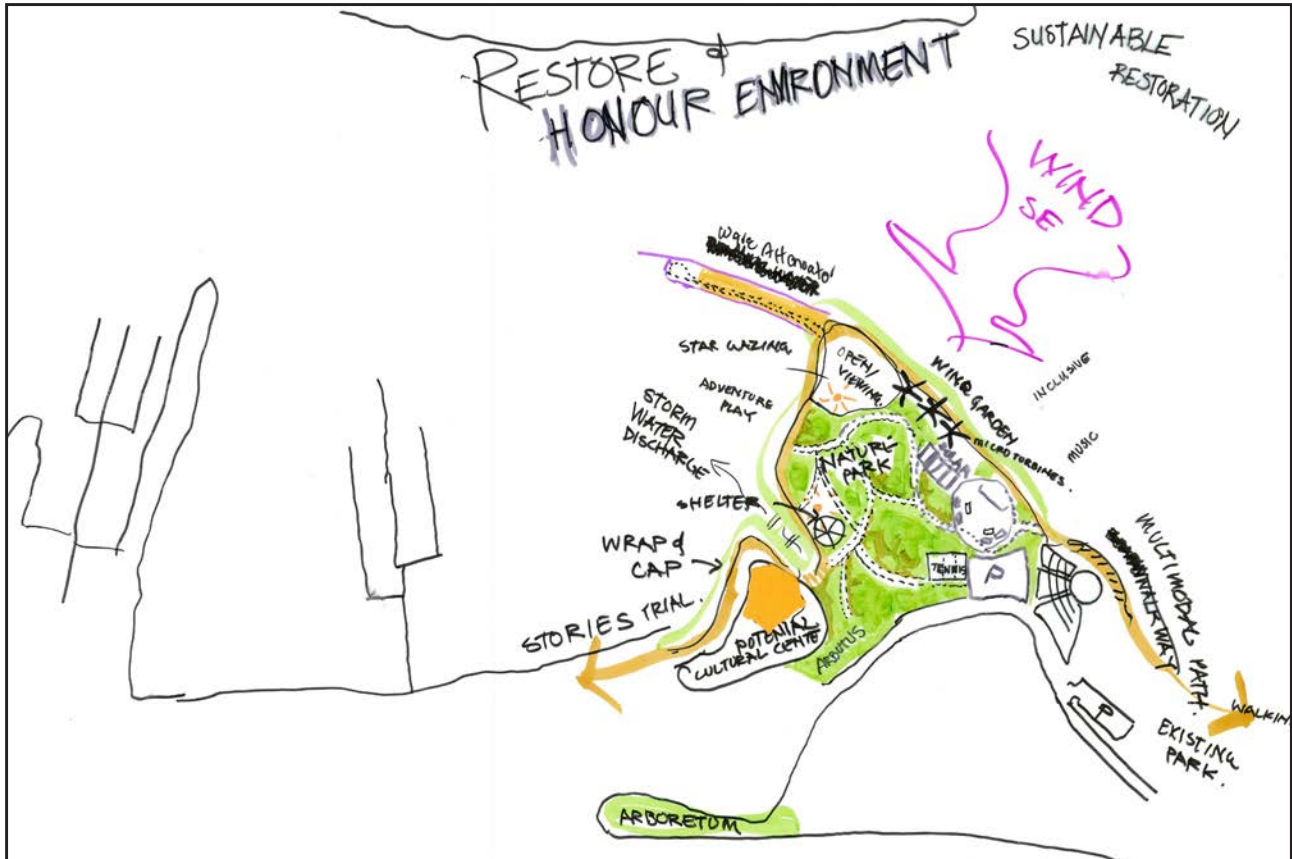
Uplands - Deep Dive



Slack Point - Deep Dive



Slack Point - Deep Dive



Open House

Following the charrette, the general public was invited to view the outcomes during a drop-in style open house from 1:30 to 4:00 PM. All of the materials that were used and prepared during the charrette were hung up or left out on tables for the public to view and comment on. In addition, several panels with background information were placed at the entrance of the room. Finally, participants were invited to leave their comments on an interactive panel.

