

OUR WATERFRONT PLAN

WELCOME! WE WANT TO HEAR FROM YOU TODAY.

Today we are presenting the draft Concept Plan for the Waterfront Area, and we want to hear what you think! Share your comments and questions with us on the panels and large plan displayed on the table. The input received today will be used to finalize the Plan. The new Waterfront Area Plan will be used to guide future decision-making and investment in the waterfront area.

THE WATERFRONT PLAN PROCESS

The Town of Ladysmith and the Stz'uminus First Nation are working in partnership to develop a plan for the Waterfront Area, in the spirit of building our relationship.

The process draws from and builds upon past waterfront plans and projects, and the ideas presented today were developed with input received by hundreds of participants between November 2016 and

1 CREATING A
VISION

NOV 2016 - FEB 2017

2 DEVELOPING
THE PLAN

FEB - MAR 2017

3 FINALIZING
THE PLAN

APRIL - SUMMER 2017

**WE ARE HERE*



Waterfront Charrette (Design Workshop), March 2017

**OUR
WATERFRONT**



STZ'UMINUS FIRST NATION



PROJECT BACKGROUND

PARTNERSHIP HISTORY

Stz'uminus First Nation and Town of Ladysmith

In 2007 and again in 2012, the Town and Stz'uminus First Nation signed a Community Accord to work together to build a better relationship and develop partnerships for the mutual benefit of both communities.

The Naut'sa Mawt (Working Together) Community Accord has been further strengthened by the signing of a Memorandum of Understanding identifying 16 potential joint initiatives, including Ladysmith harbour clean-up and an expansion of marina services.

Naut'sa mawt Community Accord

"Working Together"



