

An aerial photograph of a coastal town, Ladysmith, showing a dense residential area with a grid-like street pattern. The town is bordered by a dark blue body of water on the left, which contains several small boats and a larger dock area. A road runs along the coastline, separating the town from the water. The town itself is filled with numerous small houses and buildings, interspersed with green trees. In the bottom left corner, there is a construction site with some wooden structures and equipment. The overall scene is a mix of urban development and natural coastal features.

Ladysmith Official Community Plan

Ladysmith Council Kick Off Meeting | 23 March 2021

Ahne Studio & Sustainable Solutions Group



Local Government Act, Sections 473 & 474

Location, amount, type, and intensity of land uses

GHG reduction targets and policies

Affordable, rental, and special needs housing

Restrictions on hazardous and environmentally sensitive lands

Development Permit Areas






SAFeway

STAPLES
Business DEPOT

Safeway BC LIQUORSTORE

Pita Pit

magicuts

H&R BLOCK

GoodLife FITNESS

Lowes

FOR LEASE
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MASTERMIND *toys*

STARBUCKS COFFEE

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100% WHOLE & COUNTRY
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SUTHERLAND KNOX

WIGWAM
RESTAURANT
Cuisine
and
Cocktail
Specialties
Public
Library

ISLAND
HOTEL
900

OLD TOWN BAKERY

WIGWAM RESTAURANT

OPEN
Indigo Child













Ladysmith OCP Review

Climate Action Planning Options

SSC

Land Use Planning = Climate Planning



Compact, complete communities



Low-carbon transportation



Efficient buildings



Local clean energy generation & procurement



Infrastructure (lock-in)



Carbon sequestration



Water, Wastewater,
and Solid Waste

Proposed vs Possible

Proposed

Energy and emissions inventory review

Climate planning direction review

Benchmarking against other towns

Policy development with climate lens

Proposed vs Possible

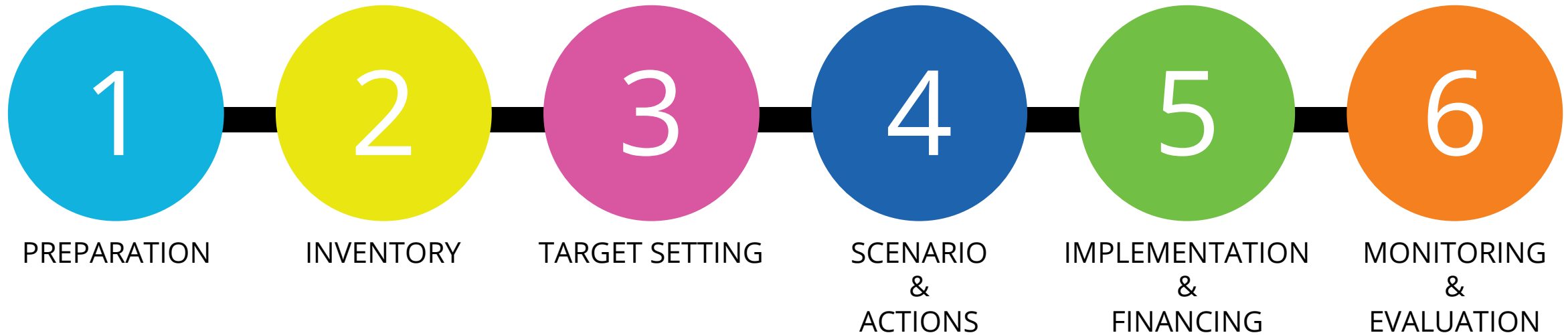
Proposed

- Energy and emissions inventory review
- Climate planning direction review
- Benchmarking against other towns
- Policy development with climate lens

