

An aerial sketch of a waterfront development. The scene shows a mix of industrial and recreational spaces. On the left, there are large industrial buildings with corrugated metal roofs and a tall smokestack. A parking lot with several cars is adjacent to them. A dense forest of green trees separates the industrial area from the waterfront. Along the water's edge, there are several wooden docks and piers. One prominent dock features a large, elevated wooden platform with a roof and tables, likely a restaurant or event space. Other smaller docks have buildings with orange roofs. Numerous boats, including sailboats and kayakers, are visible in the blue water. The overall style is a loose, artistic sketch with vibrant colors like greens, blues, and oranges.

# COMMUNITY ENGAGEMENT SUMMARY

Snapshot of Phase 3 Public Input

**Waterfront Area Plan**

August, 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

**DIALOG®**

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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 has involved 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 August 11, 2017, an estimated 1500+ distinct participant interactions took place.

Phase 3 engagement involved presentation of a draft Waterfront Concept to stakeholders and the broader community for comment and review. Activities included:

- Joint Commission and Charrette Team
- Property Owners and Tenants Workshop
- Public Drop-In Open House
- Online Survey

This report summarizes participant input, which will be used in creating a final Waterfront Area Plan.

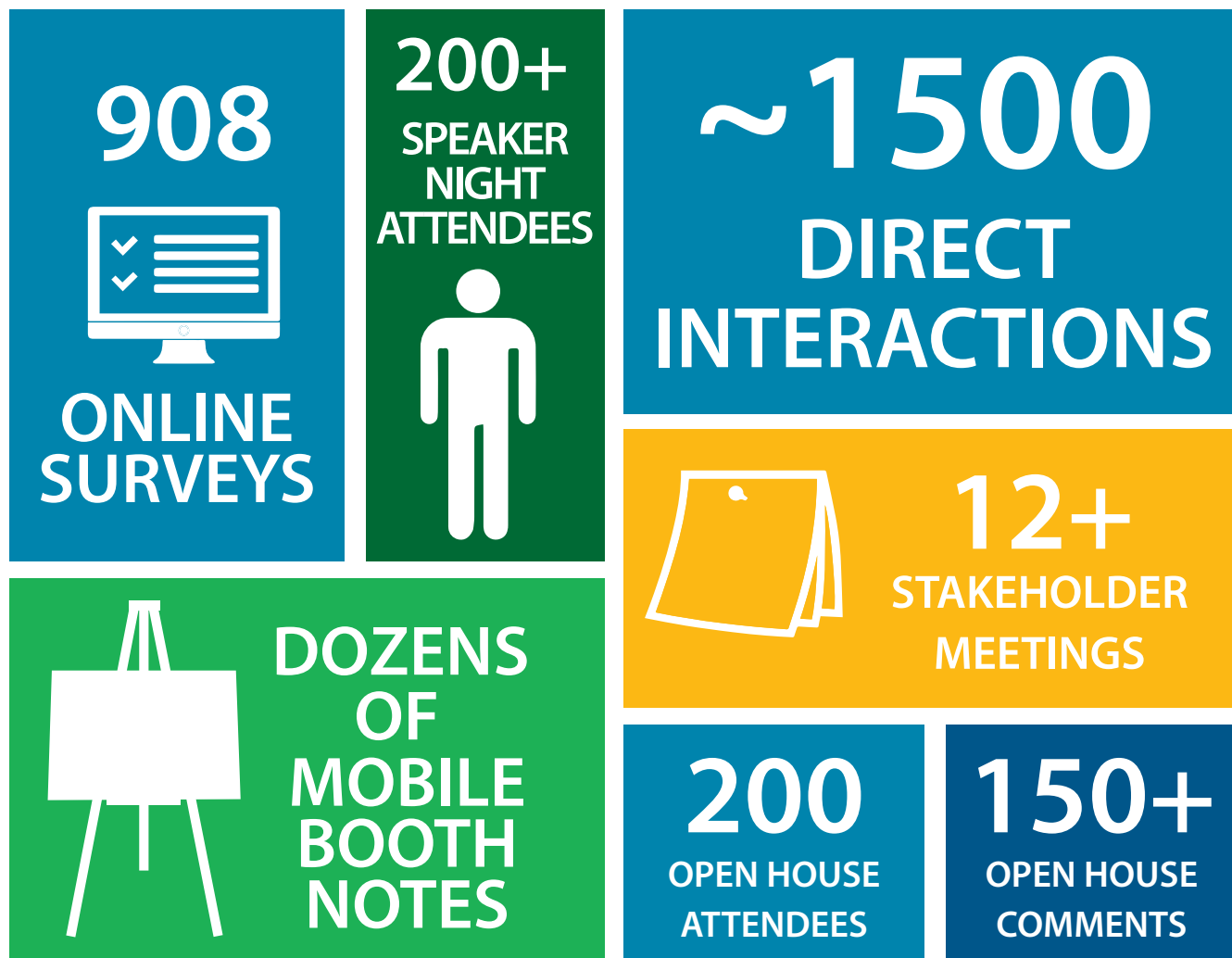
## Project Phases



\* WE ARE HERE

# Project Engagement Snapshot

*Nov 2016 - July 2017*



# Joint Commission and Charrette Team Workshop

On July 18th, the Charrette Team that had gathered during the early stages of the project reconvened to review the draft Waterfront Area Plan, and they were joined by members of Town advisory commissions. The group met at Aggie Hall during the evening. The 38 participants included:

- Eleven citizens at-large;
- Nine representatives from the following Town commissions and/ or organizations: Ladysmith Maritime 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;
- Members of Ladysmith and Stz'uminus Councils;
- Members of the Advisory Planning Commission, Advisory Design Panel, Heritage Revitalization Advisory Commission, and Parks Recreation and Culture Advisory Committee.

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



## Joint Commission and Design Charrette Team Feedback

For the workshop, the charrette team broke up into five groups to review draft annotated plans, sections and vignettes. Conversations focused on what was working well; what was missing; and what needed to be re-considered. Some groups also recorded their input directly over the concepts. A full transcript of the comments is available in the appendix.

The section below summarizes the responses received.

### Key themes for what is working well:

- A welcoming and inclusive plan
- The addition of the Cultural Centre
- Additional connectivity and walkability - including the waterfront walkway

### Key themes for what is missing:

- Further exploration of cross harbour connections between the Town of Ladysmith and the Stz'uminus First Nation
- RV parking - potential for overnight in certain areas

### Key themes to re-consider

- RV access
- How the phasing and economics for the project will work













# Property Owner and Tenant Workshop

On July 19th, property owners and tenants gathered to review the draft Concept Plan in the Welcome Centre meeting room at the LMS Community Marina. Approximately 15 people were in attendance, of which several attended the workshop the previous day.

The following pages summarize the feedback received during this session.



## Property Owner and Tenant Feedback

The participants broke into two groups - one that had already reviewed the material at the previous workshop and those that had a “fresh set of eyes”. The former worked with a graphic facilitator to work through the plan in a more in-depth manner. The latter worked through what was working, what was missing and what needed to be re-considered. A full transcript of the comments is available in the appendix.

The section below summarizes the responses received.

### Feedback from the “deep dive” table:

- Other opportunities identified for Fisherman’s Wharf:
  - Services for Boats
  - Opportunities for Expansion
  - Parking
- Need for a Fuel Dock Analysis
- Additional RV Parking
- Explore the potential for water taxi service

### Feedback from the “fresh eyes” table:

Within this group there was a rich exploration of functionality of the working waterfront and opportunities for expansion of marine services including:

- Fuel dock - a good location is near the existing commercial wharf. There is an existing fuel spill response kit there and trained personnel
- The need for a crane
- The need for proper truck access
- The potential to bring back the herring business to the island
- Positive reaction to Slack Point Park and the Live-Work area
- Design considerations for the expanded marina to accommodate access for future repairs and maintenance and boat ramp parking lot to accommodate drivers with boat trailers



Example of workshop output



# Drop-In Public Open House

On July 19th, a drop-in public open house was held at Aggie Hall. Approximately 115 people attended the event. Participants were presented with interactive panels to review and offer comment on the draft Concept Plan. Replications of the panels presented are included in the appendix:



## Open House Feedback

Participants were asked to share their feedback on post-it notes. Approximately 100 comments were received.

### **What do you think of the vision? Is there anything that you would change? (All comments received)**

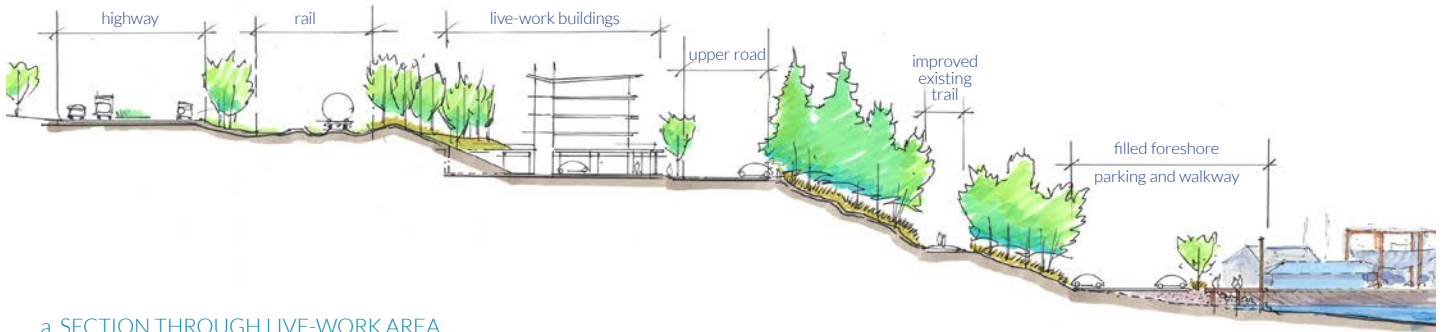
- *No comments were received regarding the vision at the Open House*

### **What do you think of the goals? Is there anything that you would change? (All comments received)**

- Fantastic work. Great plan. Full support to all goals
- Heritage & arts is important but not mentioned in Goals only culture

### **What do you think of the overall draft concept plan presented on the previous panels? Is there anything you would change? (Representative Comments)**