THE STUDY AREA



**OUR
WATERFRONT**



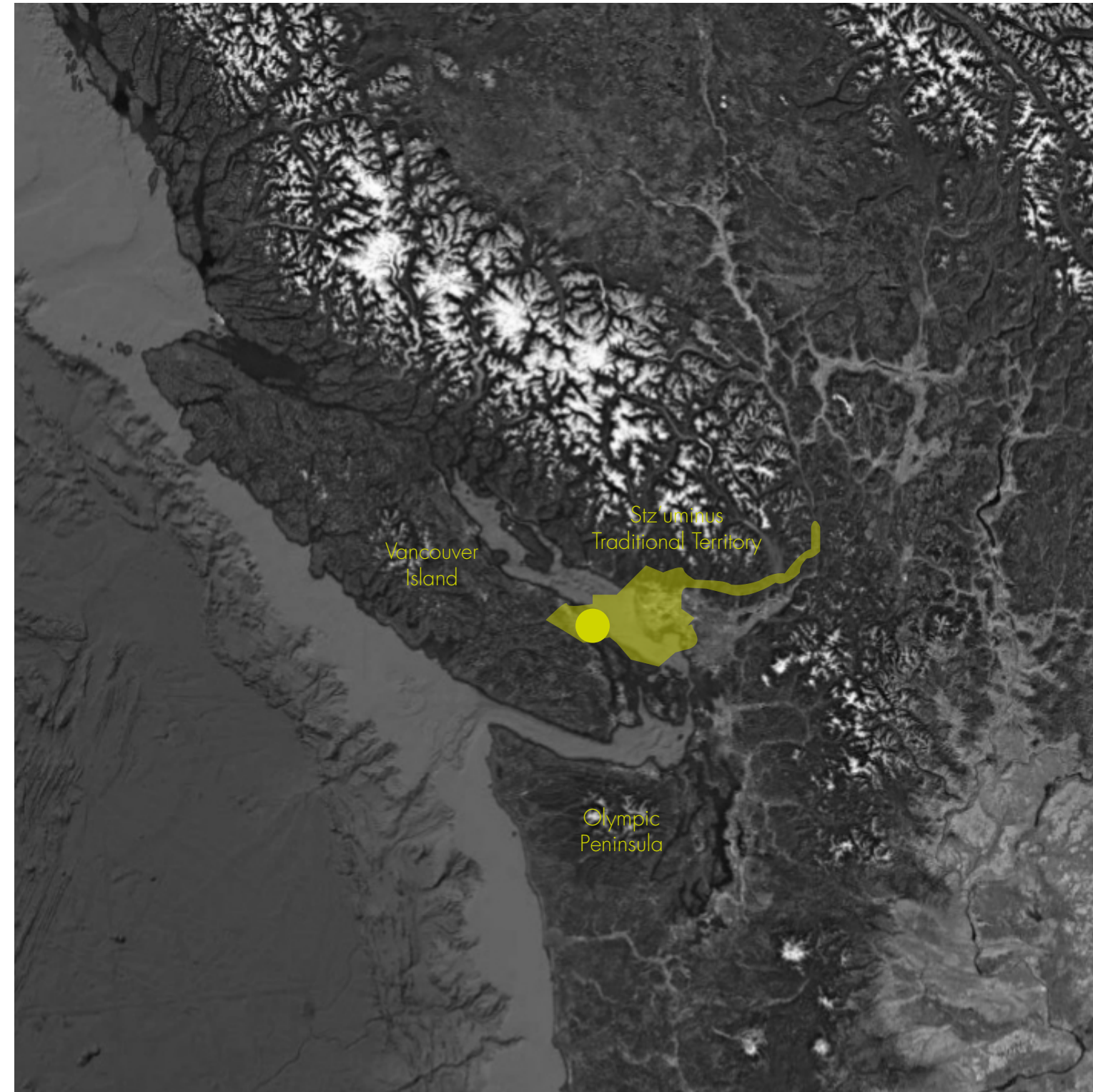
STZ'UMINUS FIRST NATION



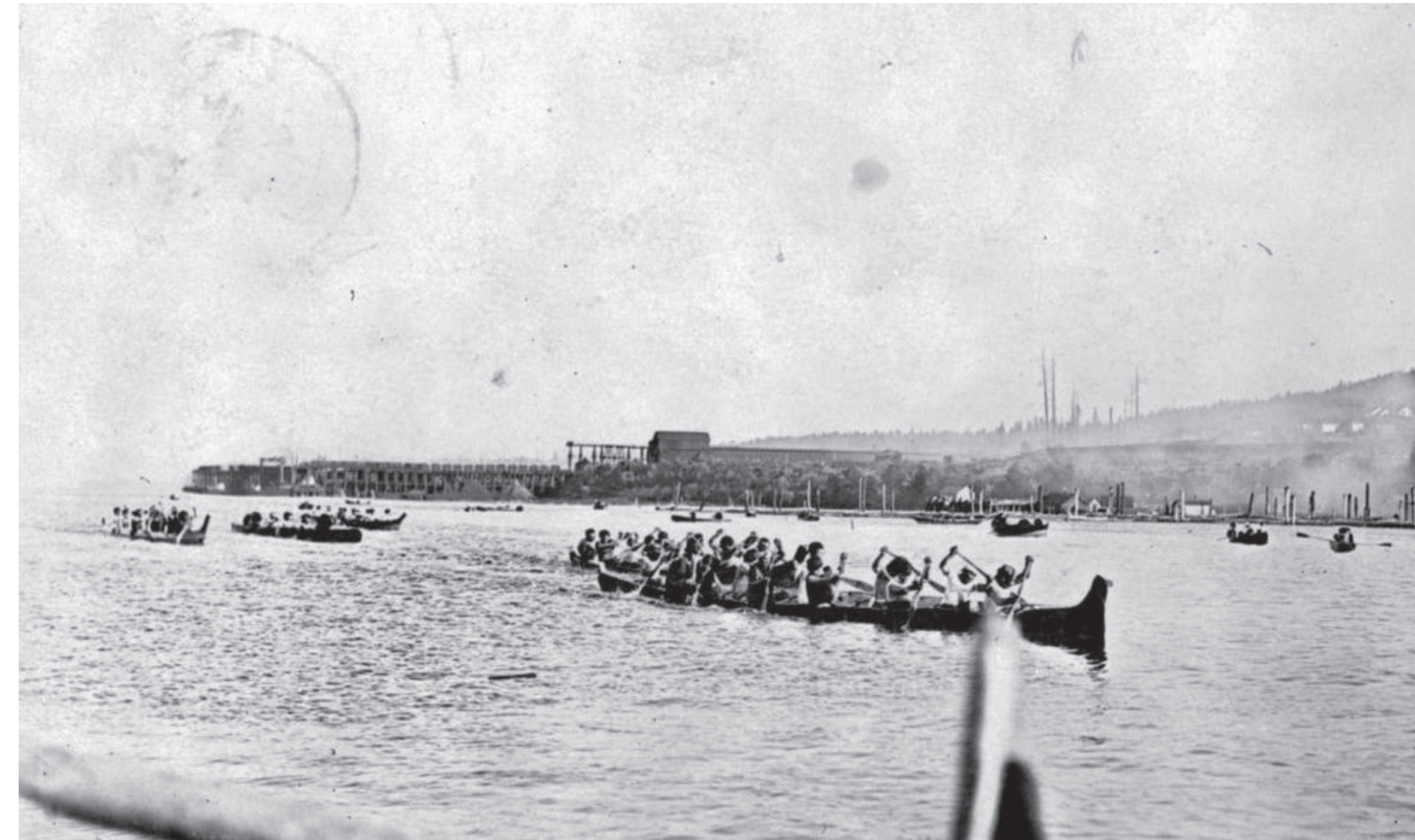
LADYSMITH

SITE CONTEXT AND HISTORY

THE SITE - REGIONAL CONTEXT



SITE HISTORY | TIME IMMEMORIAL



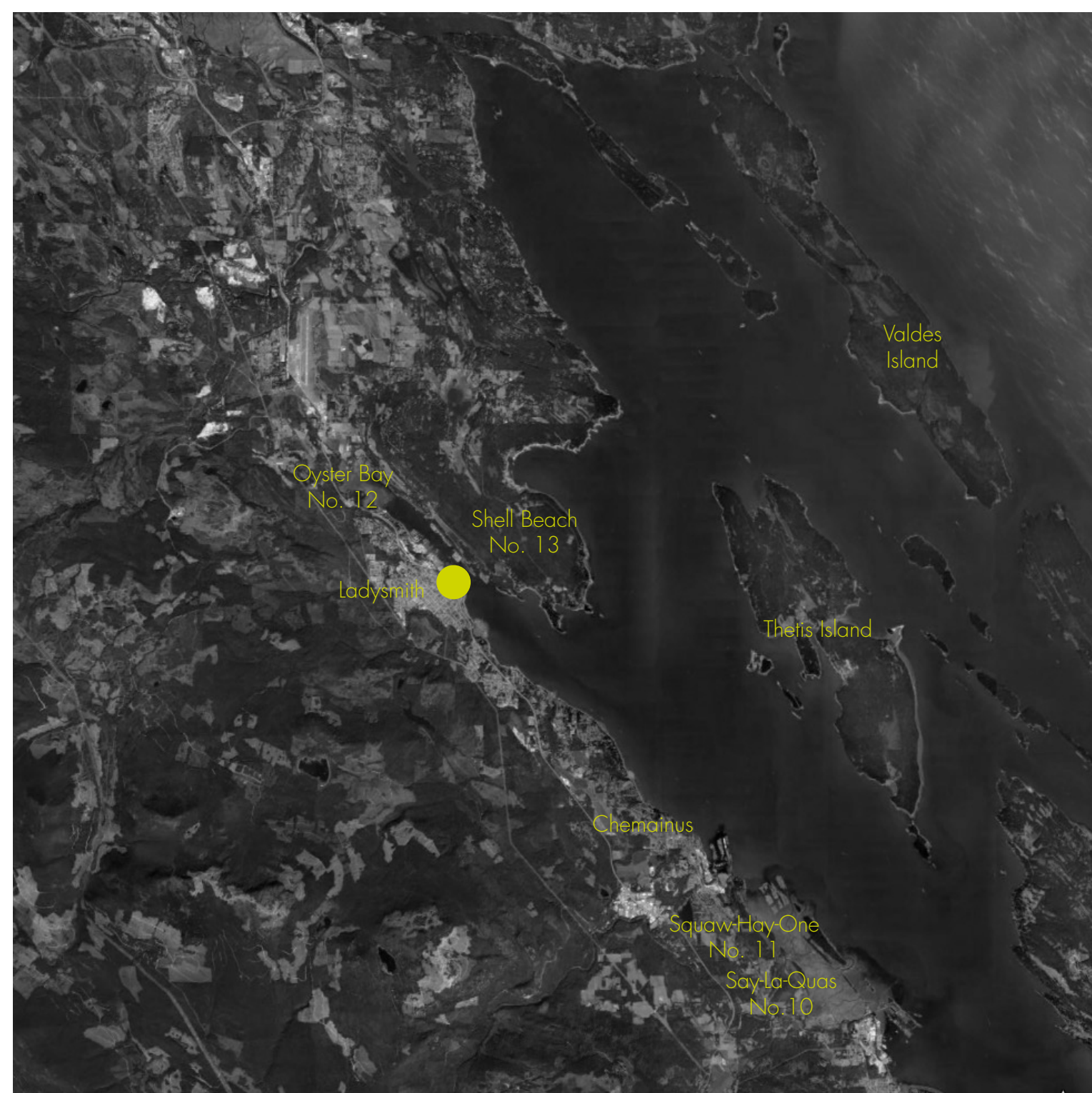
Canoe Race, 1905. Coal Wharf in Background

The Stz'uminus First Nation people are descendants of the first inhabitants of what became known as Oyster Harbour and is now called Ladysmith Harbour. For thousands of years, the Stz'uminus people have harvested from the harbour, its creeks and rivers and surrounding watersheds and forests, the Salish Sea, the Fraser River valley and beyond. As Hul'gumi'num people, they are stewards of the rich source of fish and shellfish in their traditional territory.

However, with the completion of the E&N Railway in 1886, and the construction of great shipping wharfs in Oyster Harbour beginning in 1898 by coal baron James Dunsmuir, the harbour was transformed and became a centre for industry and a shipping port for coal and other industries. Millions of tons of coal wash (slack) and hundreds of thousands of tons of wood debris were left behind by over 86 years of coal and forestry industrial activity.

The Stz'uminus, despite their continuing and irrevocable presence since time immemorial, became increasingly alienated from the management of their lands for harvesting, cultural, spiritual and economic use. This was a result of settler-colonial processes, which divided and sold the land without the input of its original owners and imposed an oppressive reservation and forced residential school system.