Approximately 90 people attended the open house.





Open House Comments

A total of 48 comments were received. Many comments were in support of the process, and expressed excitement about the relationship being developed between the Town of Ladysmith and the Stz'uminus First Nation. Other comments suggested approaches that had not been recaptured in the outcomes of the charrette such as a ferry across the harbour, incorporating affordable housing into the DL651 water lot. Other comments suggested improvements or alterations to what was being presented.

Several representative comments are included below:

- *Appears to be a beautiful, balanced vision for a vibrant Ladysmith reaching out to all user groups.*
- *Naturalized play space/structure.*
- *Love we are all in the same boat.*
- *Elements needing Improvement: Pedestrian access would need to move up the list to realize some of the higher priorities.*
- *Expo building should be Arts and Cultural Centre of Ladysmith to include First Nations Art as well as a showcase for all artists in Ladysmith and surrounding areas.*
- *Greatly appreciate the unity of the 2 communities! THIS IS THE GREATEST ACHIEVEMENT!!*
- *Ferry across the harbor – at least in the summer months – this could be done now.*
- *Upland development needs to be set back from the upper edge. Provide “waterfront” walkway (etc.) on both upper and lower levels.*
- *Make Dogpatch affordable housing for grandkids by transporting naval ship from US and restoring as apartments. Max rent \$300/mo.*
- *Encouraging to see progress and common ideas – Promising!*
- *Small (electric) shuttle service from waterfront downtown (use enhancement)*
- *Stabilize the Waterfront please!*
- *Open green space like Vancouver’s Vanier Park to facilitate kite flying, kids play etc. (inc. public farm market or other alternative).*
- *Between LMS & Fisherman’s Wharf – kayak pods, marine restoration (sea grasses, spawning beds), floating walkway from LMS to Breakwater. UVIC students are interested in restoring waterbed.*
- *Thank you to all who have been a part of this process! Thanks for creating opportunity for such Important community input.*
- *Love the idea of a water taxi.*
- *Pedestrian/Cycling people bridge over hwy to town – ideal with park on garden-like interest and not just steel and concrete.*

Appendix

Charrette Group Notes

Comments – Orange Group

VISION

- Relationships are key – sincere relationships
- Opportunity
- High tech in Ladysmith
(Incubator)
- Access for communities on both side of harbour
- Small town feeling
- Some of the language from previous statement
- Emotional connections
- Integration of two communities
- Respects past, honours future
- Consideration
- Place WE THE BIG WE - can be proud of in future
- Foster existing partnerships (we have a good foundation)
- Actions speak louder than words
- Should not covet neighbours attractions
- Prevent future ecological damage from past wrong doings
Sustainable development
- David Lam Park as precedent
- Lecture halls
- Retain machine shop
Potential heritage park?
- Economically feasible – some land uses to support others
- Celebrate unique identity
- Festivals
- Focus should be water and connection to Shell Beach
- Community
- Shuttle between Stz'uminus and Ladysmith
- Community is circle
- Sense of surprise
- Safe, clean, welcoming
- Recreation
- The Gathering Place
- Waterfront as mixing point
- Centre of larger community culture
- Recreation
- Transportation
- Sustenance
- Community
- Connection- formalize informal connections
- What is legacy for our children?
- Place to break bread and have a drink
- Want to become attraction
- Stz'uminus culture celebrate + educate
- Bridging opportunity
- Our starting and end place
- FUEL most boats currently fuel on Thetis

- 1:10,000 view- how does big we see the harbour
- Working harbour
- Wind S.E. + Down Hill
- Largest producing oyster and clam lease in B.C.
- Traditionally not just one Long House – potential to bring multiple – create villages on both sides. Sharing of archaeological
- Transfer Beach Midden
- Place to welcome
- Place to mimic on Slack Point
- Must be on beach – this is where it would have been