- Keep Slack Point walkways 'natural'
- Love the rear access road for residential behind Transfer Beach
- Don't lose our Slack Beach dog park!
- What happens to Dogpatch residents? Perhaps help to relocate to low cost housing. Such as the low cost housing unit the Resources Centre is considering? Renovating the old church (St John's) on Buller?
- Where/how do commercial fish boats unload?
- Need to preserve Engine Shed as well as Machine Shop – both should be designated heritage
- Machine Shop = Arts Centre
- Camping for tents, holiday trailer & RVs would be a valuable addition
- Boat Ramp – 1) more trailer parking 2) out of towners pay parking
- Art shop / Art Centre / the whole building
- Maximize all aspects of a working harbour i.e. boat repair facilities
- Continuation of waterfront walkway to Holland Creek trail
- Restore & maintain heritage bldg. (Machine Shop) – Maintain existing users of bldgs. (Art Gallery)
- Can we make it happen?
- Green shore cert!
- Tunnel!!! Instead of bridge
- Improve site lines along corridors from town
- Public art as land markers to draw people to water
- Design needs more emphasis & connection to earth & water
- Old train buildings are heritage – need preservation
- Water slide on the dock
- Reviving train line with a station for train-travel north & south??
- Terrific! Let's get this done
- Love the bridge concept connecting downtown to waterfront
- Tunnel connector – no bridge (- dollars? - safety? - security)
- Love the overhead walkway
- Well done!
- Child nature playground area



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

**What do you think of section A through the live-work area? (All comments received)**

- Is another access point needed? More parking? RV parking?



b1. SECTION THROUGH 30M WIDE FILLED FORESHORE

**What do you think of section B1? (All comments received)**

- Don't forget about art – art can be included everywhere as a tool for connection

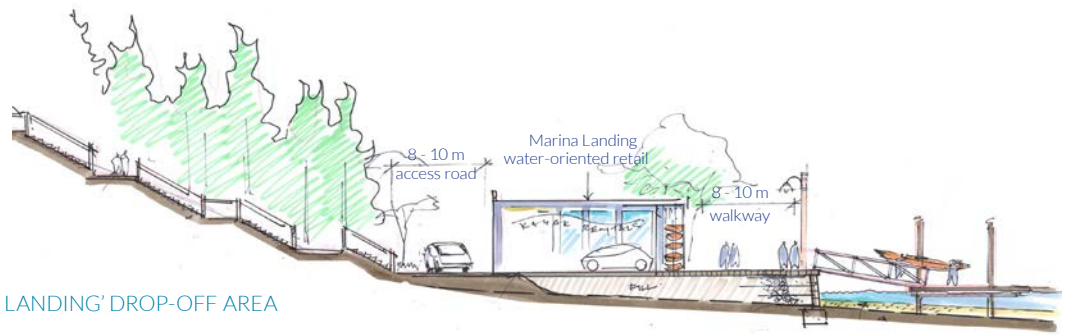


b2. SECTION THROUGH SAME AREA WITH NO FILL

**What do you think of section B2? (All comments received)**

- Accessibility for our residents that are not mobile – wheelchairs, canes & other various

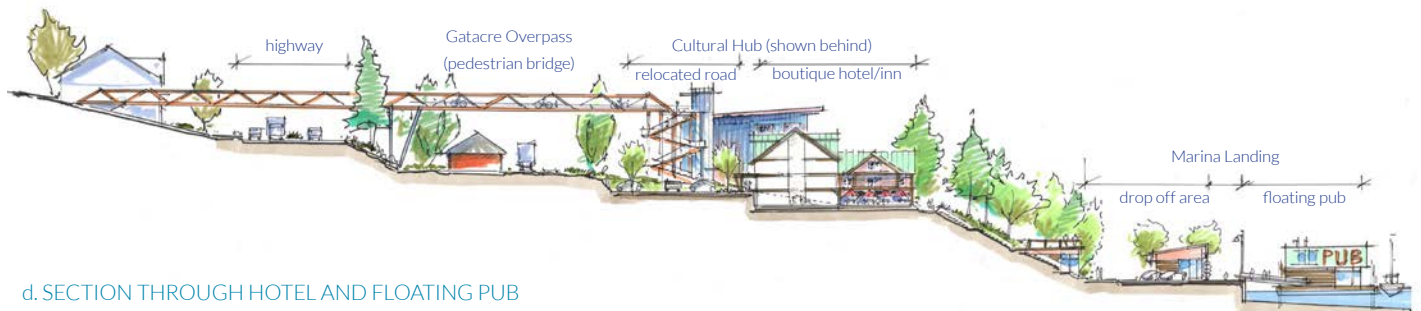




c. SECTION THROUGH 'MARINA LANDING' DROP-OFF AREA

**What do you think of section C through 'marina landing' drop-off area? (All comments received)**

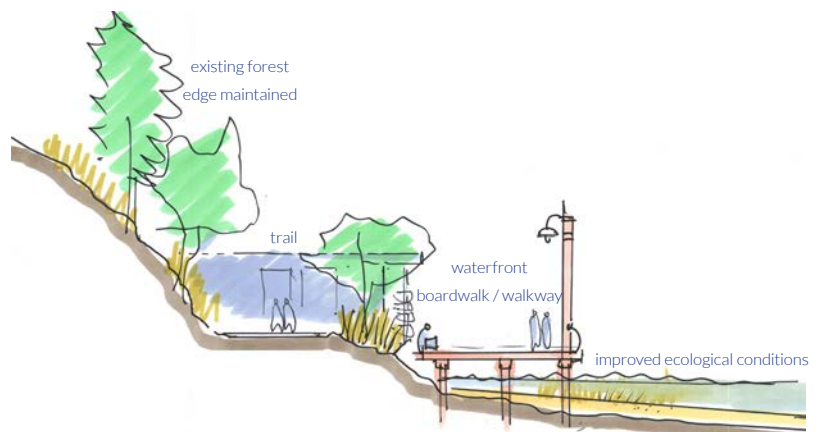
- Consider a specific kayak launch
- Integrated culture; theater, music, art, sculpture



d. SECTION THROUGH HOTEL AND FLOATING PUB (GATACRE STREET)

**What do you think of section D through the hotel and floating pub? (All comments received)**

- Arts and culture hub
- Move the pub to Slag Point
- Tunnel instead of bridge
- Tunnel connector instead of bridge

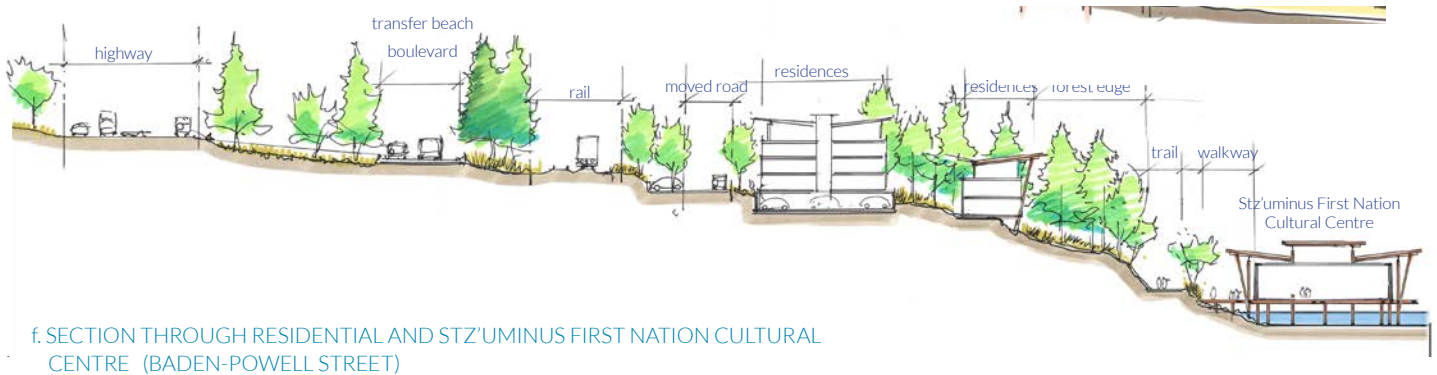


e. SECTION THROUGH WATERFRONT WALKWAY

**What do you think of section E through the waterfront walkway? (All comments received)**

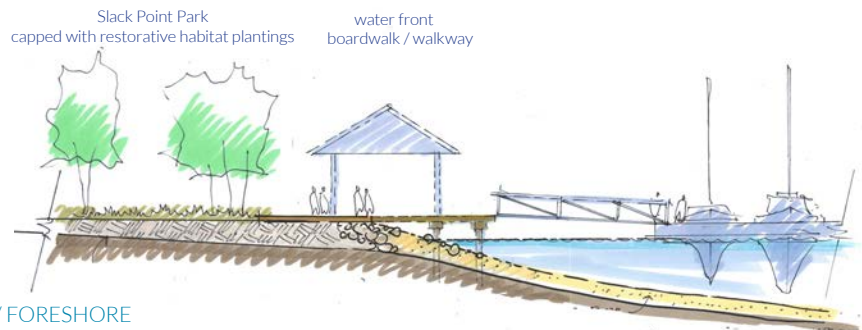
- Railway to become part of Trans Canada trail
- Utilize the unused railway as a walking/cycle path
- What a wonderful opportunity for eco-art!
- Daylight streams / storm water eco drainage – visible & educational

- Have you communicated with E&N re: revival of north/south train?