THE SITE - LOCAL CONTEXT



SITE HISTORY | INDUSTRIAL PAST



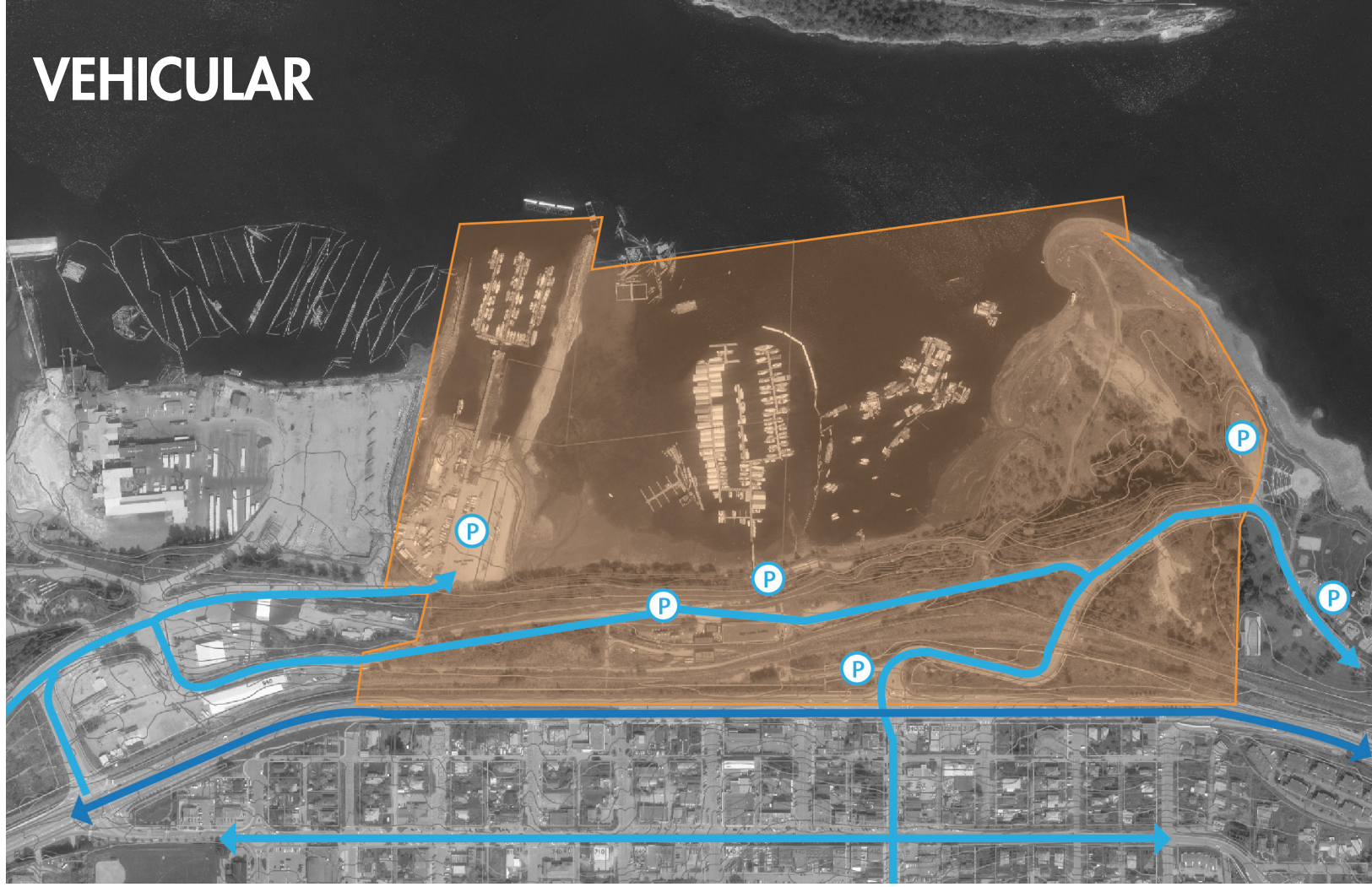
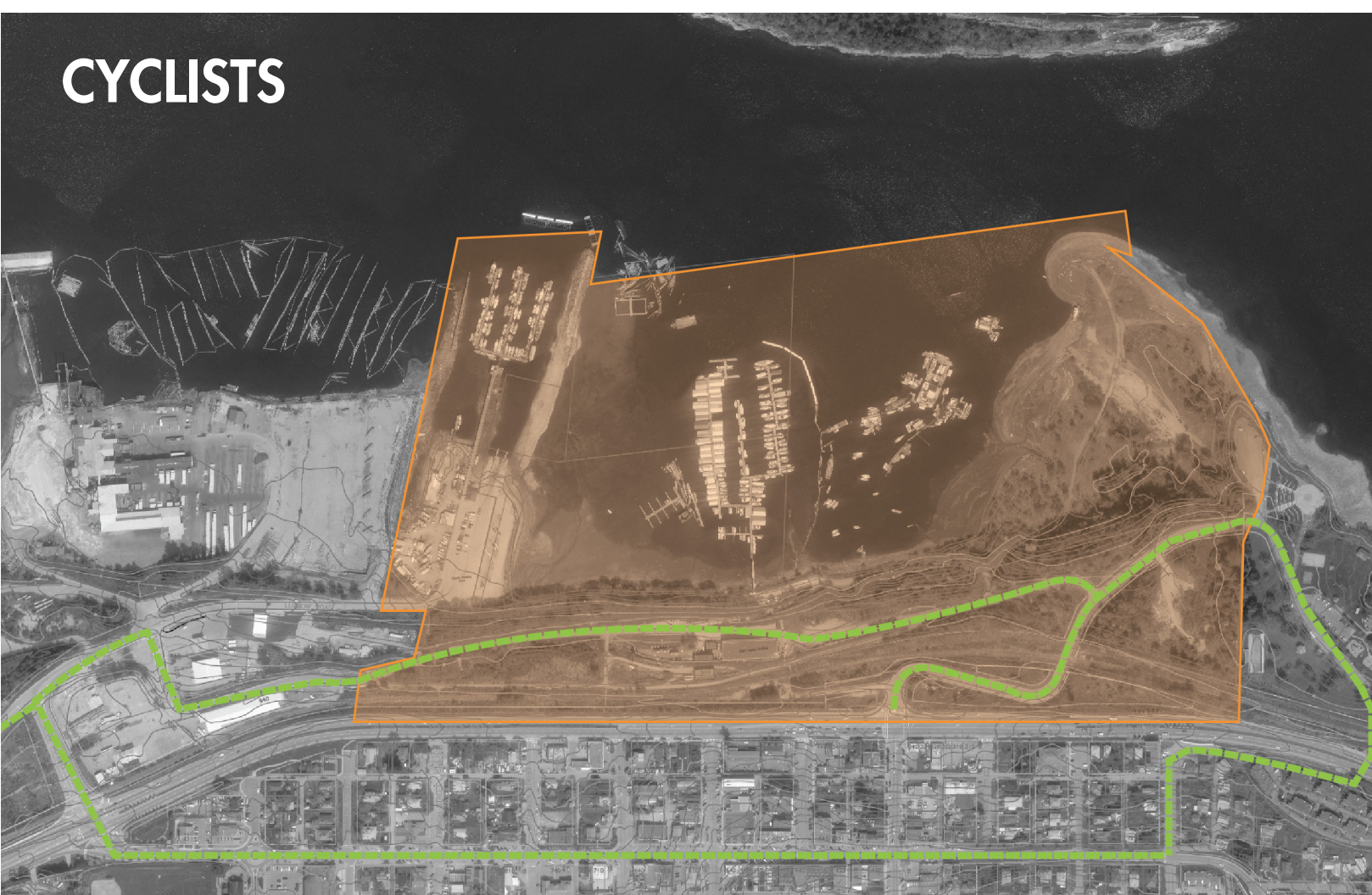
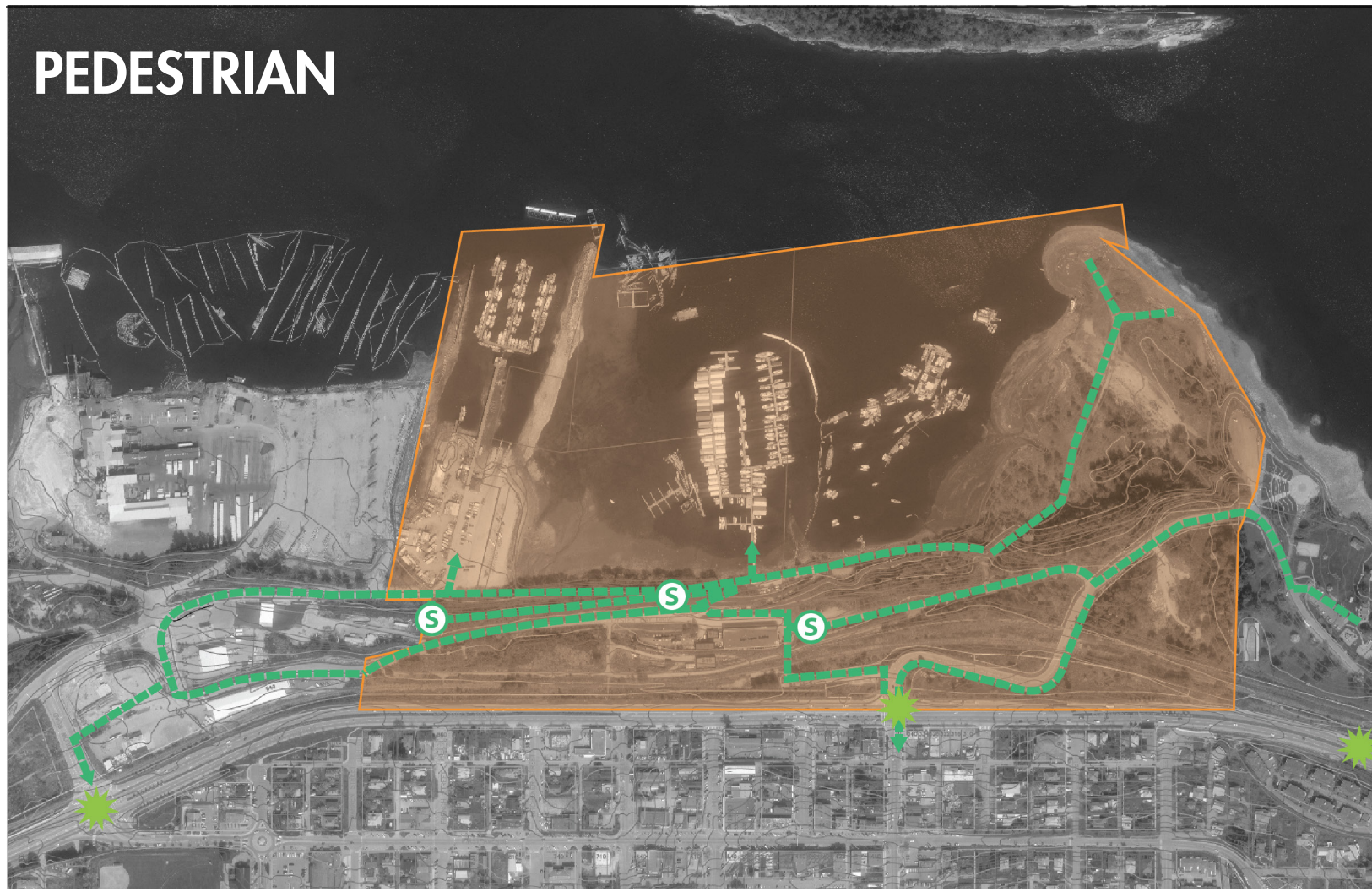
Coal Bunkers in Ladysmith

The Town of Ladysmith had industrial ties from the very beginning. James Dunsmuir created a settlement on Oyster Harbour, shortly after commissioning great wharfs, as a place for the nearly 900 Extension Mine employees to live. In 1904, the Town of Ladysmith was incorporated, but the waterfront lands were not initially included as Dunsmuir had no desire to pay municipal taxes. By the end of 1911, the Town's population was nearly 3,300 people.

Coal continued to be a central economic force for the Town - however, employee strikes, competing coal mines, decreased demand for coal and finally the Great Depression resulted in the closure of Extension mine in 1931. After the closure of the mine, the town shrunk by nearly 50%. However, by 1935 Comox Logging and Railway Company purchased a tract of forest to the west of Ladysmith. By the late 1940s, Ladysmith was the centre of major logging operations and logging has continued to play an important part of the town's economic development. Evidence of the Town's industrial history is clearly visible in the waterfront area's environmental contamination, as well as in historic buildings and artifacts.