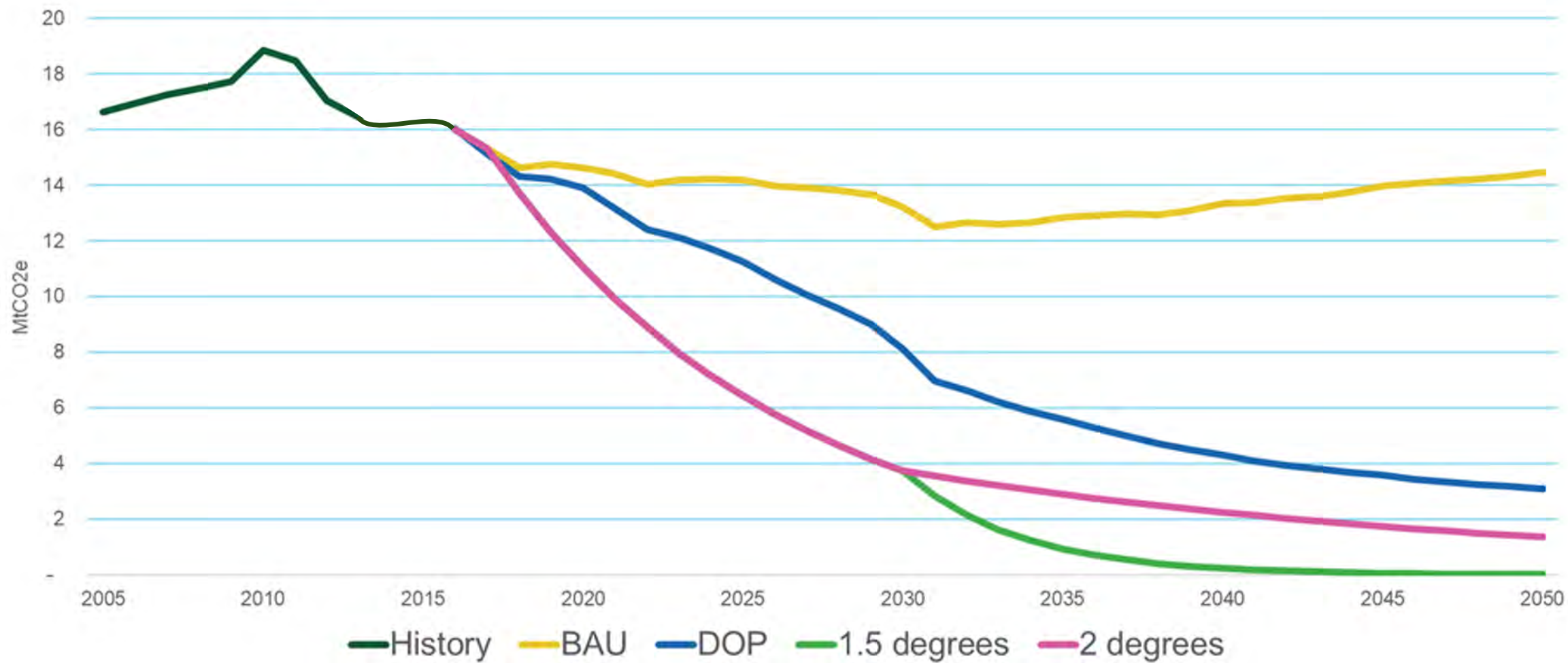
Potential

- Inventory update
- Scenario modelling
- Detailed actions determination & sequencing
- Financial modelling of costs/returns/employment
- Online public data dashboard
- Carbon budget assessment
- Carbon accounting tool
- Implementation framework
- More detailed climate components for engagement