Comments – Green Group

- Community Focus – then tourism
- Maritime Experience
- Site History
- Integration with town
- VIBRANCY – Year around celebrating seasons
- Access to all community awareness
- ENVIRONMENTAL - sensitivity and advocacy
- CONNECTIVITY - to town & across the harbor
- SHARING CULTURES - celebrating history
- PARTNERSHIPS – inclusiveness
- COMMUNITY – focus first, visitors second
- HABITAT - restoration
- MARTIME – history, arts, and culture
- RECREATION
- EDUCATION

SITE ACTIVITIES

- Gathering places/events/performances
- Commercial attractions
- Maritime history/cultural uses
- Mixed-used residential
- Hotel – Highway? Floating? The Jewel?
- Marina – resident and transient
- Floating home village
- Heritage arts village
- Parking – remote lots? A waterfront location
- Waterfront walkway
- Flexible plaza spaces
- Maritime services centre
- Boat launch
- Fisherman's wharf
- Market
- Recreation – teen activity & kid's activity
- Canoe/kayak centre
- Diving centre

Comments – Blue Group

- Is this going to attract younger people? What is the target market?
- Want to be complete community
- Need to look 50 years into the future
- Significantly busier in summer – not transient
- Shops/business serve the community first – “meat and potatoes”
- How to be a 12 month town?
- What is overall vision? (of community)
- People love Ladysmith – many visitors coming from outside

VISION

- Tourism
- Interconnections across harbour?
- Connections from Stz’uminus currently lacking
- Looking for practical reasons to come eg. ecotourism (Stz’uminus)
- Shared resource/hub/place (to _____ welcome)
- We’re in the same boat
- Plaque at Transfer
- Symbol (eg. Plaque or access?) @ Transfer Beach signaling that SFN is across the water
How do people know more about what’s across the water
- SFN – We were scared to share stories _____ taken away now: we are comfortable and want to share with the world economic opportunities “we are ready”
- Archaeological info – we learned to have lots to share could put up museum put history on display
- Many stories to be told at this museum
- One museum/centre for both histories

PRINCIPLES

- Improve the waterfront/deal with _____ mess of foreshore
- Must be sustainable
- Create must economic activity – mindful of opportunity for tourism – must be year round
- Do both communities want to develop?
- Could it be used as natural land?
- Waterfront access – doesn’t necessary have to be park
- Ways down to it
- Missing physical accessible for people with mobility challenges
- Improved access for all
- Improved service area for marine activities (eg. parking)
- Cultural hub – gathering place – needs to be inclusive – both sides of harbour?
- Combine tourism for both communities eg. Canoe ride
- SFN: We have to set a precedent for younger people – to keep culture alive and collaborate with Town
- Need to bring SFN history to this side. We already to it on our side
- SFN had village here
- We need to put our culture and history in town
- We need to start educating
- Youth need to know that this is their place too

OPTIONS

CULTURAL

HUB OR PRECINCT

- Community hub on water – people come to see who SFN is
- Have to say “us” – not tokenism (SFN & town)
- Cultural village*
- Way finding
- Destination business – eg. Telegraph Cove – dragon boating.

Day 1 Top Three Ideas- Categorized

WE

SFN has a rich culture so have SFN choose a location & design that meets important cultural goals.

Joint venture/partnership with SFN.

Continue with “We”.

WE.

WE.

We including FN in plans.

Stz’uminus Presence/Partnership.

Timeline “Set Precedence” for “We” future.

Recognition of Stz’uminus territory.

True partnership in harbor development.

Working together “Natsmaat”.

We – integrated vision, - integrated planning, - integrated action.

Communicate with all – we are in the same boat – shared vision can move on.

Town Heritage Centre – First Nation Heritage Centre – Some water based guest accommodation.

Inclusivity.

I really like the idea of a shared hub where we all can come together.

Plan benefits all demographics.

“Accessible” No matter your ability or demographics.

Building it for all generations.

WE.

Heritage facilities/cultural together/or village.

Inclusiveness.

Inclusive – Elders, teens, so

CONNECTIONS

Stz'uminus to engage its membership on waterfront plans.