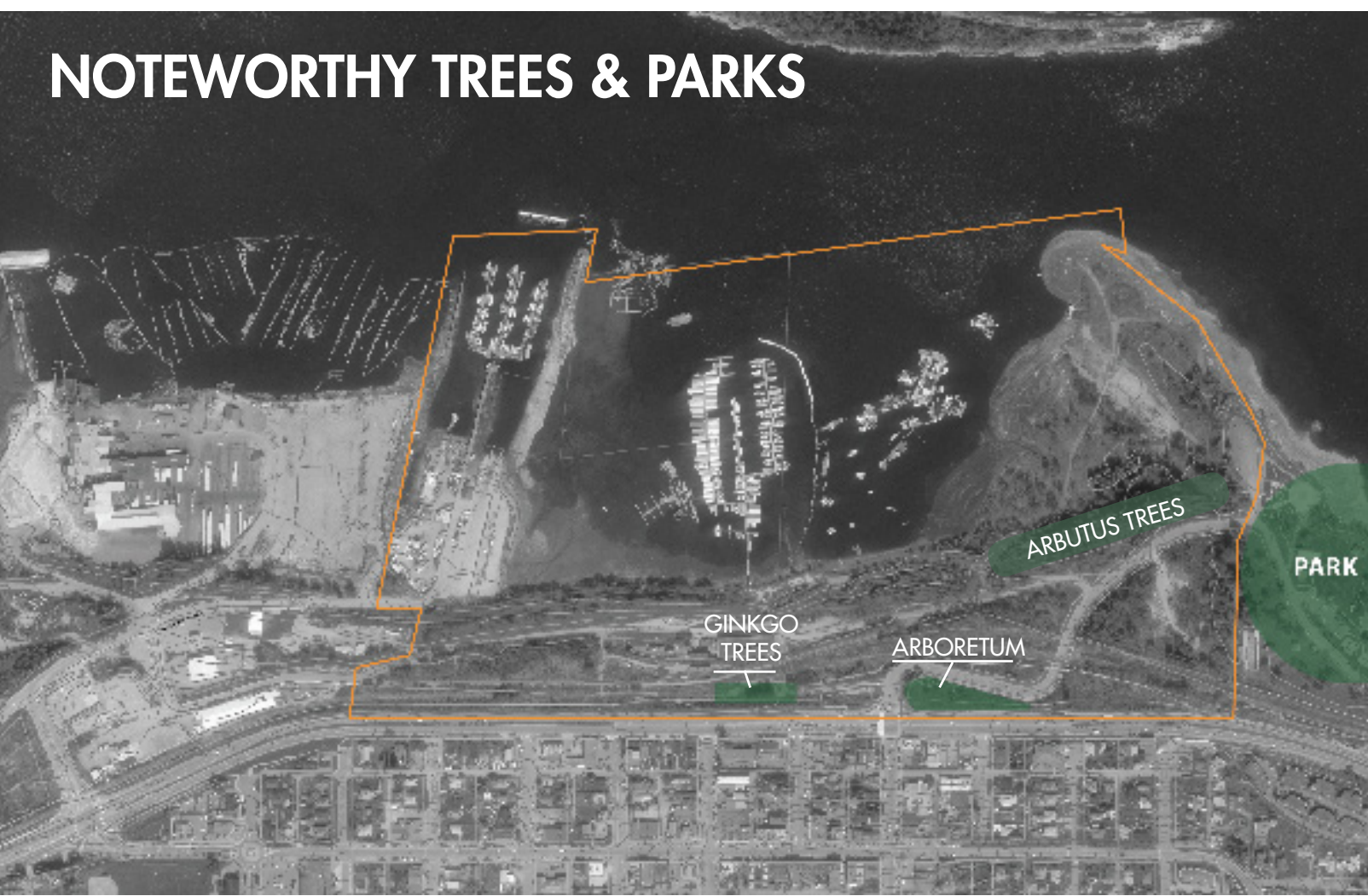
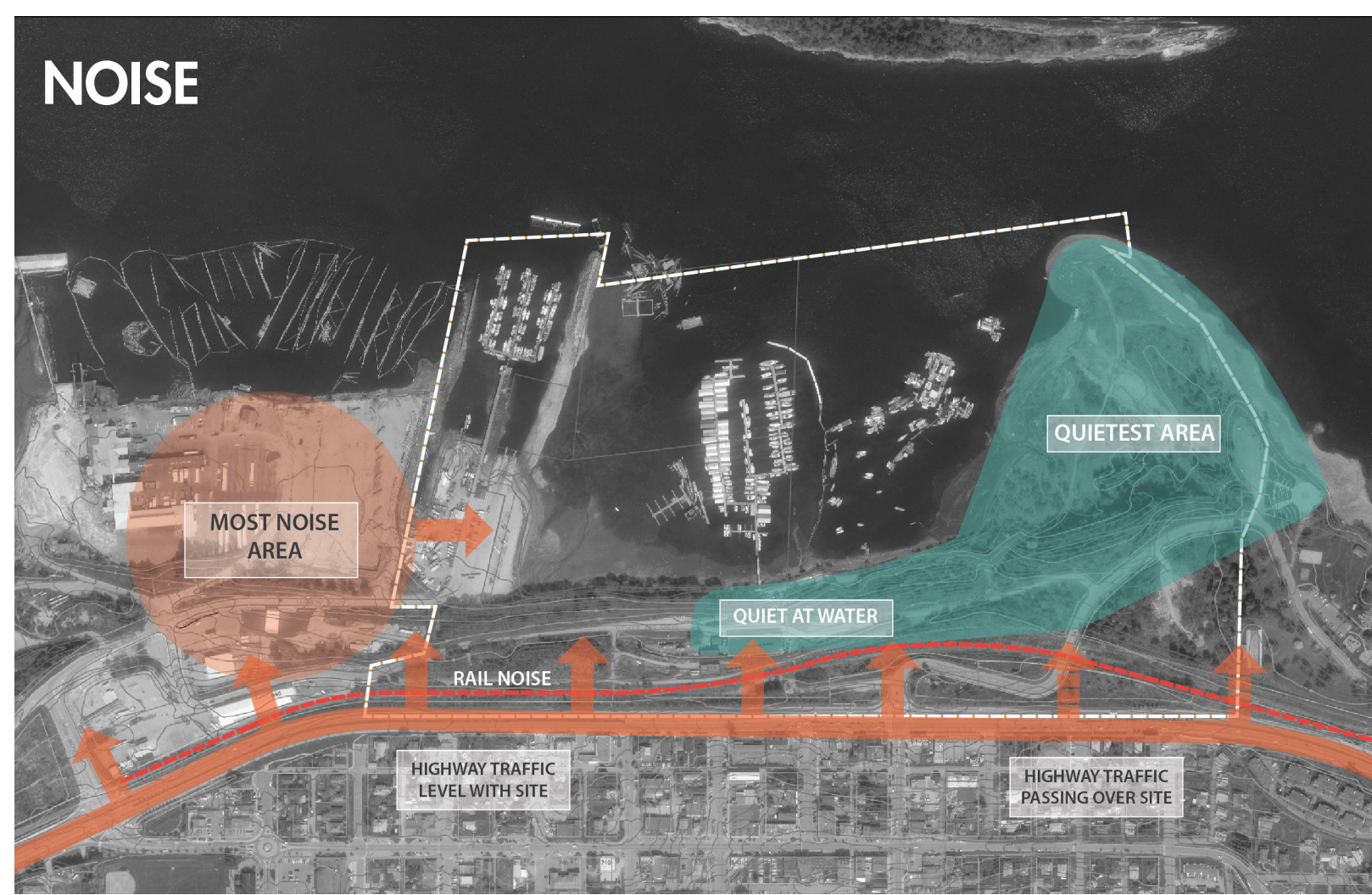
ABOUT THE SITE TODAY

CIRCULATION NETWORKS



ENVIRONMENT AND ECOLOGY

From 2009 to 2012, archaeological, environmental, and geotechnical reports were prepared for the undeveloped Town and Provincial lands. The estimated volumes of poor quality soil and sediments, and the associated costs to remove and dispose of all contamination, are very high. The charrette process explored different strategies for approaching this important challenge, which will ultimately shape development feasibility and vision implementation.