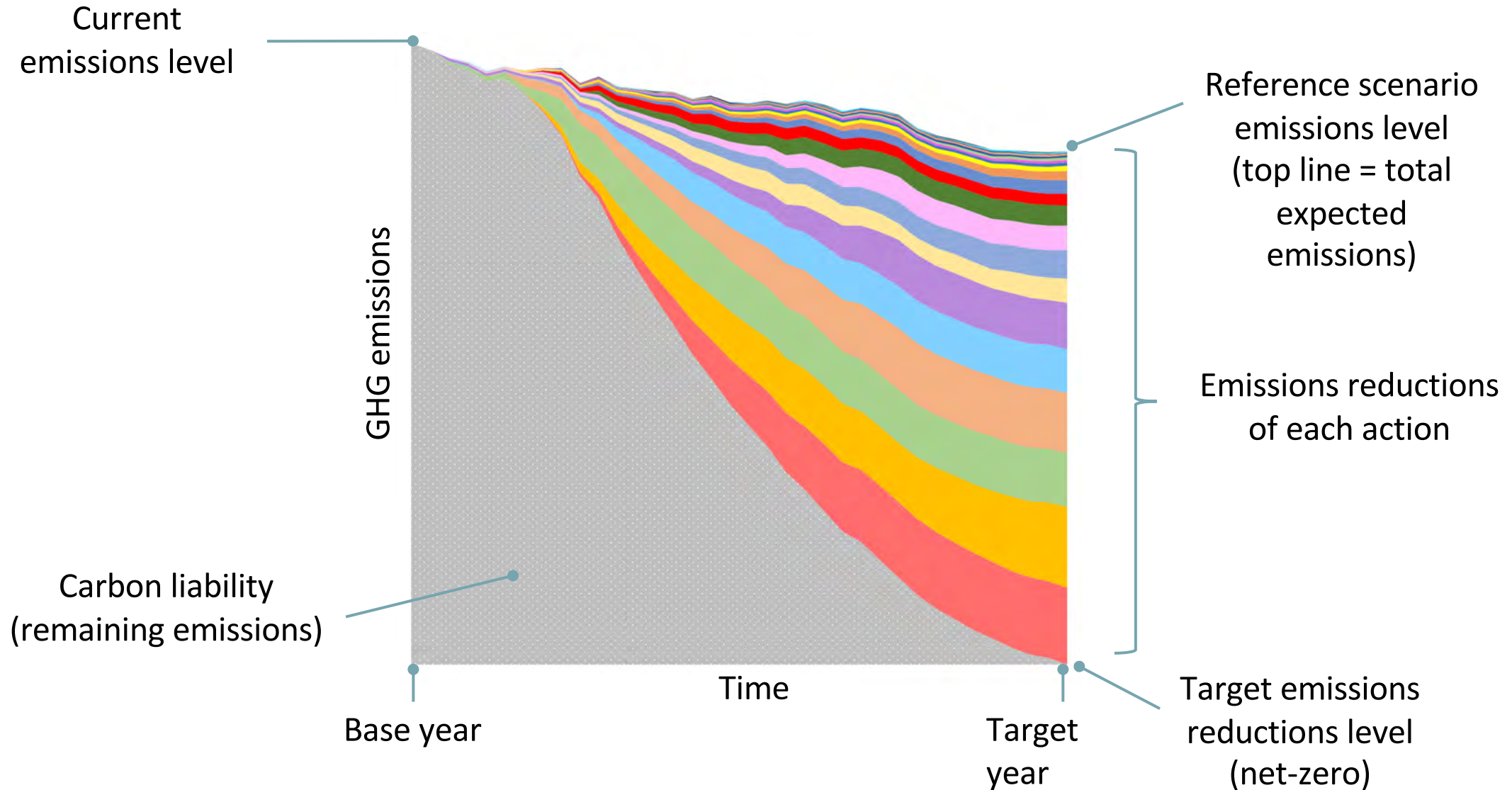
Decarbonization Planning Phases



Scenario Development