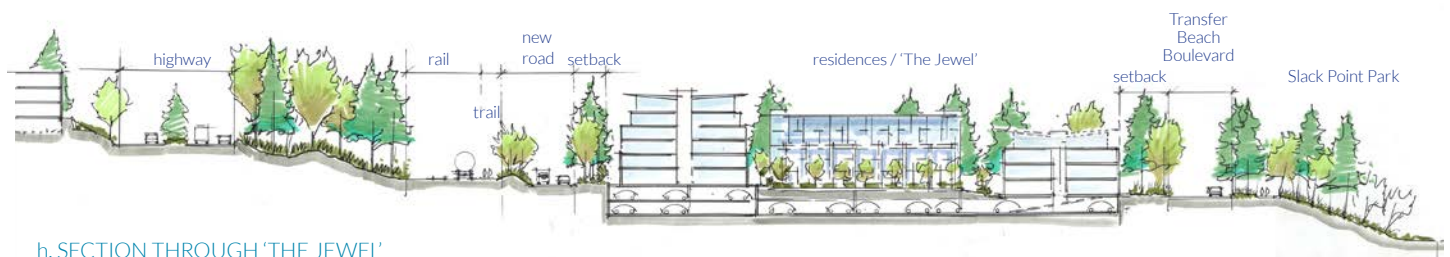
**What do you think of section F through residential and Stz'uminus First Nation Cultural Centre (Baden-Powell Street)? (All comments received)**

- Love this design!
- No Dogs off leash @ beach/marina
- Condos near a railway track (possibly active) may be problem. Campground/RV instead?
- No gated communities
- 20% of units to be affordable to lower income
- No residences – public use areas only
- Like the focus on creating a native cultural centre



**What do you think of section G through Slack Point Beach/ foreshore? (All comments received)**

- Less parking on east side of the green zone
- RV park needed
- Inn and restaurant so all can enjoy
- Restaurant/pub with wrap around deck on the very point of Slag Point – watch boats go in and out of harbour,
- No inn, No housing
- Continue/extend waterfront walkway through to estuary and Holland Creek connection
- RV park for visitors?



h. SECTION THROUGH 'THE JEWEL'

- Covered (lg) open air area on "Slack Point" for event rentals, beer gardens, food vendors, craft sales, etc.
- Who is paying for Slag Point clean up
- Mooring buoys for cruising boaters
- Maintain some "backyard beautiful" at Slack Point area "au natural"

#### **What do you think of section H through 'the jewel'? (All comments received)**

- Revive rail-line for travel north/south – Acts as a travel hub!
- Public art trails
- No residences at waterfront - Inn ok, Restaurant ok
- Love idea of an inn or something LS desperately needs. Train travel N & S for weekend visitors would be great. Bridge is awesome! Develop harbour like at Sidney, BC for boats

#### **Any final comments? (All comments received)**

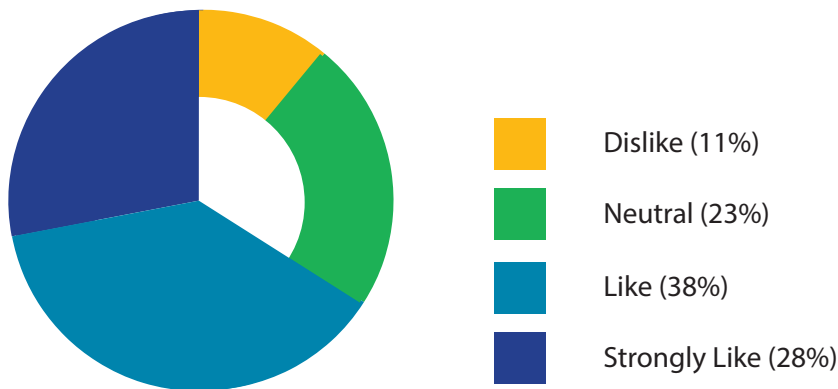
- Great plan? (don't forget to protect the Purple Martin habitat!)
- Let's consider in this plan all financial levels of society: campsites for families, small cabins for middle class, condos for upper class
- Does culture in your vocabulary include heritage & arts?
- The plan seems "money" oriented. Should be sociologically oriented-whole and inclusive of all
- Place for RV's (motorhomes) to stay overnight (to create enough time to wander into town)
- Good job to all!
- Needs campground for lower income families
- Idea – put a pub on top of an existing cement piling in Dog Patch
- Transfer Beach suggestion – create traffic "loops" to reduce traffic congestion & eliminate U-turns



# Online Survey

On July 18th an online survey was launched, which ran until July 31. A total of 507 responses were received with 263 completed responses. The following pages summarize the feedback.

## How do you feel about the vision statement?

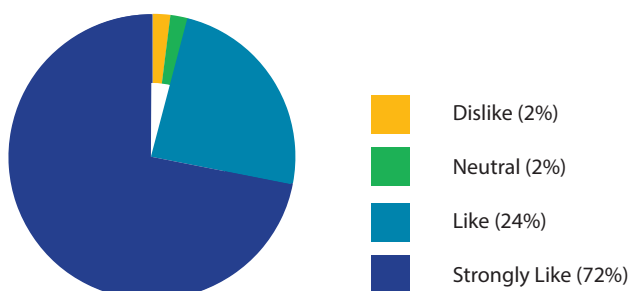


## Do you have any suggested changes?(representative comments):

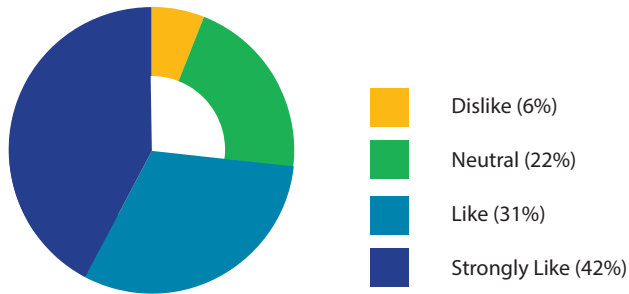
- I'd like to see ideas such as "in the spirit of mutual respect and full partnership" and "bring our communities closer together"
- We are working as one - Itst uw' hw - nuts' - ul - wum
- Include the "how" and also emphasize an equal and mutually beneficial relationship
- I understand the one heart one mind but "creating the big we" doesn't seem to fit or maybe the way it is worded needs to be tweaked. It just doesn't seem to flow

## How do you feel about the following goal statements?

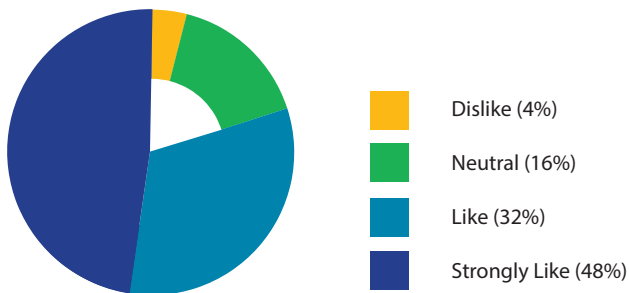
***Public Waterfront Access: Maintain and enhance continuous, public access along the waterfront.***



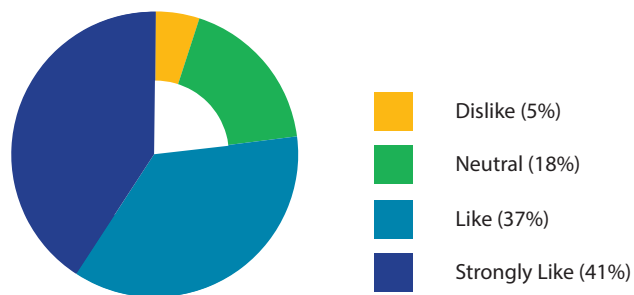
***Stz'uminus Presence on the Water: Re-establish presence of the Stz'uminus First Nation on and near the water.***



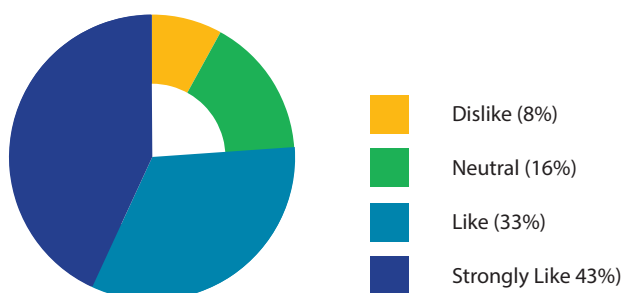
***Honouring the Earth and Water: Honour the ecology of the waterfront area, including its related traditional uses and culture.***



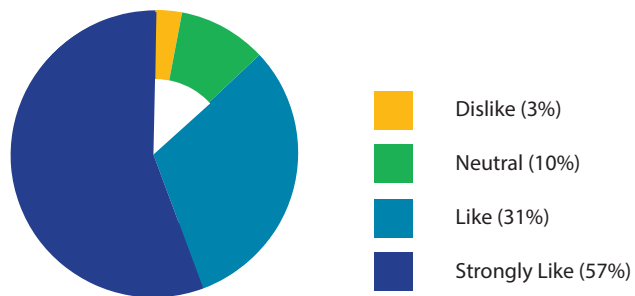
***Working Waterfront: Protect the authenticity and integrity of the working waterfront, including its employment-generating uses.***



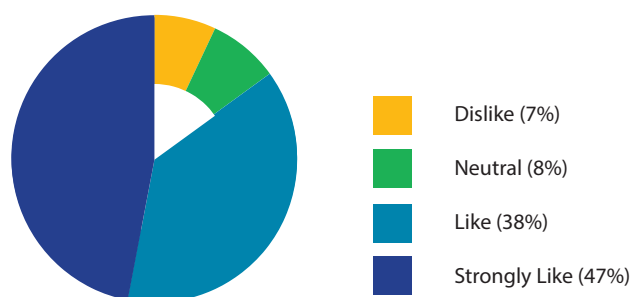
***Sharing Spaces: Establish places for both Ladysmith and Stz'uminus communities to come together to share, learn, and celebrate one another, while also protecting the privacy of sacred ceremonies and hereditary teachings.***



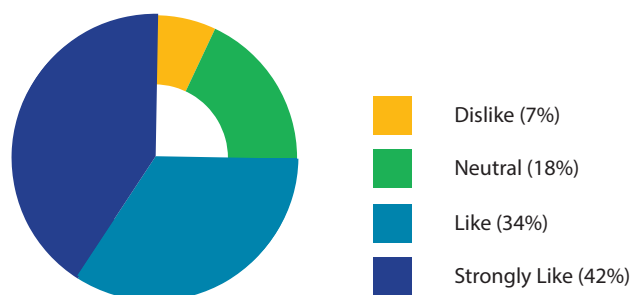
### ***Year Round and Multi-Generational People Places***