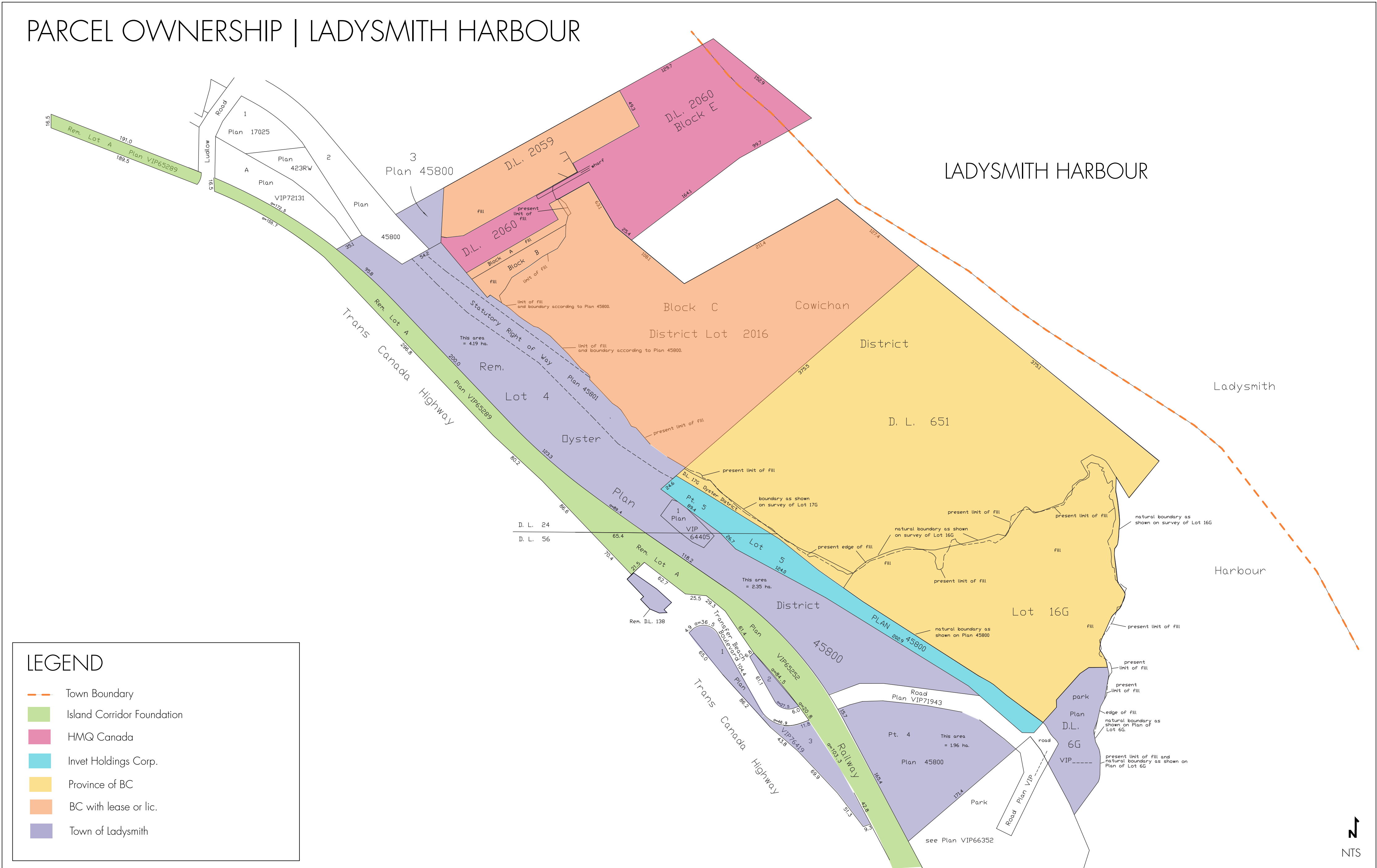


ABOUT THE SITE TODAY

ACTIVE USES



SITE OWNERSHIP



WHAT WE HEARD

There were over 1200 direct interactions with community members during this process. While input was extensive and diverse, a number of overarching themes emerged about priorities for the future of the waterfront:

Maintain and enhance **public access** to the water, including with boardwalks and other walking connections.

1

Protect the integrity of the **working waterfront** and celebrate its **authenticity**.

2

Create **destinations** for residents (primarily) and tourists (secondarily) to gather, eat, shop, play, and linger.

3

Protect and restore **ecological value** – including by addressing environmental issues relating to derelict vessels and contamination of Slack Point.

4

Strengthen the relationship between the Stz'uminus and Ladysmith communities. Establish a **cultural hub** that includes Stz'uminus values, ideas, and history.

5



OUR
WATERFRONT

WHAT WE HEARD

Design Charrette

In March, a group of citizens took part in a “charrette”. A charrette is an intensive and collaborative design exercise meant to create solutions to a design problem. For this exercise, the role of the charrette was to bring together community members with diverse insights and perspectives, and to collaboratively explore land use and design concepts for the waterfront study area.

The charrette team was provided with input received to date from the Ladysmith and Stz’uminus communities on priorities and ideas for the future of the waterfront. Using this community input as a guide, the charrette team worked to develop ideas for the future of the waterfront. The outcomes of the charrette were used to refine the ideas and create the draft plan you see today.



A few of the ideas emerging from the Charrette:

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 ^{ANIMATE} PAST + HONOURS ^{ANIMATE} FUTURE → A PLACE FOR OUR CHILDREN

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

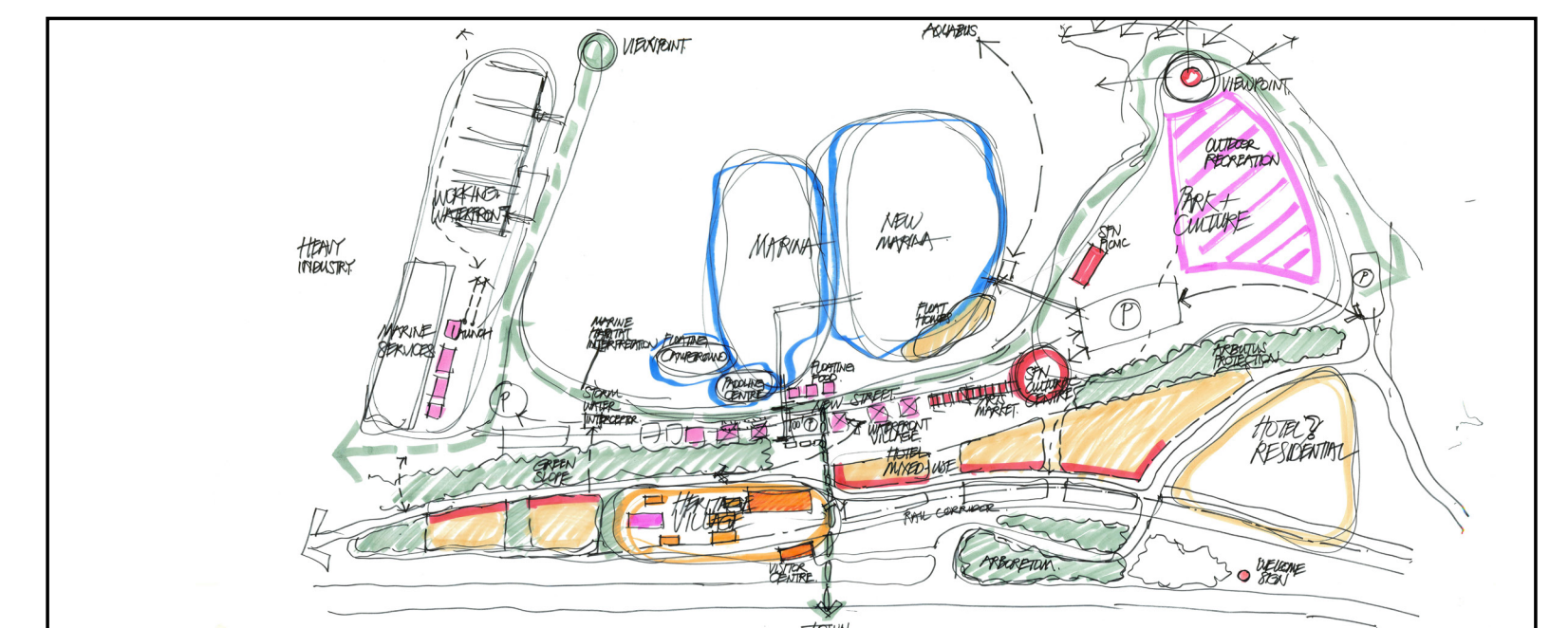
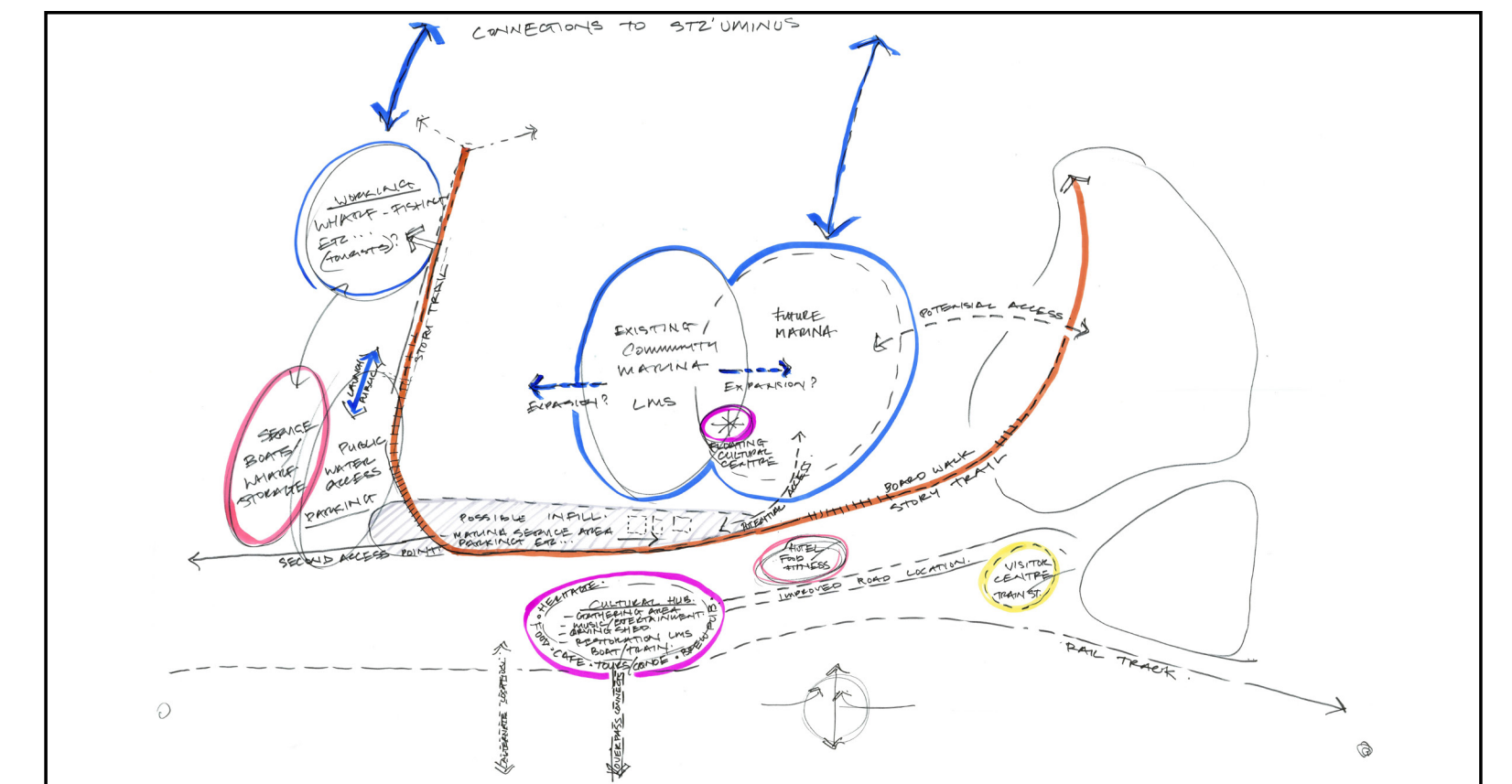
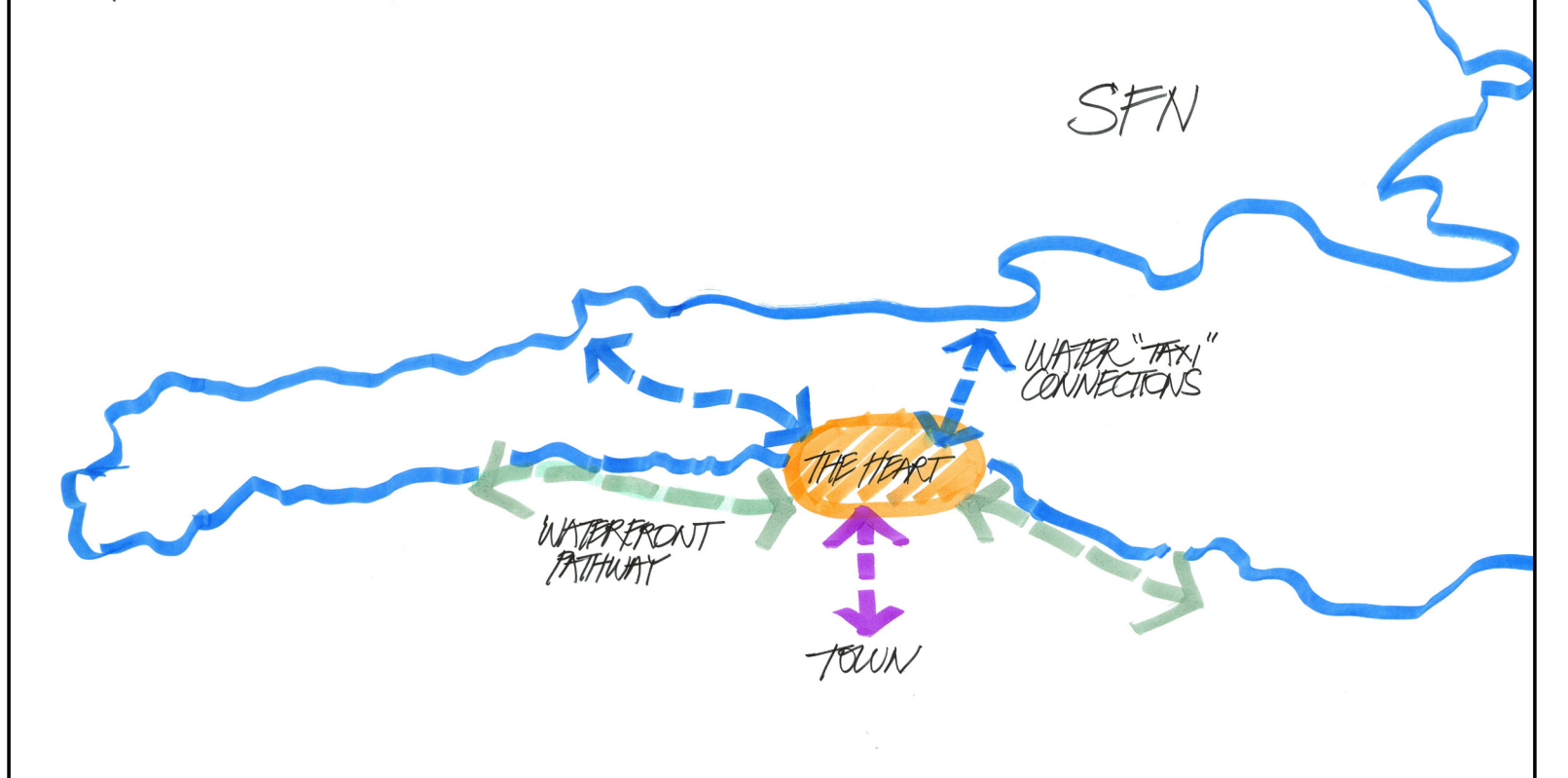
↳ A PLACE THAT CELEBRATES + EMBRACES OUR ~~UNIQUE~~ IDENTITY