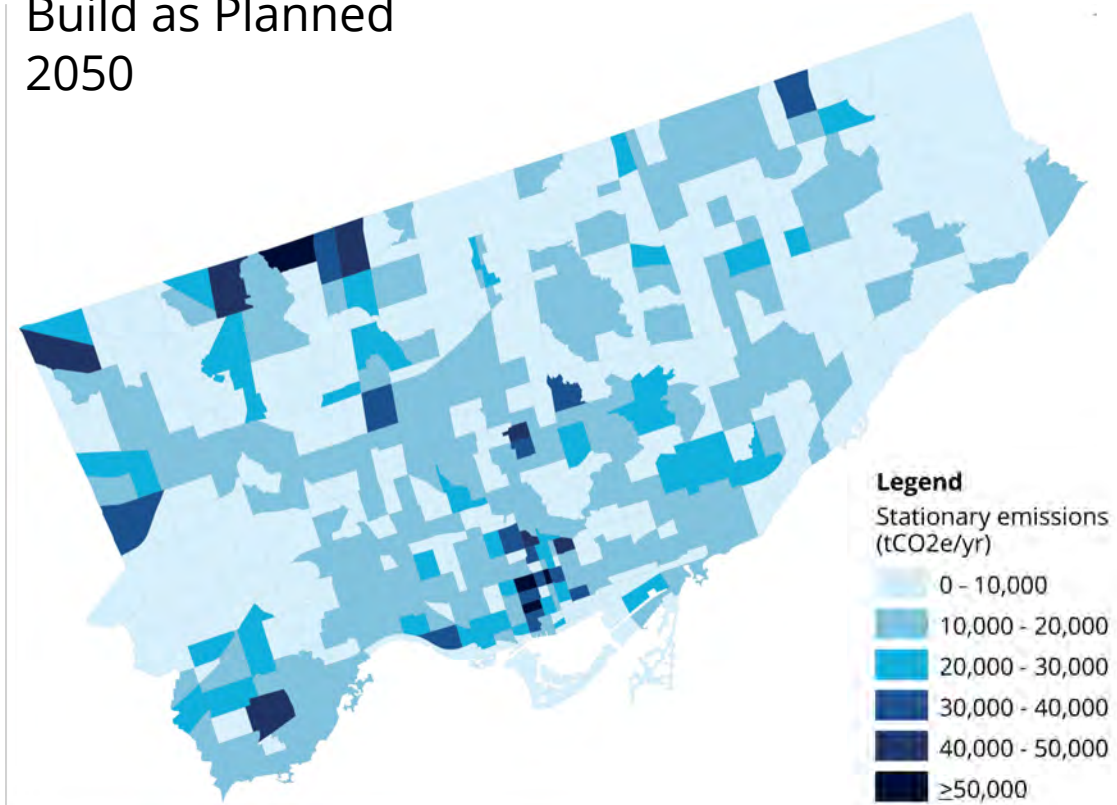


The Emissions Reduction Pathway

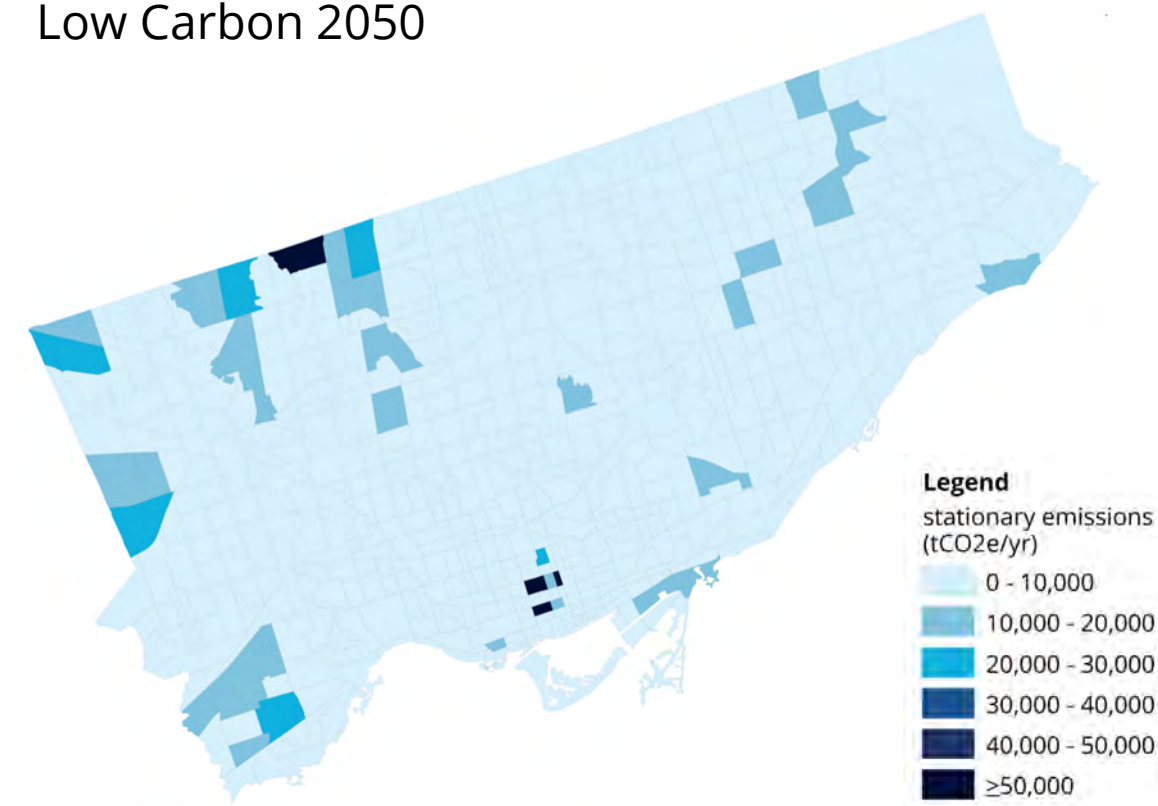


Maps