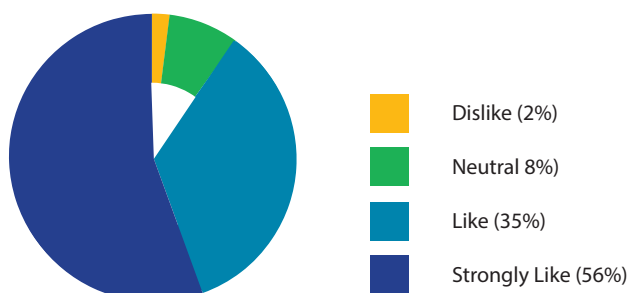
### ***Regenerative Design: Protect and restore ecological values through land use and the design of buildings, open spaces, and infrastructure.***



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

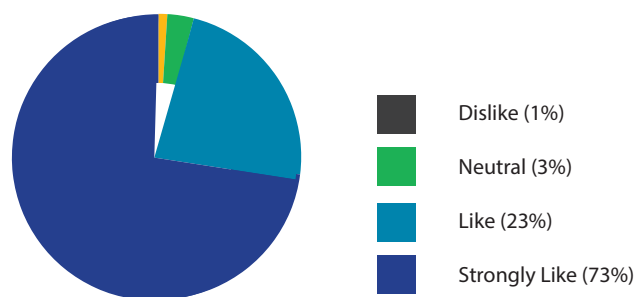


### ***Connections: Improve connections in all directions, including to the Downtown for residents and visitors alike.***

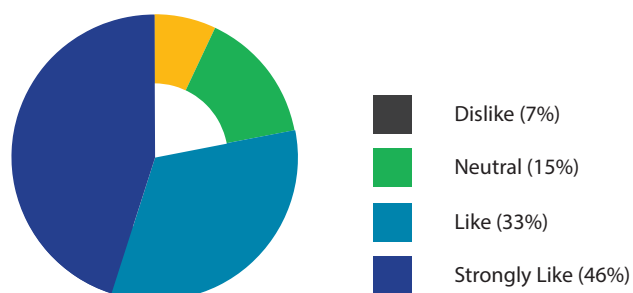




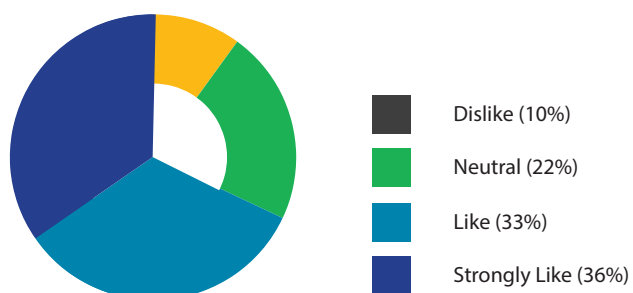
***A Place for Walking: Make walking delightful and design places for people on foot.***



***Expressive Personality: Reflect the uniqueness and authenticity of the waterfront in the form and character of buildings and public spaces.***



***Visibly and Mutually Beneficial Development: Support implementation with development approaches that leverage land value and optimize mutual benefit for both Ladysmith and Stz'uminus communities.***



**Do you have any suggested changes? (representative comments):**

Most of these questions are too pie in sky: eg. honouring the earth and the water?

Significant concept and jurisdictional conflict between honoring earth and water and the commercial waterfront. Little of these are within the ToL jurisdiction or boundaries. A plan to address these goals with affected partners is needed. And, why has the ToL and SFN not engaged directly with the LMS Board. LMS is one of the centrepieces in this plan, currently updating its own strategic plan.

All of this is wonderful all we need to do now is find the money and resources to make it so. Really like what you are doing.

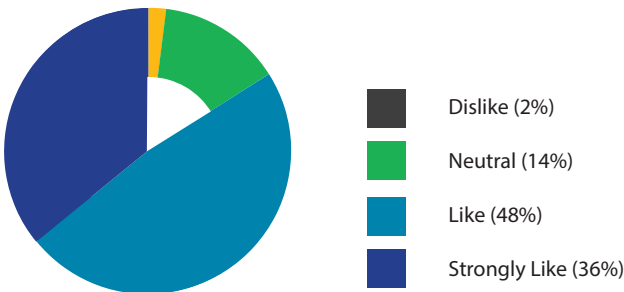
Very important to develop some Design Guidelines for the different component in this development, representing the Town and the Indigenous presence.

I'd love this to be a walkable, safe, clean destination for surrounding communities and visitors alike.

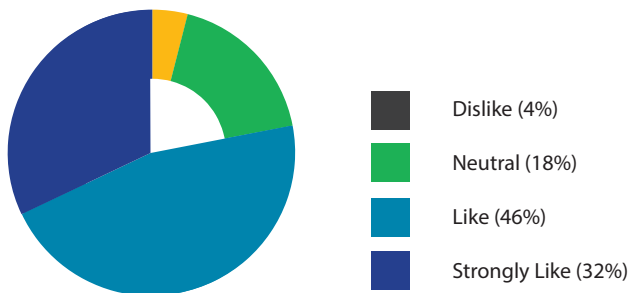
I believe in protecting ecological aspects of waterfront and in providing trails for walking but not for buildings other than cultural and historic. Waterfront business pertaining to marine are not usually attractive additions to a park. Why do we have to leverage land value. Much less money could be spent providing what many people originally wanted without creating something that brings such a huge mortgage.

**How do you feel about each of the plan elements above?**

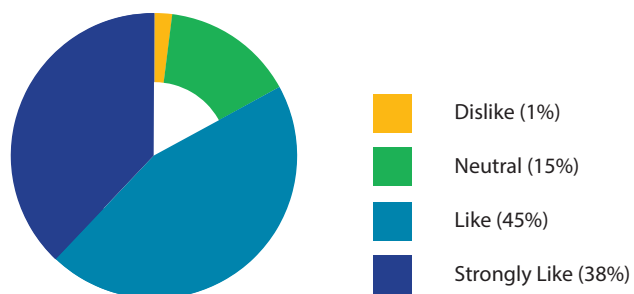
**Marine Services Centre**



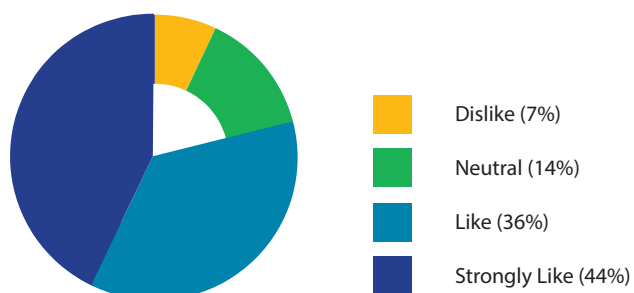
**Commercial Fishing Wharf**



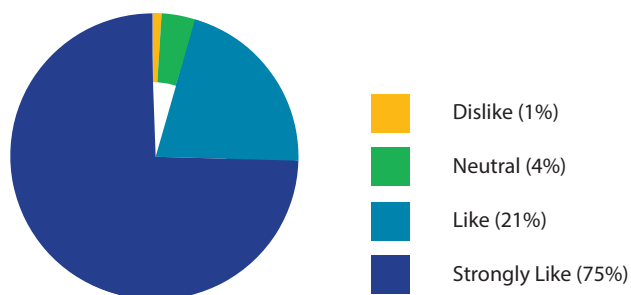
### Marina Landing



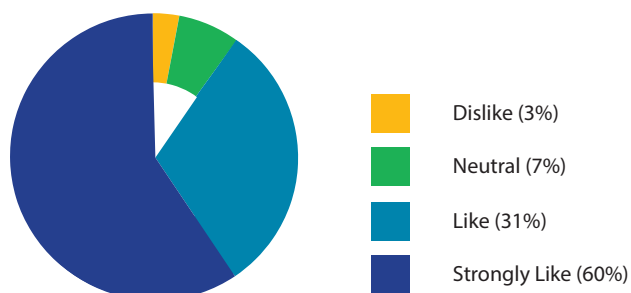
### Stz'uminus First Nation Cultural Centre



### Waterfront Walkway

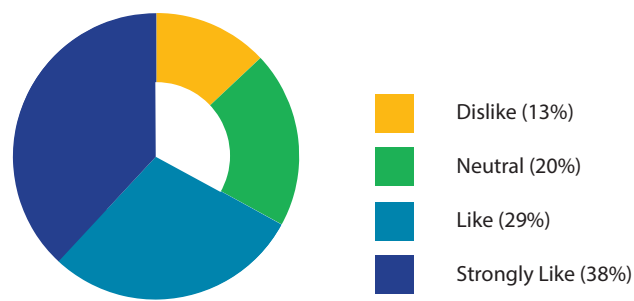


### Slack Point Park

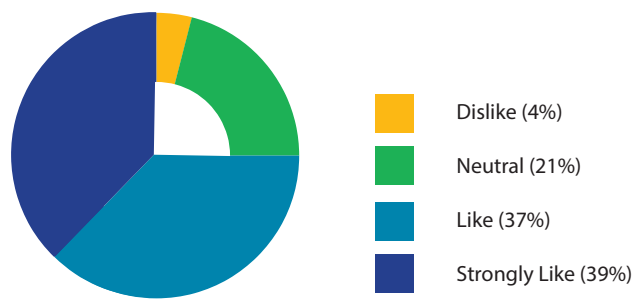




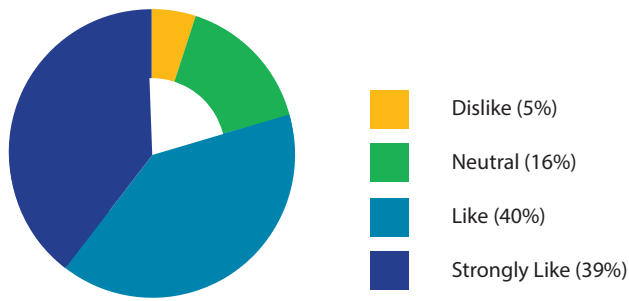
Live - Work



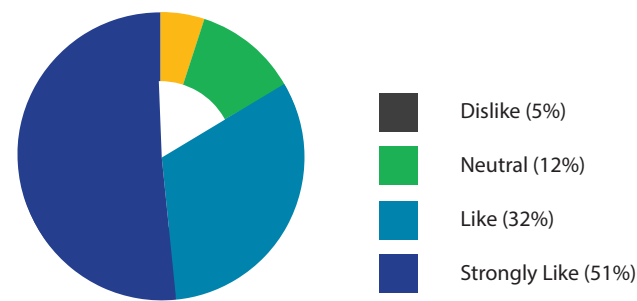
Filled Foreshore & Access Road



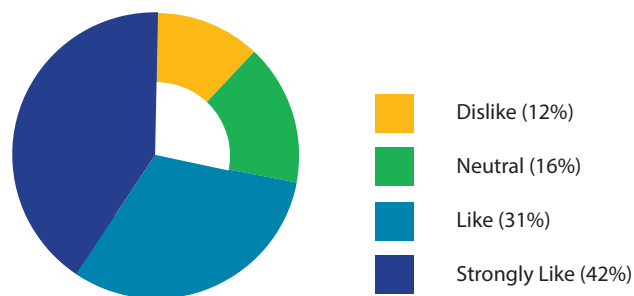
Cultural Hub



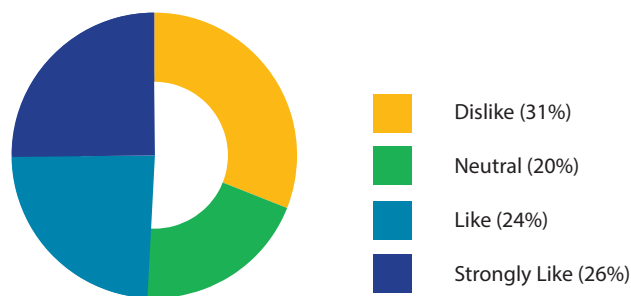
Gatacre Overpass (Pedestrian Bridge)