↳ A FINANCIALLY SOUND PLAN

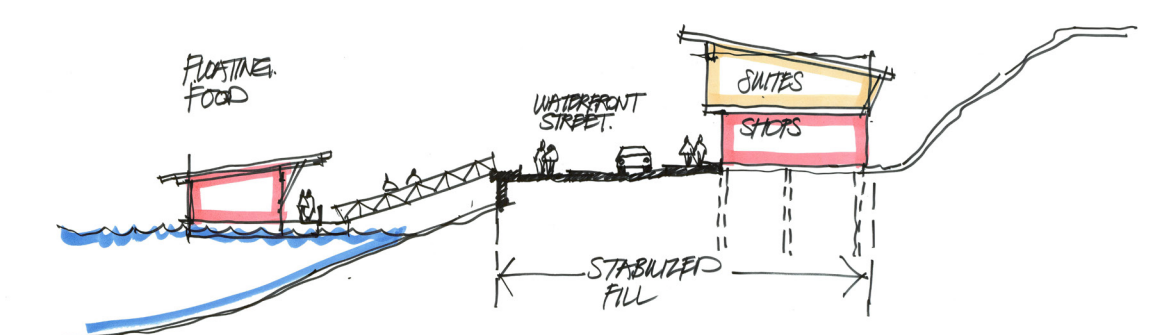
↳ BUILDING LEGACY

WE → BOTH COMMUNITIES

HEART OF THE COMMUNITIES



A VIBRANT WATERFRONT



VISION: The foundation of the draft Plan

ONE HEART AND ONE MIND: CREATING “THE BIG WE” AT THE WATERFRONT

Located on the unceded traditional territory of the Stz’uminus First Nation, the waterfront area will bring our Stz’uminus and Ladysmith communities together to build a shared legacy on the land and in the water.

The waterfront area will be a place of public life, culture, exchange, learning, prosperity, ecological regeneration, and honouring of past, present, and future generations.



What do you think of this vision?
Anything you would change?

GOALS

Extending from the vision, the following goals provide the building blocks of this draft Plan.

1. Public Waterfront Access

Maintain and enhance continuous, public access along the waterfront.

2. Stz'uminus Presence on the Water

Re-establish presence of the Stz'uminus First Nation on and near the water.

3. Honouring the Earth and Water

Honour the ecology of the waterfront area, including its related traditional uses and culture.

4. Working Waterfront

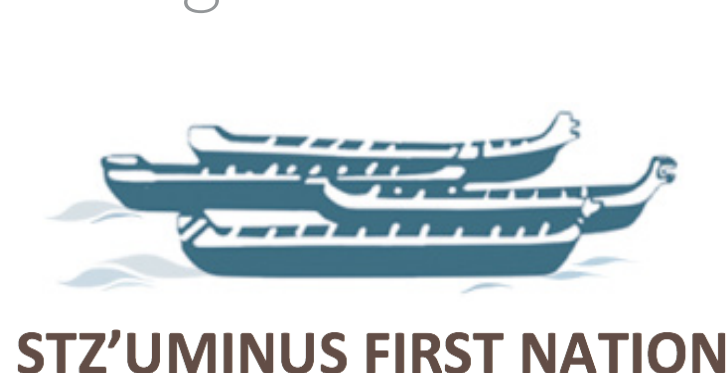
Protect the authenticity and integrity of the working waterfront, including its employment-generating uses.

5. Sharing Spaces

Establish places for both Ladysmith and Stz'uminus communities to come together to share, learn, and celebrate one another, while also protecting the privacy of sacred ceremonies and hereditary teachings.

6. Year Round and Multi-Generational People Places

Create destinations for multi-generational locals (primarily) and tourists (secondarily) to live, gather, eat, shop, play, linger, and take in the view all year long.



7. Regenerative Design

Protect and restore ecological values through land use and the design of buildings, open spaces, and infrastructure.

8. Cultural Hub

Strengthen and build on existing cultural strengths, creating more destinations to showcase Stz'uminus and Ladysmith history and culture.

9. Connections

Improve connections in all directions, including to the Downtown for residents and visitors alike.

10. A Place for Walking

Make walking delightful and design places for people on foot.

11. Expressive Personality

Reflect the uniqueness and authenticity of the waterfront in the form and character of buildings and public spaces.

12. Viable and Mutually-Beneficial Development

Support implementation with development approaches that leverage land value and optimize mutual benefit for both Ladysmith and Stz'uminus communities.

What do you think of these goals?
Anything you would change?

OVERALL CONCEPT PLAN

The following elements comprise the basis of the new draft Concept Plan. Please share your comments on the following panel.