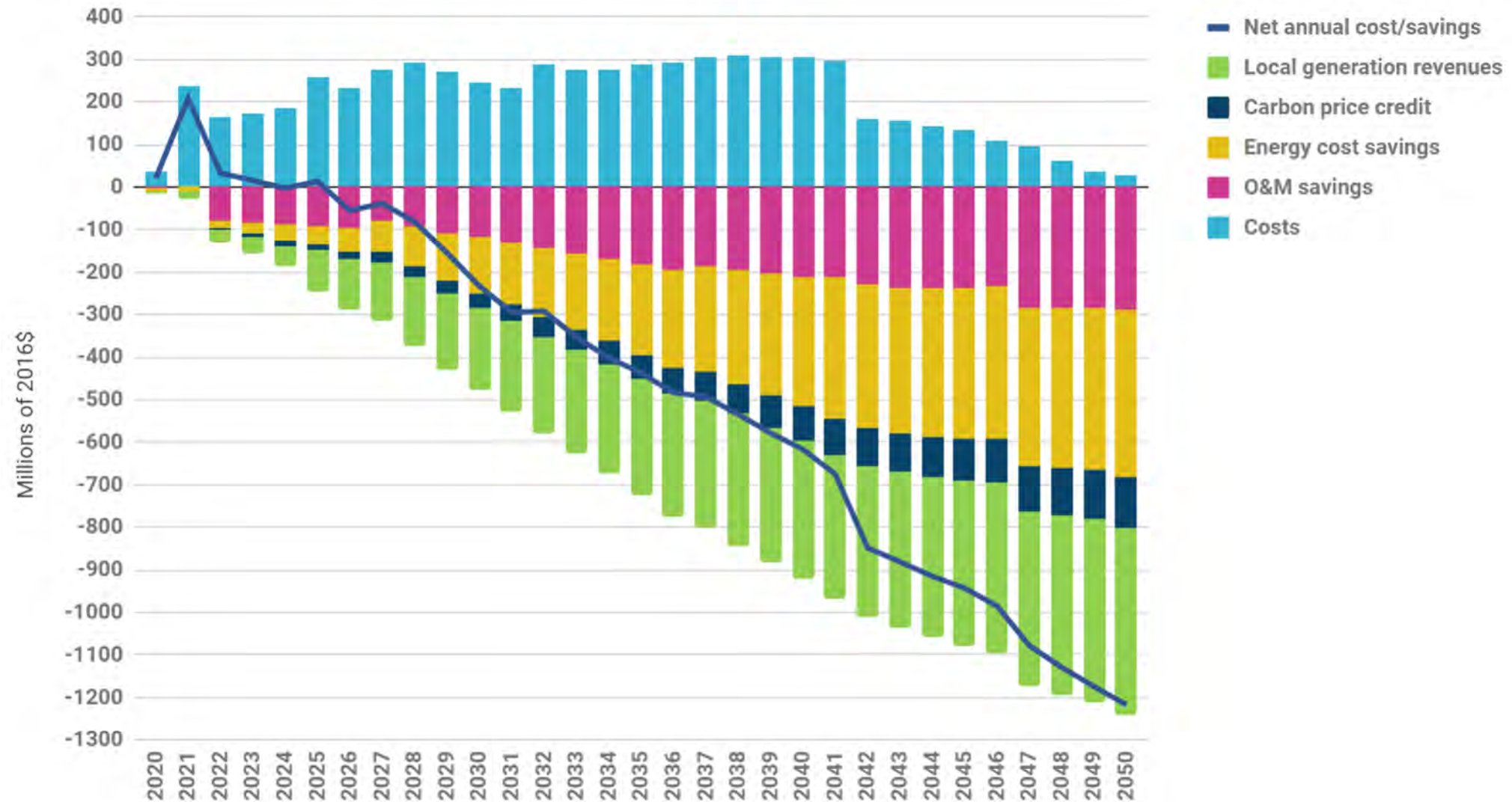
Build as Planned
2050



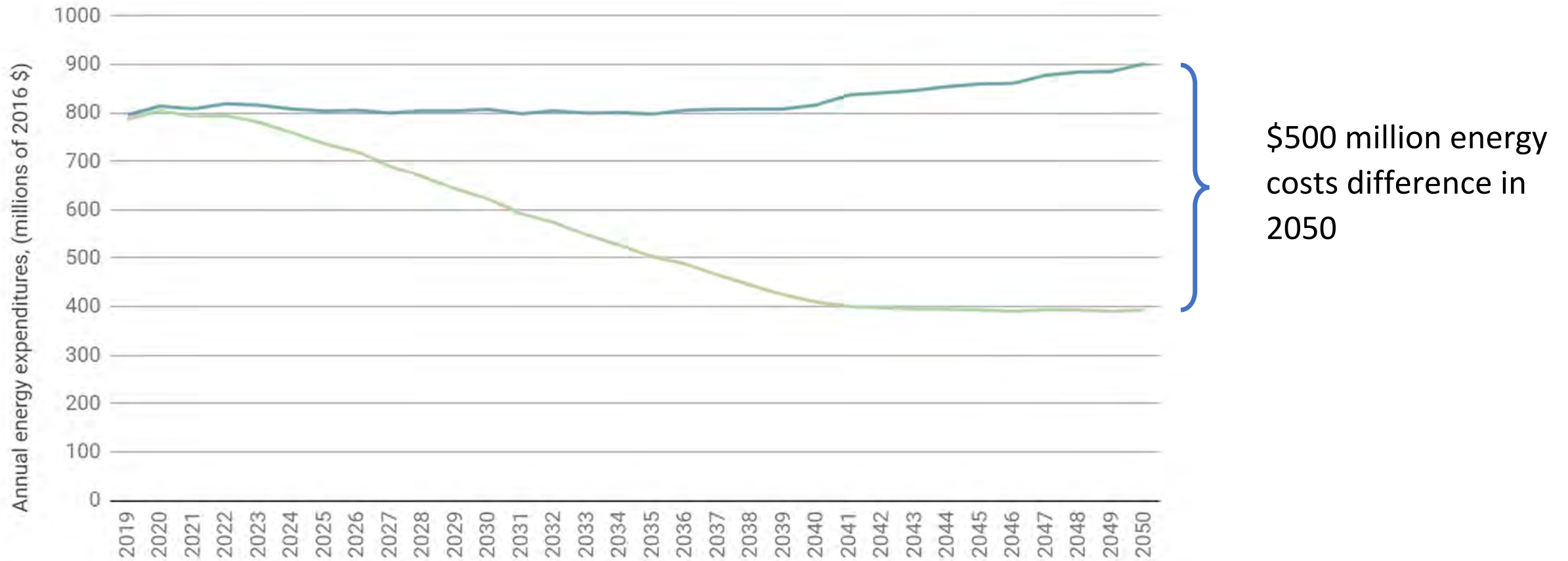