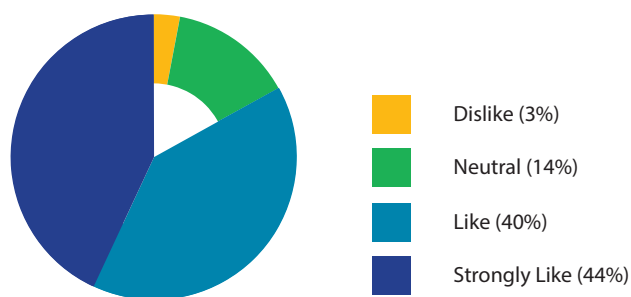
**Waterfront Inn**



**Residential Development**



**Visitor Centre**



**Do you have any suggested changes? (representative comments):**

- split walking trails to add bike paths (or add a separate bike path) and have fitness trails and stations sprinkled through Slack Point park. Add dog walking trails (or allow dogs on all walking trails) and have beach area where dogs are allowed - so families with dogs can play together.
- This would have been easier if delivered in stages. It's so outrageously unaffordable as it is, one has trouble responding.
- Residential is a crucial component of this. But where's the grocery store? Pharmacy? Starbucks? Etc.
- The Waterfront Inn proposed is a great idea. It would be great to be able to go to a nice place with a great view to eat in Ladysmith. Also, I think that the Tech industry is something Ladysmith should be trying to attract, particularly at this time (given the current political climate).
- Plan is excellent! I'm just wondering what the "boutique" hotel is going to be. I would prefer something like a Holiday Inn or Coast Hotel (i.e. high quality but reasonably priced) to an overpriced, exclusive "boutique" hotel (unless I'm misunderstanding what you intend).
- Why not have serviced camping (not live-in) instead of Slack Point Park. Bringing in more revenue and having extra pedestrian traffic on boardwalk and downtown.
- Please make sure that there is housing that will be affordable for our own community. Available and affordable residential homes are disappearing as people discover our town. There also needs to be more homes that meet the needs of seniors who want to live in their own homes.
- Who wouldn't agree with all of this if it's free? How will you pay for it and clean up the Harbour without quadrupling taxes?
- More tourism type activity and more recreational type activities. More markets, or restaurant or other type facilities. Take the best of places like Coombs, Parksville, Nanaimo, even Victoria. Ladysmith has the potential and this is the best opportunity to do it.
- Include commercial areas for leasing opportunities. You are sitting on a gold mine here. Allow space for unique restaurants/cafes, unique shops, maybe a waterfront brewpub? I know I would be visiting places like these quite often. You can literally go anywhere in BC if you want to see native culture. Make this our own.
- I am strongly against any residences built ANYWHERE in the park. Also this survey time needs to be extended by another month to the end of August. This is not enough time for the citizens to complete this survey in my opinion. Also there is no summer swimming pool proposed. No tennis courts or squash courts.

**Do you have any additional comments? (representative comments):**

- It would be very cool to have a loop with a mini steam train or a solar powered carriage system that could pick up and drop off people in waterfront development and downtown. It would have stops at cultural and heritage sites and viewpoints - destination "ride" for tourists and practical people mover for connecting downtown and waterfront.
- With increased traffic, it will be even more imperative that a traffic loop be completed at Transfer Beach so all cars are forced to do u-turns.
- There should be a better plan for a bike path. Having the bikes share the walking path would never work as there are stairs. You will just end up with bikes on the boardwalk where they may be more of a problem I'm looking for it to start tomorrow.... !!!!! It's a very well thought out and constructive plan! Thank You
- I am excited to see these plans reach reality. I very much support keeping access to our beautiful waterfront open to the public and support for public walking trails would be my highest priority. On that point, are there plans to extend walking trails along the waterfront of Oyster Cove and connect to the estuary park? I think we should follow the examples of Nanaimo, Victoria and Vancouver in developing lengthy waterfront walking paths.
- I think personal live-in housing of any type in this area creates a nest for elitism and future problems. The waterfront area should remain 100% available to the public. Housing developments seem to be doing well on the back side of the Town. People with ownership rights tend to be wealthy and territorial with a big stick in their own advancement. Public land should be equal- opportunity land and remain so for the long run. ( My bias based on observation.....ie. The Beach front at Parksville)
- Machine Shop will make a great Arts Centre for community gathering in music, dance, visual arts, indigenous arts etc - so exciting!
- Love it! Let's go!
- I have questions. How will the development be financed? What percentage of the cost would be paid out of local taxes? What is the time-frame for implementation of the Plan? Which external businesses are interested in participating. What are their mandates and requirements? For example, what is the interest of Oak Bay Marina in acquiring crown land at Ladysmith Harbour (application # 1412701)? Is this interest connected to the Waterfront Plan, or is it a separate venture entirely? What is the role of the Ladysmith Maritime Society in the conception and implementation of the Waterfront Plan? Where can Ladysmith residents see a model of the Plan that makes sense, rather than having to decipher the inadequate maps presented online?



# APPENDIX

# 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



Waterfront Charrette (Design Workshop), March 2017



## 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"

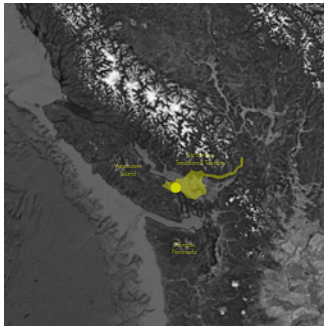


### THE STUDY AREA

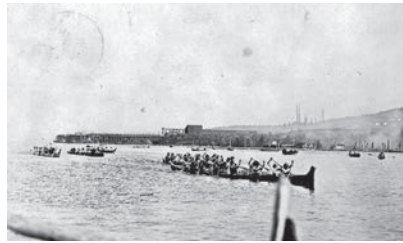


# SITE CONTEXT AND HISTORY

## THE SITE - REGIONAL CONTEXT



## SITE HISTORY | TIME IMMEMORIAL



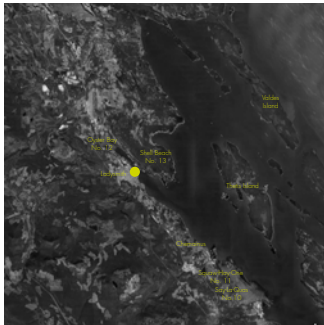
Canoe Race, 1905. Coal Wharf in Background

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'qumi'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

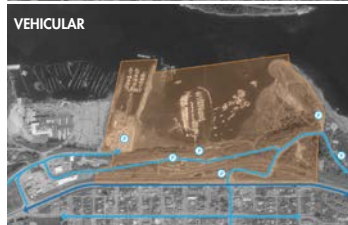
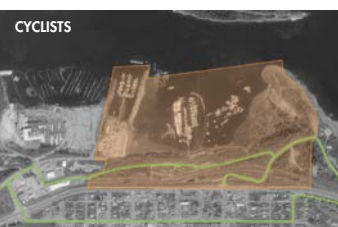
The Town of Ladysmith had industrial ties from the very beginning. James Dunsmuir created a settlement on Oyster Harbour, shortly after commissioning great wharfs, as a place for the nearly 900 Extension Mine employees to live. In 1904, the Town of Ladysmith was incorporated, but the waterfront lands 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.