Integration between town and waterfront.

Connections – Between physical locations – Between stakeholders

Emphasis on link to SFN & Ladysmith across water.

Connecting the two 'towns' to/through the harbour.

'Connectivity' North, South, East & West.

CULTURE (INCLUDING HERITAGE AND ART)

Honour our culture.

Cultural Centre.

Community Culture Centre in 651.

Heritage Village.

Art.

Cultural hub at machine shop.

Keep our heritage buildings and use them to house our heritage and arts.

Cultural hub.

Connectivity - Cultural/Heritage – Ladysmith & "First Nations coming together".

OTHER VALUES

Aim High – Excellence.

Recreational "low cost or no cost" outdoor activities for all age groups with a focus on developing new activities both land and water based.

"Alive" all year round.

PUBLIC SPACE (SLACK POINT)

Slack Point – Short term priority to wrap and cap. Mitigate ongoing ecological impact.

Maintain open space buffer along highway.

Open spaces such as piazza – gazebo, covered area.

“Wrap and Cap” of Slack Point and opening up of harbour.

Sheet wrap Slack Point.

Plan for Slack Point.

Slack Point – green area.

WATER USE

Develop links to SFN – marina – old town

Realize the potential of the Waterlots.

Positive impact marina expansion.

Expand marina into 651.

Paddling Centre.

Increase Moorage.

Expanded marina.

Larger marina.

Accommodations – marina/hotel.

Community first, tourist second.

Water taxi.

WATERFRONT (PUBLIC ACCESS)

The waterfront becomes a people place and not fully designed for economics.

Boardwalk all around.

Boardwalk.

Continuous walkway creating stability and structure.

Concept of working harbour.

WATERFRONT (PUBLIC ACCESS) CON'T.

Continuous waterfront trail (boardwalk)

Continuous waterfront walkway from Government Wharf past Transfer Beach Amphitheatre.

Waterfront walkway/shoreline stabilization.

Continuity of an 'active edge'.

Ensure the Government/public dock and boat ramp remain available.

For the long term. Trucks and boats take up a lot of space.

ECONOMIC DEVELOPMENT

Hotel or lodge.

Waterfront infill multi _____path and commercial res be mixed use.

More retail at commercial wharf.

Boutique hotel perched over cliff edge above.

Appreciation of the need for fully-integrated solutions (eg. economic, cultural, land use...).

Development of fish and farm markets for food and merchant opportunities.

Inner basin alive with marine industry.

Residential need for financial reasons.

The jewel releasing capital to invest in waterfront.

Visible visitor centre – chamber office.

Higher density residential.

Marina expansion.

Verbatim Open House Comments

- Several representative comments are included below:
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- *Thank you to all who have been a part of this process! Thanks for creating opportunity for such Important community input.*
- *Love the idea of a water taxi.*
- *Pedestrian/Cycling people bridge over hwy to town – ideal with park on garden-like interest and not just steel and concrete.*
- *I support more parkland and greenspace and maintaining views along the water.*
- *Community(s) linked to and using the Waterfront.*
- *In Unity, all the little details will resolve easily. SFN + TOL.*
- *Elements I really value seeing in the plans..... - First Nation Cultural Centre - First Nation Carving Centre.*
- *Arts and Culture important for community.*
- *Support the “Village” concept. Do not support residential at the current dump area. Need to be more creative with this green strip.*
- *No more residence beyond what are there!*
- *Boardwalk along Waterfront like Crofton.*
- *_____ Arts & Culture Center and First Nations retail outlet/cultural center.*
- *Be lovely to have a hotel & café/coffee shop open 24/7/364.*
- *The walkway around the Waterfront. The green space and slag point. The floating camping.*
- *Residential /dog park conflict.*
- *Great work. Love the arts, heritage.*
- *Dump area. Need to be more creative with this green strip.*
- *I would strongly resist expansion of marina not for local residents.*
- *I like walking trails. Daphne.*
- *Marina requires parking spaces to load/unload gear, equipment, food etc. Need lots of loading space close to marina access ramp.*
- *The idea of the FN longhouse/picnic spot/ceremonial space on Stag Point.*
- *Push on getting it done keep and enhance Stz’uminus Partnerships.*
- *Vibrant Community.*
- *Keep buildings (residence, hotel/commercial) from monopolizing views/visual presence on water side of Uplands.*

Prefer public pedestrian cycle/park space at Upland edge. Residence, etc., back from edge.