Low Carbon 2050



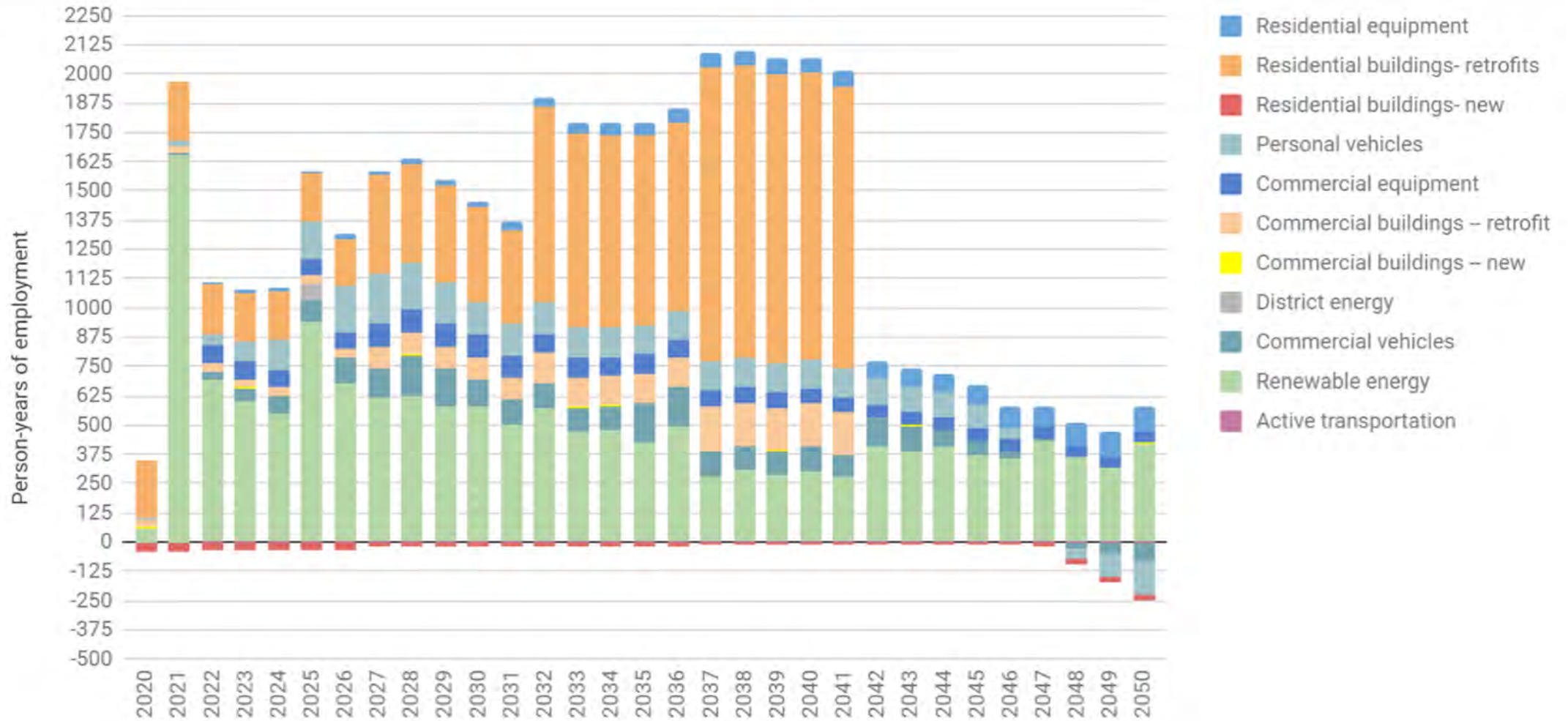
Finances Modelling



Energy Costs Modelling



Employment Modelling



Dashboard

CityInSight

[Disclaimer](#)

[Definitions](#)

[Projections](#) ▾

Scenario Selection:

BAP

Low Carbon

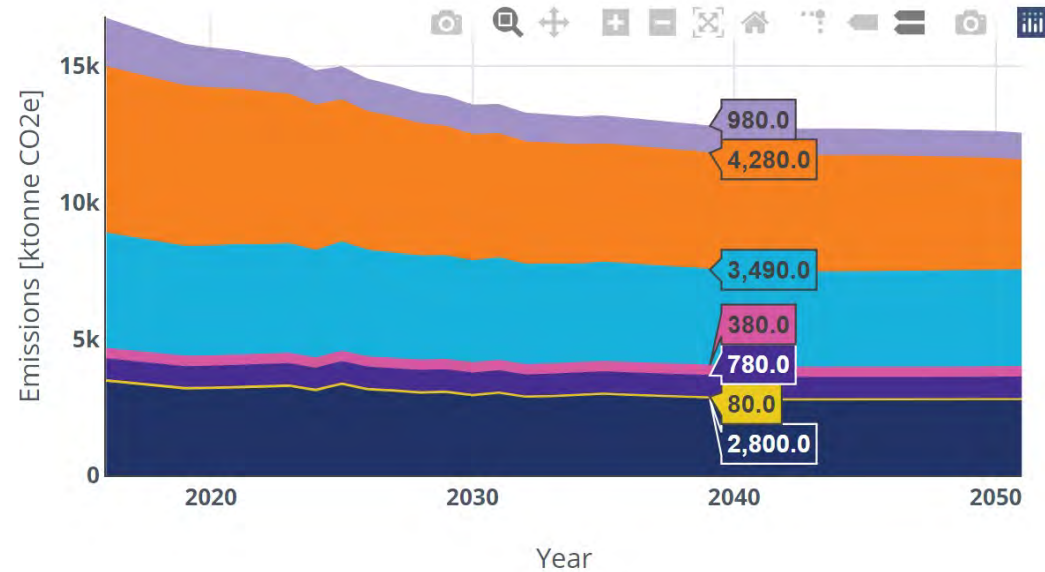


TransformTO

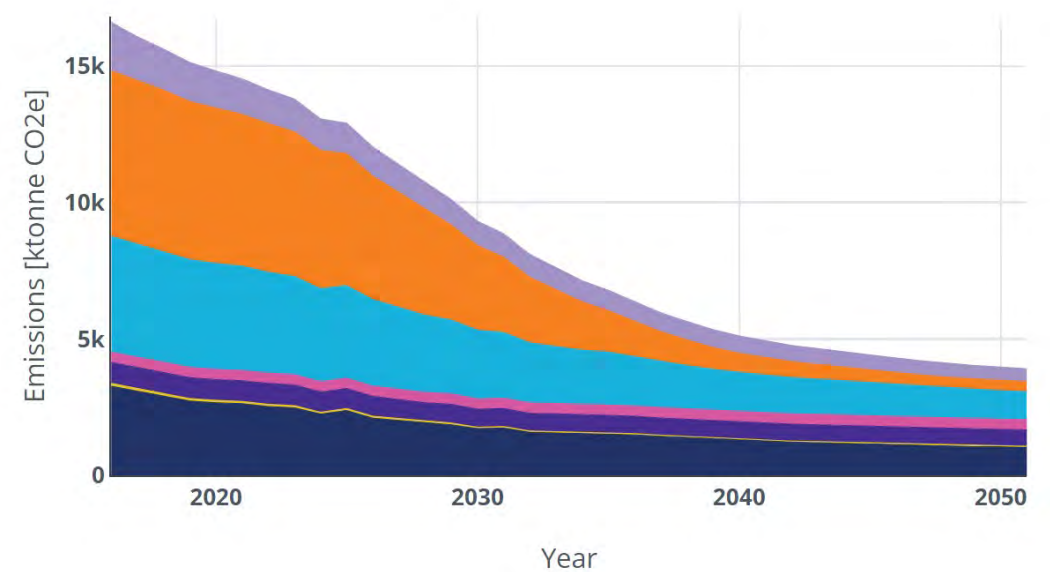
Sector

Fuel Type

BAP



Low Carbon



Commercial Fugitive Industrial Local Energy Production Residential Transportation Waste

Implementation Framework

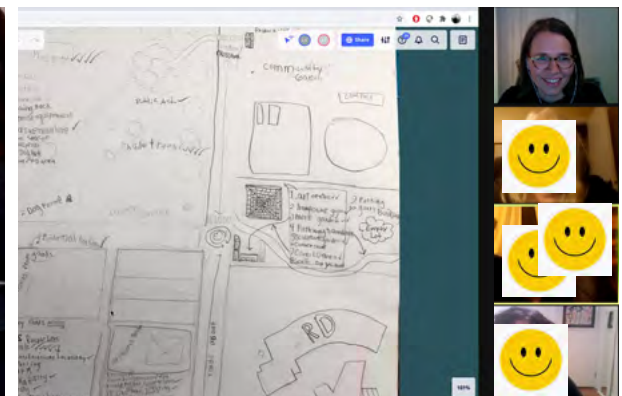
Assumptions	Partners
Schedule	Resources required (besides funding)
Audience(s)	Budget
Reporting Medium	Challenges
In which existing policies/ strategies/workplans can this action be embedded?	Next steps

Ladysmith OCP Review

Climate Action Planning Options

SSC

Project Process



1 GATHERING KNOWLEDGE & CREATING A BASELINE

February - April 2021

Walking the Land with Knowledge Keepers

**Workshops with Council, Staff, Stz'uminus
First Nation Leadership, and OCP Steering
Committee**

**Background Research: Policy Review, Land
Use Inventory and Projections, and Existing
Conditions**

Community Engagement Launch

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May - October 2021

Community Visioning

Creation of Vision, Goals, and Growth Scenarios

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Community Engagement: Reviewing the Draft Vision, Goals, and Growth Scenarios

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3 DEVELOPING THE PLAN

November 2021 - February 2022

Draft OCP

Workshops with Council, Staff, Stz'uminus First Nation Leadership, and OCP Steering Committee

Community Engagement: Draft OCP Review

Community Design Workshop: WOW Project

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4 MAKING THE PLAN REAL

March - October 2022

Refined Draft OCP

Workshops with Council, Staff, Stz'uminus First Nation Leadership, and OCP Steering Committee

Community Engagement: Final OCP Review

Legal Review and Referrals to Public Agencies

Final OCP

Public Hearings and Council Approval Process



THE ABBOTSFORD NEWS

An ambitious plan to bring a complete, high-density community of 30,000 residents called WeTown to an Abbotsford hillside has been unveiled.

WeTown is proposed for the Auguston neighbourhood in Abbotsford, south of McKee Road near Blauson Boulevard, a five minute drive from Highway 1.

Renderings: WeTown proposed for Abbotsford



If we dream big
and act boldly,
what is possible?