# WHAT WE HEARD

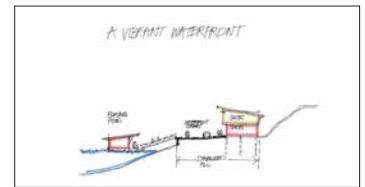
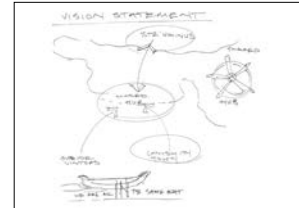
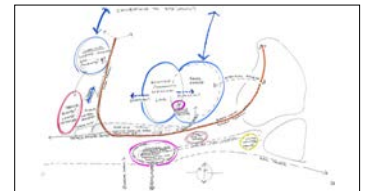
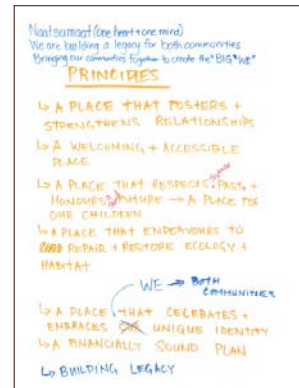
## Design Charrette

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:



## 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.

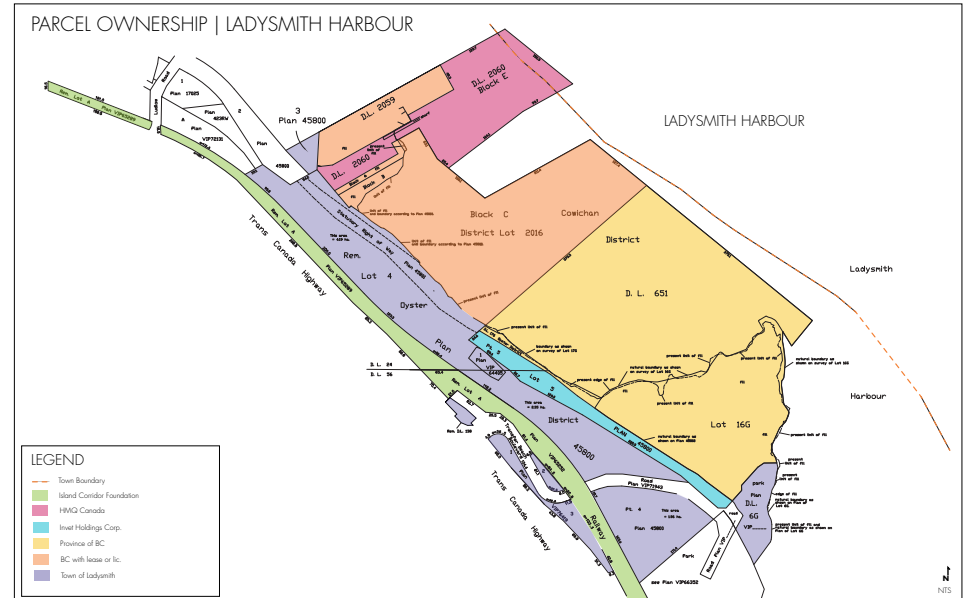


## ABOUT THE SITE TODAY

### 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:



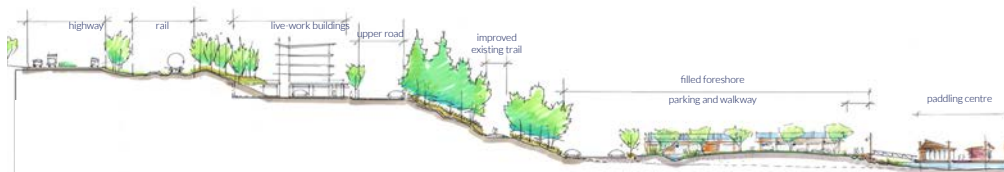
**OUR WATERFRONT**

# OVERALL CONCEPT PLAN

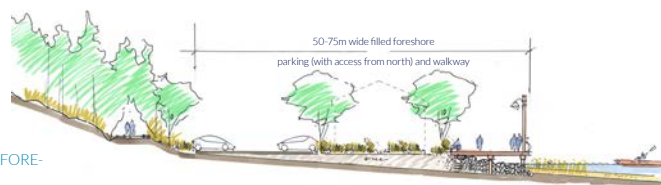
What do you think of the overall draft concept plan presented on the previous panel? Anything you would change?



## CONCEPT PLAN DETAILS



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



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



b2. SECTION THROUGH SAME AREA WITH NO FILL

What do you think?

What do you think?

What do you think?

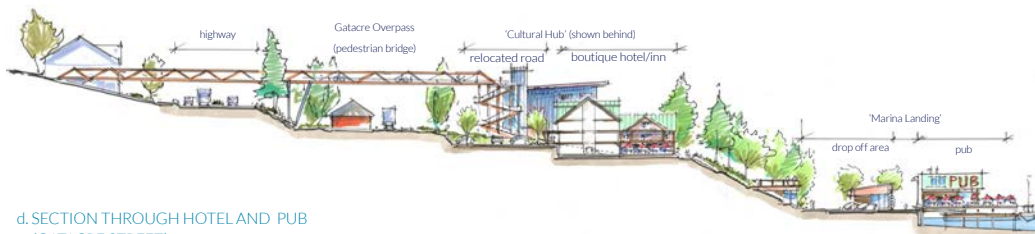


## CONCEPT PLAN DETAILS



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

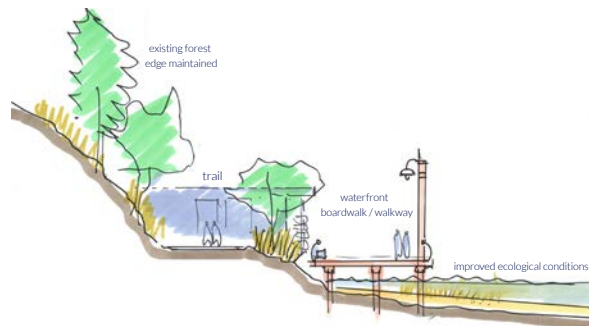
What do you think?



d. SECTION THROUGH HOTEL AND PUB (GATACRE STREET)

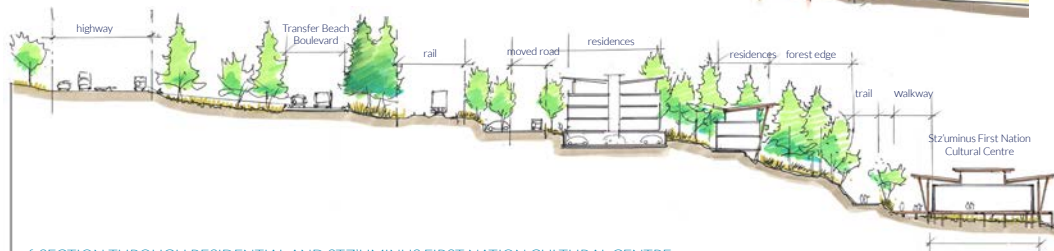
What do you think?

## CONCEPT PLAN DETAILS



e. SECTION THROUGH WATER FRONT WALKWAY

What do you think?



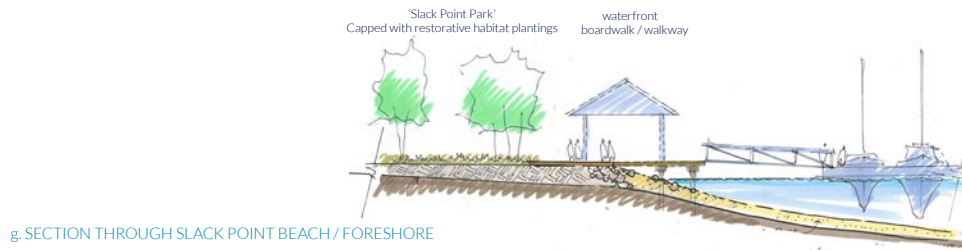
f. SECTION THROUGH RESIDENTIAL AND STZ'UMINUS FIRST NATION CULTURAL CENTRE (BADEN-POWELL STREET)

What do you think?



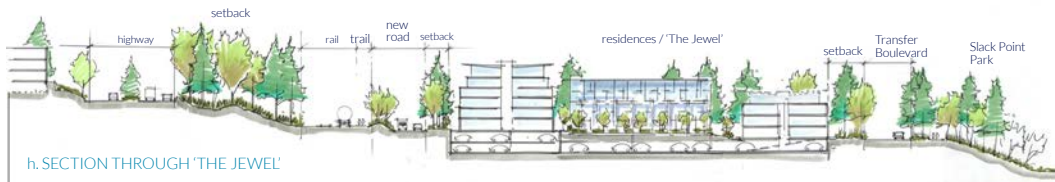
## CONCEPT PLAN DETAILS

What do you think?



g. SECTION THROUGH SLACK POINT BEACH / FORESHORE

What do you think?



h. SECTION THROUGH 'THE JEWEL'

## 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

 @Ladysmith BC  @TownOfLadysmith  [info@ladysmith.ca](mailto:info@ladysmith.ca)  250.245.6400

Please share any final comments here.

## Charrette Team Raw Comments:

### Working Well

- Walkway around the waterfront with access for all (crofton style)
- Cultural centre
- Expansion of park
- Happy that forest industry site has been retained
- Welcoming centre feel/ welcoming boaters/ we want to be the welcoming waterfront
- Waterfront for everybody. And the residential setback from the waters edge
- Well balanced plan that is do-able x2
- Waterfront walkway (make sure there are loops)
- Central people place is included in the concept plan
- Fuel dock
- #2
- location of cultural centre
- location of RV parking at visitor centre
- ensure there is adequate space for RVs
- like the limited industrial
- like green belt on slope
- Good location for the following:
- ice- cream store
- pub- restaurant
- hotel – 80 rooms
- like low townhouses in location
- like keeping machine shop
- like fuel dock and marine services centre
- like revenue from residential
- probably ok with 6 storeys – view analysis maybe
- Waterfront walkway
- Parking – distributed throughout the site
- Connections – good trails and links down to bridge/ water
- 2 road locations
- mixed use and all year round activities
- moving access road near railroad works well
- overview of the plan works well
- expanding the shore
- reflective of all the feedback and the important themes
- housing
- level of building work
- love the outdoor/ open space on slack point
- access from town to water front <3
- cultural hub is great – building on the amazing activity already existing there
- we have one of the best paddling areas – paddling centre is awesome
- the inn
- 

### Missing

- RV Parking areas
- Marine focused welcoming sign
- Sea place dock
- Small cabin style holiday rentals
- Running trail – soft surface

- Encourage high-tech industry – pop up office spaces
- Building with support services (changing, washrooms) near amphitheater for weddings in the park and other outdoor events (eg. Celebration of life)
- Site programming for activities like light-up
- Designated kayak launch (at boat launch as kayakers take longer to unload) – separate power boats/ paddlers)
- #2
- overnight RV parking (like Walmart)
- bicycle and car charging station
- conference centre (in hotel maybe) banquets and weddings
- fitness centre
- Uses we would like to see on the Northern waterfront
- Shops to support RV and Marine visitors
- Bike rental – crab dock
- Seafood shop/ market with other foods too
- Consider 3-4 storeys for campus area
- Ensure bike paths throughout the area.
- Opportunities for both communities/ sides of the harbour
- Fuel dock location – Ladysmith SFN
- Who owns/ benefits from marina
- SFN & Ladysmith Town
- Encourage cross harbour connections
- [REDACTED]
- Commercial opportunities – closer to the jewel/ transfer
- Floating pods for paddlers to pull out and camp to compliment paddle centre
- Habitat restoration in same area (unuseable for moorage)
- Water taxi across the water
- Transcanada trail connector
- Landmark at walkway – housing elevator ie. clock tower – sign art
- 