- Prefer 4-6 story building. Further back if views priority for any structure.
- Create grass-grid parking/festival area after "capping" slack point.
- Kayak facilities on the water. Kayak spots to rent.
- Like idea of tourist info/visitor centre in whatever development occurs.
- Idea of tourist info in railway station is attractive use combine with heritage.
- Recognize difference in transient vs permanent moorage/marina needs/opportunity. Assess demand/trends of marina business/industry before count on expanded op.
- Art Centre very important.
- Love the boardwalk and the improvement in environment.
- Keep barge loading ramp that is beside Rotary boat ramp.
- Increase the area around the marina. Improve road access to the marina.
- Great job to all!
- Improve trail between town, trail, and Expo building.
- Offer "Oak Bay" marina and hotel area.

Additional Comments

To: Mayor Aaron Stone and Felicity Adams,
Director of Development Services | Town of Ladysmith

Hello Aaron & Felicity

I found today's 1330 session viewing proposed concept plans very useful. While I had to leave prior to talking to you, Aaron, I had the opportunity of very useful discussion with Felicity.

It is clear to me that the process is on track. Here are my comments after viewing the concepts and after discussion today with Felicity and a few others :

-the volunteer community needs to be linked into this process. They may be important to delivering on connectivity of the proposed infrastructure. For examples, (I) operation of a trolley on the railway tracks connecting to points below the tracks, including points along the current (extended) road along the industrial/Art museum area connecting to the walkway; (II) guides along the waterfront and linking to the history and businesses above the trans-Canada highway; (III) driving a wheeled trolley to connect transfer beach to a point along the proposed pedestrian overpass where the pathway/pass goes further into an elevator or ramp connecting to the proposed boardwalk.

I refer again to the Astoria example.

-in the longer term an active rail service should be sought between the waterfront (museum area as an example) and downtown and the ferry terminal. This sort of infrastructure needs an integrated Ladysmith promotion program to be effective.

-a parking area needs to be available for visitors that is connected via a boardwalk connection to the waterfront and to the trolley or local train or even to a tourist locomotive with cars -the waterfront needs to be appealing year-round with appropriate windbreaks and businesses that are viable in the winter; some waterfront and on the water activities need to be ongoing as would be a welcoming atmosphere. Tying in the late November Light-up to the waterfront activities comes to mind.

-waterfront programs such as theatre, buskers, exploratory walks: programming /entertainment possibilities should be kept in mind in the planning. Make Ladysmith waterfront and Town linked as a destination year-round with that mix of activities.

-a seamless experience needs to be defined across the waterfront and into the uptown regardless of terrain jurisdiction -a link to viewing the saw mill and other waterfront activity is important. Recall Astoria.

-a water taxi to Link elements of the waterfront to parallel the trolley way should be looked for. As well, waterfront activities such as marine shops, tour boats should be envisaged.

-I agree another marina would be desirable: for yachts and smaller boats.

-longer term another pedestrian overpass is desirable. Ease of access between uptown, the current museum area and route along to Transfer Beach and the walkway.

-the entrance to each walkway needs to be thought through: must be noticeable and truly accessible by multiple ramps and at the water side ramps and elevator(s) and/or escalator(s). Beaches and walkway need to be linked. Avoid stairs!

-funding sources:

99 year leases on new real estate terrain, parking charges for some but not all parking, water lot leasing fees, business taxes from increased economic activity, shared marina fees, tourism development tax (?) at point of sale. Some long term financing?

-seek to put part of VIU tourism & hospitality program on the waterfront.

-add another "anchor" parking lot at the north end of the plan area, linked by the trolley, walkway and water taxi(s).