STZ'UMINUS FIRST NATION

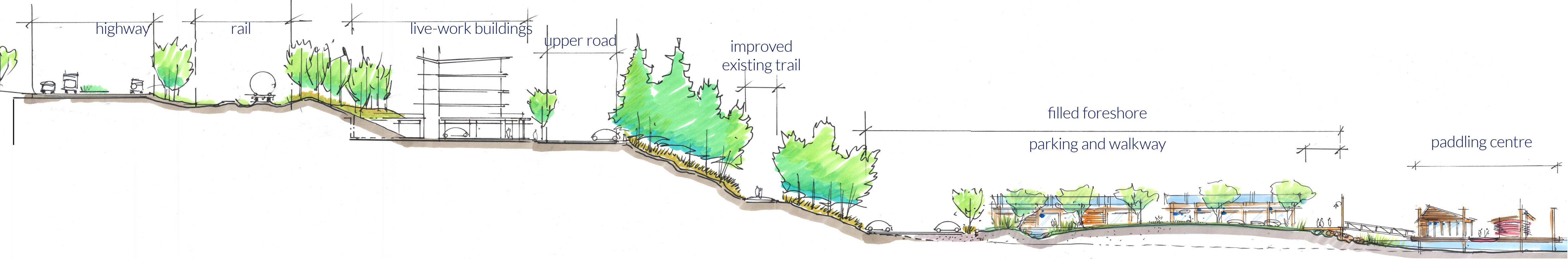


LADYSMITH

OVERALL CONCEPT PLAN

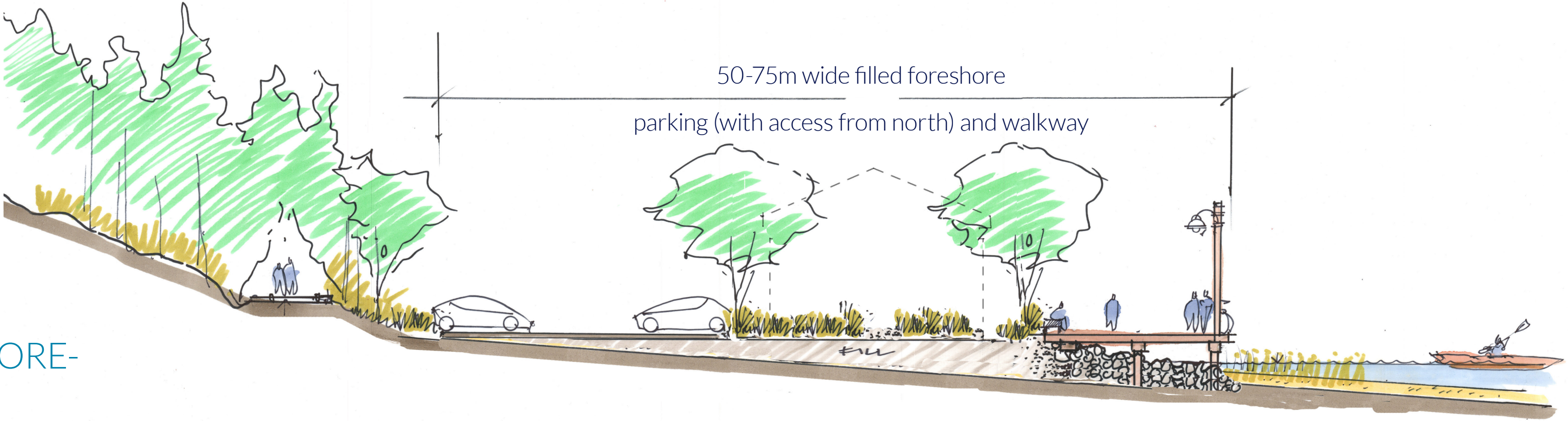
What do you think of the overall draft concept plan presented on the previous panel? Anything you would change?

CONCEPT PLAN DETAILS



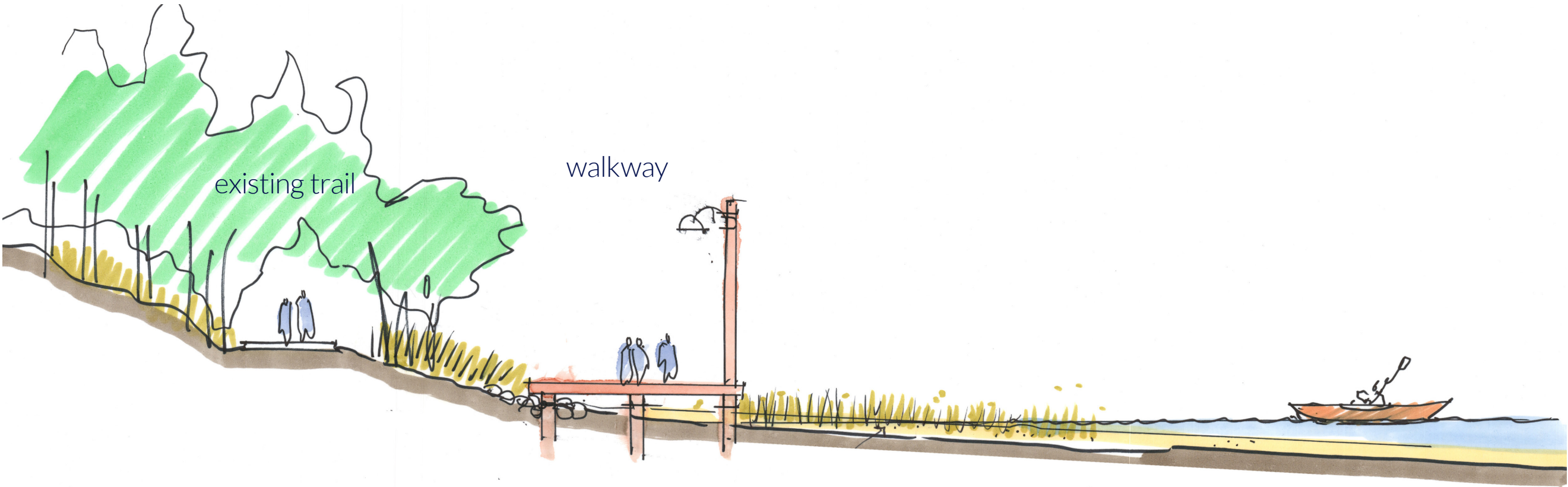
i. SECTION THROUGH LIVE-WORK AREA
(BULLER STREET)

What do you think?



b1. SECTION THROUGH 50-75M WIDE FILLED FORE-
SHORE

What do you think?



b2. SECTION THROUGH SAME AREA WITH NO FILL

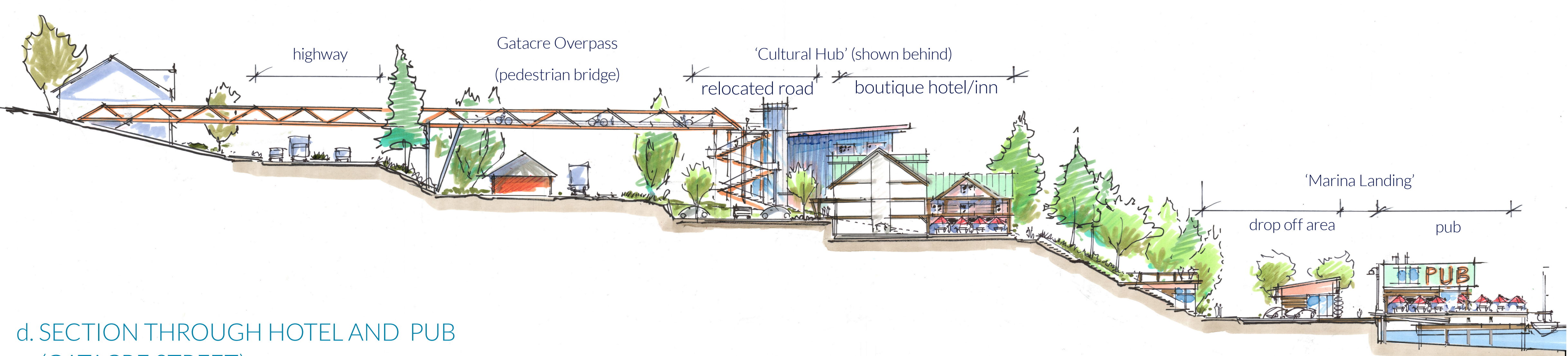
What do you think?

CONCEPT PLAN DETAILS



c. SECTION THROUGH 'MARINA LANDING' DROP-OFF AREA

What do you think?