### **Consider/ re consider**

- Is it enough of a destination?
- o Tourists will keep it financially viable
- What is cultural centre? Tribal journey/ showcase artifacts. Showcase singing and dancing
- o Idea – it could have multiple uses – 2 storeys or more – SFN destination
- Spaces to receive instruction – University – campus VIU
- Houseboats? Yes – in marina area
- Can RVs turn around in visitor centre
- Could other RV parking east of rail
- Economic viability
- o Phasing
- o Rehabilitation
- o Catalysts
- Dog park
- o Washrooms
- Phasing
- o Development framework in the draft plan
- o Cost analysis
- o Economic plan
- o Engineering studies
- o Slack point remediation
- Grants/ funding
- Not just a remediation plan but an economic development plan – jobs etc

- Develop park/ green infrastructure
- Botanical garden on the ridge
- Ethno-botanical/ cultural information
- Connections between SFN/ township/ ladysmith harbour
- Fueling station and SFN side
- Helicopter landing
- Wave attenuation
- Structure of any new marina development ie the amount of revenue visitor marina brings/ waitlist
- Pub/food venues at transfer beach or close to
- Access from town to water will increase demand for parking in the town
- Fishermans wharf in the marina or better access?
- Move fueling station to commercial wharf (not deep enough for eco habitat) tanks on shore
- CPTED principles need to be applied to parking by SFN centre (24 hour parking/ secluded/ no eyes
- Timeline
- o Will be a public concern – the town will need to provide a framework/ process
- Access for RVs to turn around via over railway or to get access to the highway via the info centre (ie. move live and work development to create more of a right away and will connect with existing road)
- Buildings on water – not a good idea for private residences but maybe commercial/ residential



## Property Owner and Tenant Raw Comments:

### Deep Dive Table

This table had previously seen the draft plan, and thus worked with a facilitator to “deep dive” into the functionality of different areas in the plan. The below comments capture the main conversation points that occurred during the session.

#### Fishermans Wharf

- o Services for Boats required
- o Opportunities for Expansion
- o Parking required

#### Floating Facility

- o Fuel Dock Analysis needed

#### RV Parking

- o Sacrificing some space to accommodate RV Parking
- Need more boat parking
- Water taxi – space accommodations, services, who, what, where
- Level crossing should be considered
- Waterfront Inn
- o Size
- o Boutique
- Phasing or stages – what goes first? Timeline

### Fresh Eyes Table

#### Fill area:

- DFO? No net loss
- Creating new habitat – regenerative design
- Gary – fill requires application to raise title – approval from minister – demonstrate use, habitat and FN concerns
- Implementation – at what part of process?

#### Working well:

- Working well – clean up DL651
- Water walk way
- Slack point park

#### Fuel dock:

##### Location

Fuel spill response kit is at the commercial docks already

For both commercial and pleasure vessels

Cannot decrease space to tie up

Crane – for loading etc. like to see returned

- Truck Access – drive truck down to vessels – transpo benefit – fishermen
- Concrete wharf for unloading – small vessels proposal - Policy language around this to incorporate into plan document
- Bring back herring business to island – currently in Steveston – could open up huge market – increase operations
- Funding options – western development funding – ICE T
- Breakwater may be needed at front of commercial wharf

- Transport Canada initiative to clean up vessels of concern re funding
- Walkways – require permission from upland owner? Require tenure from the province?

### Open House Raw Comments:

- Water slide on the dock
- Reviving train line with a station for train-travel north & south??
- Terrific! Let's get this done
- Love the bridge concept connecting downtown to waterfront
- Tunnel connector – no bridge (- dollars? - safety? - security)
- Love the overhead walkway
- Well done!
- Child nature playground area
- Improve site lines along corridors from town
- Public art as land markers to draw people to water
- (7) Regen design needs more emphasis & connection to (3) \_\_\_\_\_ earth & water
- Old train buildings are heritage – need preservation
- Art gallery at the center of activities, next to live theatre within the Machine Shop building
- Maintain views to water
- Keep Slack Point walkways 'natural'
- Another launch for small boats
- Have all logs removed
- Great job preserving green space & public access in front of residential
- Love the rear access road for residential behind Transfer Beach
- Don't lose our Slack Beach dog park!
- What happens to Dogpatch residents? Perhaps help to relocate to low cost housing. Such as the low cost housing unit the Resources Centre is considering? Renovating the old church (St John's) on Buller?
- RV parking
- RV park?
- Where do tourists stay?
- RV spots?
- Where/how do commercial fish boats onload?
- Farmers market?
- Need float plane access
- Will there be separate trails for cycling & walking? Could do one larger walkway with signage or pictures on concrete - walking/cycling
- Protect Ginko Grove visitor centre
- Pub/restaurant @ Slag Point instead of inner harbour where it gets too shady – Much better views from Slag Point
- Have a restaurant on Slag Point. Would be a nice entrance into LS harbour
- Thank you for a new launch on the south side of the main breaker for wood sided boats/incl. small sails/
- Place where the public can go down & purchase fish from boats at the Government Fish Wharf? Like in Victoria – Fish shop at French Creek
- So where do the tourists stay!
- \$\$\$ ?
- Need to preserve Engine Shed as well as Machine Shop – Both should be designated heritage
- Space for visitors via water/boat – What about visitors via RV (land)?
- Machine Shop = Arts Centre
- Camping for tents, holiday trailer & RVs would be a valuable addition \_\_\_\_ Gregstone
- Boat Ramp – 1) more trailer parking 2) out of towners Pay 3)
- Art shop / Art Centre / the whole building
- Maximize all aspects of a working harbour i.e. boat repair facilities

- Continuation of waterfront walkway to Holland Creek trail
- Restore & maintain heritage bldg. (Machine Shop) – Maintain existing users of bldgs. (Art Gallery)
- Fantastic work. Great plan. Full support to all goals
- Can we make it happen?
- Green shore cert!
- Tunnel!! instead of bridge...
- Concept plan extended past sea legs to beach – not complete
- Plan looks good – museum/art gallery/small theatre, could be created together, multi-purpose

## SECTIONS

### A

- Covered (lg) open air area on “Slack Point” for event rentals, beer gardens, food vendors, craft sales, etc.
- Is another access point needed? More parking? RV parking?
- Transfer Beach suggestion – create traffic “loops” to reduce traffic congestion & eliminate U-turns

### B1

- Don’t forget about art – art can be included everywhere as a tool for connection
- Condos near a railway track (possibly active) may be problem. Campground/RV instead?

### B2

- Who is paying for Slag Point clean up
- ? Accessibility for our residents that are not mobile – wheelchairs, canes & other various \_\_\_\_\_

### E

- Railway to become part of Trans Canada trail
- Utilize the unused railway as a walking/cycle path
- Tunnel connector instead of bridge
- What a wonderful opportunity for eco-art!
- Daylight streams / storm water eco drainage – visible & educational
- Have you communicated with E&N re: revival of north/south train?

### F

- Love this design!
- No Dogs off leash @ beach/marina
- Mooring buoys for cruising boaters
- Maintain some “backyard beautiful” at Slack Point area “au natural”

### C

- Consider a specific kayak launch
- Integrated culture; theater, music, art, sculpture
- No gated communities
- 20% of units to be affordable to lower income

### D

- Arts and culture hub
- Move the pub to Slag Point
- Tunnel instead of bridge
- No residences – public use areas only
- Like the focus on creating a native cultural centre

### G

- Less parking on east side of the green zone
- RV park needed
- Inn and restaurant so all can enjoy
- Restaurant/pub with wrap around deck on the very point of Slag Point – watch boats go in and out of harbour, etc.

- No inn, No housing
- Continue/extend waterfront walkway through to estuary and Holland Creek connection
- RV park for visitors?

### H

- Revive rail-line for travel north/south – Acts as a travel hub!
- Public art trails
- No residences at waterfront - Inn ok, Restaurant ok

## Report for Summary

How do you feel about this vision statement?

Variable	Dislike	Neutral	Like	Strongly Like	
<b>How do you feel about this vision statement?  </b>	39 11.1%	81 23.0%	135 38.4%	97 27.6%	Total: 352

Do you have any suggested changes? If so, please share your comments here.

Response	Count
	77 responses

"Big We" Heart + Mind @ Waterfront

Speaking as one of many locals who have moved here from a distant province, I lean toward the inclusion of language indicating this site will also be a proud beacon attraction to our visiting family members as well as tourists passing through town. This development can serve as a very strong magnet attracting additional local tourism, in-migration and business development.

Hearts and Minds

Remove traditional territory reference

It doesn't mean anything. Is the waterfront property going to be legally owned by FN? Otherwise this just reads like tokenism.

Upscale RV park on property or within walking distance! Multi level year round public market!

Change We to Us

agree there has to be a mix of amenities that bring people to our shore!

\*Comment has been removed due highly offensive nature

Concord Epoch - Collective Views Leading to Community Tradition

I'd like to see ideas such as "...in the spirit of mutual respect and full partnership..." and "...bring our communities closer together..."

I would like to see two concepts better captured in the Vision statement - "...in mutual respect and full



partnership..." and "...bringing the communities closer together..."

can you please add "future generations and economic growth"

We are working as one - Itst uw' hw-nuts'-ul-wum

Too wordy.

take out "exchange" and "prosperity", rather nebulous words, and insert "economic activity"

Include the 'how' and also emphasize an equal and mutually-beneficial relationship.

Think the Bridge is not appropriated to connect this area with the downtown and very expensive,,any discussions of a tunnel instead?. Inclusion of the Train Station in the plannig?..Create view corridors through the green area with more access to the water front.

Camping

A 1st Nation Cultural Centre is essential

Biggest challenge will be cleaning up the pollution and the bottom of the Harbour so that should be mentioned in the vision

Not sure about what changes. Just think it is the best plan I have seen over the years. And there has been many different ideas.

um.. "The Big We" sounds a bit like urination (wee). Maybe workshoping that phrase with a writer would be productive.

There is no point in developing lofty plans for the waterfront without also creating user friendly pedestrian and vehicle access to and from the town centre

I understand the "one heart one mind" but the 'creating the big we' doesn't seem to fit or maybe the way it is worded needs to be tweaked. It just doesn't seem to flow...