-Provide the infrastructure for competing services! (Water taxi, restaurants, marinas) -build on the strengths of the LMS, with links to all other marinas, & port facilities including trolley and walkway behind the saw mill up to the Ladysmith (Oak Bay) marina. Do the plan with the total water front and uptown in mind.... It looks like to date this is starting to be done.

-link the First Nation & Town history, building in both, denying neither.

Thanks for the opportunity to comment.

Cheers and best

Additional Comments

Port Alberto has Canada's only floating food truck street. This would be a great addition to Ladysmith's waterfront plans.

Additional Comments

Hi there Norm.

I am looking at Chemainus with the murals where their Museum gets 200,000 visitors per year and the Ladysmith Museum gets 6,000 visitors per year.

I am trying to think big in order to get tourists to come to our town.

What is the draw(s) to bring them here???!!!

Here are my 5 Big Ideas:

- 49th Parallel Enclosed Flyover Bridge Gateway over Highway 19 with First Nations Carvings on the structure as well as inside
- Have a Canadian US Border Gate Where tourists can get Special Passports Stamped
- First Nations Center Inside the Bridge
- Bridge can be the connector between Town and the Waterfront
- First Nations are the Bridge between the History of Coal Mining and Logging in Ladysmith and the Harbor & Oyster Bay from Prehistoric Times, To The Present, and Into The Future
- Just like 4 Corners in the Southwest US where 4 imaginary State Border Lines Cross (Build It and They Will Come)
- Brighton UK Like Jetty & Pavilion out into Oyster Bay
- The Pavilion can house:
 - The Ladysmith Museum
 - The Ladysmith Archives
- A Viewable Indoor/Outdoor Marine Aquarium like the Monterey Bay Aquarium in California
- Marine and UNESCO Salish Sea World Heritage Center (<https://www.facebook.com/groups/SalishSeaVoices/>)
- Coastal Douglas-fir Ecosystem & Watershed Research Center
- Arbutus Restaurant/Brew Pub
- (throwback pic to Coal Wharf: <http://www.ladysmithhistoricalsociety.ca/wp-content/uploads/2015/07/Old-ship-500x249.jpg>) Can get better to show historic view of wharf
- Ladysmith Industrial Heritage Park
- Restore Humdirgin to Operation (It was recently repaired and restarted!!)
- Restore Number 11 Locomotive to Operation
- Restore Machine Shop & Train Shop
- Have a Steam Powered Whistle to Signal 9 am, 12 Noon, 3 pm, 6 pm & 9 pm every day
- Use the Restored Number 11 to pull Scenic Excursion & Dinner Trains on E & N Tracks from the Machine Shop
- Granville Island Like Market & Artisan Shops with some Housing
- This could provide an additional draw to get people to come to Ladysmith
- Fish Hatchery on Holland Creek which Could Provide Good Links to First Nations and Our Watersheds
- We also need to have sort of Summer Festival(s):
 - First Nations Salish Sea, Cedar & Salmon Festival (Salmon Pits, Traditional Crafts, etc)
 - Eelgrass Festival
 - Salish Sea UNESCO World Heritage Festival
 - Watershed/Forest & Nature & Art Festival
 - Logger Sports

- Killer Whale/Orca/Humpback Whale Festival
- Oyster, Wine/Beer & Food Festival
- Summer Concert Series (like the Proms in UK)
- Shakespeare is My Oyster
- Broadway on the Beach
- Summer Movies on the Beach
- Summer Sports Festival (volleyball, soccer, croquet, frisbee)
- Wooden Boat Festival

I can help in more detail with these ideas about the Museum, Archives, & Industrial Heritage Park (I am on the Board of the Ladysmith & District Historical Society), Marine Aquarium, and a Marine/Watershed Research Center, and the other ideas.

My experience, knowledge and background are in Natural Interpretation (Marine & Forests), Eco Schools for K – 12 Students, Watershed & Forest Ecology, History, Forestry, Logging and Railroad Logging.

Please let me know what you think.