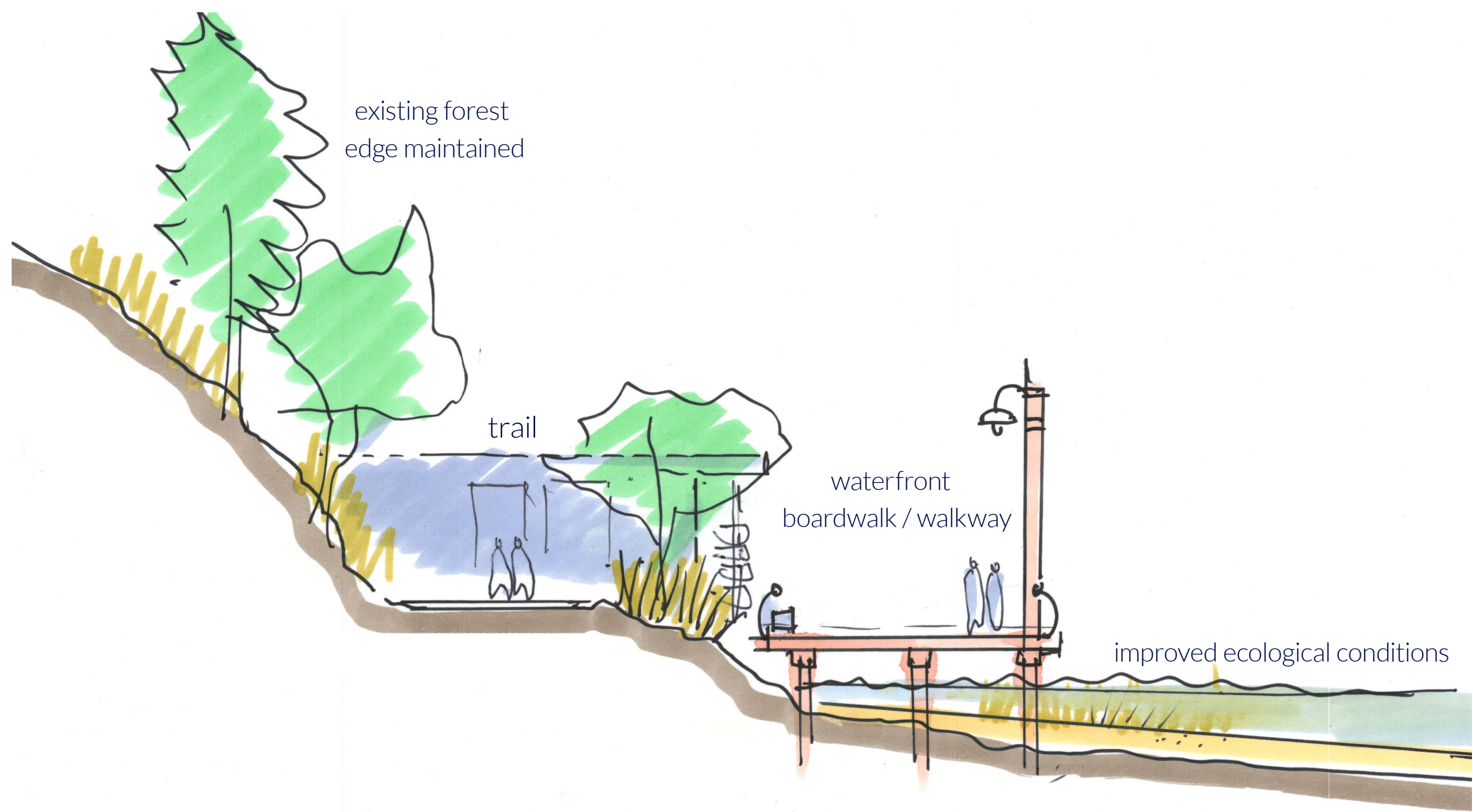


d. SECTION THROUGH HOTEL AND PUB
(GATACRE STREET)

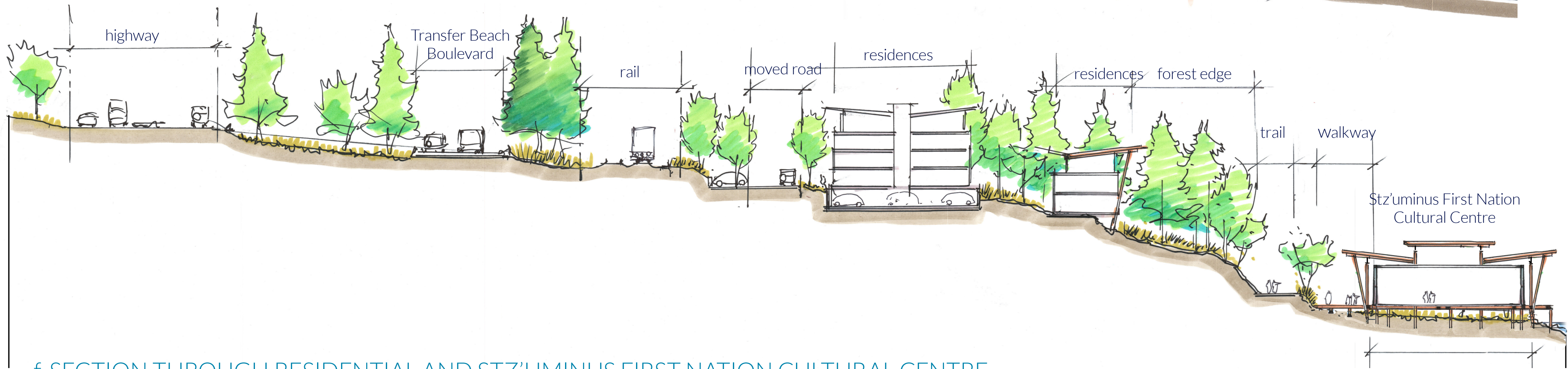
What do you think?

CONCEPT PLAN DETAILS

e. SECTION THROUGH WATER FRONT WALKWAY



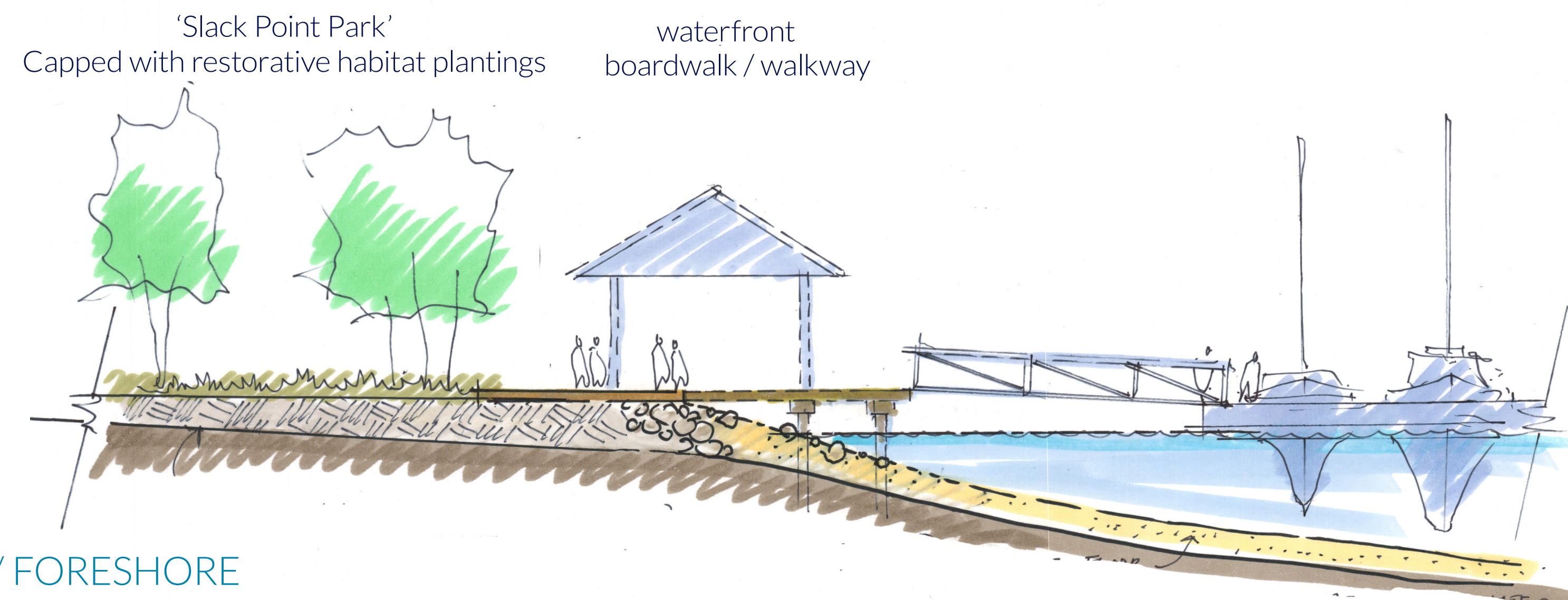
What do you think?



f. SECTION THROUGH RESIDENTIAL AND STZ'UMINUS FIRST NATION CULTURAL CENTRE (BADEN-POWELL STREET)

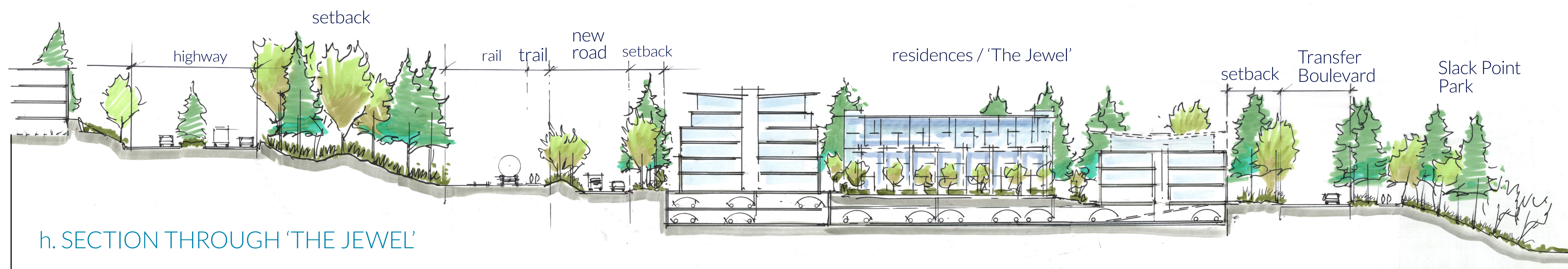
What do you think?

CONCEPT PLAN DETAILS



g. SECTION THROUGH SLACK POINT BEACH / FORESHORE

What do you think?



h. SECTION THROUGH 'THE JEWEL'

What do you think?

THANK YOU!

THANK YOU FOR ATTENDING!

Your input is important and will be used to make revisions to the draft Concept Plan. There will be an opportunity to review the final Plan in the fall.

STAY IN TOUCH



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Please share any final comments here.



STZ'UMINUS FIRST NATION



LADYSMITH