We need to be open minded to growth and this area needs to be part of that open mindness and growth.

I understand the "one heart one mind" portion of the statement, but maybe consider rewording or rephrasing 'creating the big we'. It doesn't seem to flow and it seems a bit oddly worded.

So... what IS the Vision Statement? Is it the Plan as stated above - or what? I can't tell.

I would think something that talks about community and the sea

Water bridge to SFN

Specifically will there be a small hotel and oceanfront restaurant?

Wee is slang for urinating...maybe drop the Big We part of the phrase

---

Hurry up and get it built. This is 20 years overdue!!!

---

I do not think it is fair that I lose the view I paid for, the maple trees growing like crazy have already done this.

---

Add that there will be townhouses and apartments built there

---

Safe walking areas

---

restaurant patios. tourist adventures. tourist accommodations.

---

I like almost everything on the plan except for the 6 story condos, I think the waterfront should be left without residential condo's as then the complaints will come about the noise at the beach and then things will have to be quiet to accomodate the residences. Not a good match everything else great. How come there is still no plan for a campground?

---

One heart and one mind takes away from the fact that it is a multicultural endeavor. The Big We just sounds tacky.

---

What about families having the opportunity for unstructured non commercial natural areas to enjoy

---

No residents to live in or near the park.

---

there is not enough parking. y if you want people to attend the events you want to have down there you need to supply parking

---

I would like to see female friendly, sensitive-person places. There also need to be spaces where people can sit together in a circle and do interactive, creative, and cultural activities.

---

the words 'creating the Big We' is not defined. What is the Big We?

---

No building over 4 stories tall please. Sight lines to waterfront are very mportant

---

Keep it like it is .

---

No homes on the waterfront!

---

No Houses, No Condo's, No Townhouses! The owners will put up a gate & take over the beaches & control the entire area! Put in a Camping area that is controlled & maintained

---

I'm sorry but 'creating the big We' sounds like a big toilet as in weewee or pee, that was my first thought and believe me I'm not kid.

---

"The Big We" really? Possibly a better thought would be "joining ALL to create a waterfront for now and future generations".

---

Area to be developed as public park /beach . Skate board, and other public activities . Keep large building s out of there.

---

---

A good pub.

---

Of all the locations to develop Ladysmith, this is not one of them. You will impact the many users of the park in a very negative manner - Some of the development ideas are fine but townhouses and 6 story buildings will not promote a place of public life - quite the contrary. Waterfronts that have been developed the way you propose do not remain a community asset for residents (taxpayers) to enjoy.

---

"one mind" does not speak to diversity of thought/ideas.. I like the " big we"

---

concerns would be the potential increase in litter, and the potential difficulties with parking

---

Leave it the same

---

Sure keep residential out of or anywhere near our park. You have 500 + residences planned and now Russell road frig just go away

---

No more individual living homes or condos. Could be a small hotel but the rest should be tourist /local oriented places to visit and participate in.

---

The word uncaded could come back as a legal problem.

---

Cleaner, no sewage

---

Easy access for sup kayak and any type of paddlers from parking.. ( the hike on transfer park up and down with large boards is energy draining)

---

Shared Legacy - Communities Together (or visa versa)

---

The vision statement in no way alludes to anything ocean or waterfront related, nor does it seem to convey anything relevant about a city waterfront space (it seems more appropriate for a summer camp). The vision statement should touch on the major goals of the overall development: responsible development, environmental stewardship, and inclusion of all people in the space

---

2. Tidal dock space for fishing boats to unload with small crane 6. Slag Point - how is it intended to change this from the current coal slag/ slack, to the beautiful sand depicted, and keep it like that? Bike jumps and remains of old tracks and dock pilings to go. Creek is actually allowed to be moved? Old log loading piers to be demolished not used productively. 7. Use Rocky Creek Road space to have live/ work areas.

---

Tax us we live in Ladysmith

---

Please incorporate as much Stz'uminus culture as you possibly can into this project. The more the better.

---

- To create with Stz' uminus First Nation and Ladysmith, as equal partners, a waterfront village on the land and water that will share our rich culture, heritage, arts and natural environment in an attractive and respectful way which will honour past, present and future generations through a wide-range of waterfront experiences for our local people and visitors.

---

Not partial to 'the big we' it sounds a little immature in relation to the sophistication of the plan. Could you consider something along the lines of 'Creating togetherness' or 'inclusion and access' or ????

The Ginko Grove area should not be disturbed. It is a joint venture of the Ladysmith Lions Club and the Town of Ladysmith. The heritage value of the "Machine Shop and all the related buildings", along with the associated railway trackage is very important. These are the only "in Situ" artifacts of part of Ladysmith's Industrial Heritage. This is a unique chance to preserve this glimpse of the past right where it has always been. The LDHS and the Industrial Heritage Preservation Committee, are actively involved in trying to preserve this area.

Prosperity (eg financial gain) is not what I envision.

I don't care for the first paragraph, it's just fluff.

Do not feel residential belongs in this plan

No residential buildings. We have two new huge ones already being developed, I don't believe we have enough resources for them already.

Developers all smell money...

Two Nations, Creating One Heart and One Mind.

Clean up slack point and dog path area to make it cleaner and available for local useage

Make it just, "one heart, one mind"

### 1. Public Waterfront Access

Variable	Dislike	Neutral	Like	Strongly Like	
<b>1. Public Waterfront Access  </b>	5 1.5%	5 1.5%	80 24.4%	238 72.6%	Total: 328

### 2. Stz'uminus Presence on the Water

Variable	Dislike	Neutral	Like	Strongly Like	
<b>2. Stz'uminus Presence on the Water  </b>	18 5.6%	70 21.6%	100 30.9%	136 42.0%	Total: 324

### 3. Honouring the Earth and Water



Variable	Dislike	Neutral	Like	Strongly Like	
<b>3. Honouring the Earth and Water  </b>	<b>14</b> 4.3%	<b>53</b> 16.4%	<b>102</b> 31.6%	<b>154</b> 47.7%	<i>Total: 323</i>

#### 4. Working Waterfront

Variable	Dislike	Neutral	Like	Strongly Like	
<b>4. Working Waterfront  </b>	<b>15</b> 4.6%	<b>57</b> 17.6%	<b>120</b> 37.2%	<b>131</b> 40.6%	<i>Total: 323</i>

#### 5. Sharing Spaces

Variable	Dislike	Neutral	Like	Strongly Like	
<b>5. Sharing Spaces  </b>	<b>26</b> 8.0%	<b>52</b> 16.1%	<b>105</b> 32.5%	<b>140</b> 43.3%	<i>Total: 323</i>

#### 6. Year Round and Multi-Generational People Places

Variable	Dislike	Neutral	Like	Strongly Like	
<b>6. Year Round and Multi-Generational People Places  </b>	<b>10</b> 3.1%	<b>31</b> 9.6%	<b>99</b> 30.7%	<b>183</b> 56.7%	<i>Total: 323</i>

#### 7. Regenerative Design

Variable	Dislike	Neutral	Like	Strongly Like	
<b>7. Regenerative Design  </b>	<b>21</b> 6.5%	<b>26</b> 8.0%	<b>124</b> 38.4%	<b>152</b> 47.1%	<i>Total: 323</i>

#### 8. Cultural Hub

Variable	Dislike	Neutral	Like	Strongly Like	
<b>8. Cultural Hub  </b>	<b>21</b> 6.6%	<b>56</b> 17.6%	<b>108</b> 33.9%	<b>134</b> 42.0%	<i>Total: 319</i>

#### 9. Connections

Variable	Dislike	Neutral	Like	Strongly Like	
<b>9. Connections  </b>	<b>6</b> 1.9%	<b>25</b> 7.7%	<b>112</b> 34.6%	<b>181</b> 55.9%	<i>Total: 324</i>

#### 10. A Place for Walking

Variable	Dislike	Neutral	Like	Strongly Like	
<b>10. A Place for Walking  </b>	<b>3</b> 0.9%	<b>10</b> 3.1%	<b>74</b> 23.0%	<b>235</b> 73.0%	<i>Total: 322</i>

#### 11. Expressive Personality

Variable	Dislike	Neutral	Like	Strongly Like	
<b>11. Expressive Personality  </b>	<b>23</b> 7.1%	<b>47</b> 14.6%	<b>105</b> 32.6%	<b>147</b> 45.7%	<i>Total: 322</i>

#### 12. Viable and Mutually-Beneficial Development

Variable	Dislike	Neutral	Like	Strongly Like	
<b>12. Viable and Mutually-Beneficial Development  </b>	<b>31</b> 9.8%	<b>69</b> 21.8%	<b>103</b> 32.6%	<b>113</b> 35.8%	<i>Total: 316</i>

Do you have any suggested changes? If so, please share your comments here.

Response	Count
	80 responses

7,11,12 above are a bit unclear as goals.

As I viewed the large open green space on Slack Point at today's presentation, it looked quite empty - almost like you have a phase II up your sleeve. Hopefully it will be filled in with lots of 'interesting stuff' and not left simply as grass. I realize there are probably seismic and toxic issues out there but hope better/different use can be found for that space.

Will there be a pump out station at the marina to reduce pollution in the harbour? Were float homes considered? They would give a year round "people presence" in the harbour and provide revenue for the town. Construction costs would also be less than land based housing.

---

Most of these questions are too pie in sky: eg. honouring the earth and the water?

---

I didn't answer most of the questions. They are incredibly buzzwordy and opaque. Example: "authenticity of the waterfront". That means literally nothing on its own. Is reverting to picking shellfish "authentic"? Are log booms "authentic"?

---

is there mention of cleaning up the derelict boats, which would and should be first step.

---

I think the statement about walking is vague. You cannot make the act of walking delightful only enhance the physical environment to encourage people to do so. Consider: "create a physical environment that encourages and engages walkers"

---

No. 8 strength used too many times.

---

Get rid of the mills

---

#11 feels like just buzzwords and doesn't say anything useful to me; to some extent the same for #4 - "authenticity and integrity"? - just ask the Stz'uminus people; #2 emphasizes 'on the water' yet the Vision statement says "on the land and in the water" - it feels uncomfortably as though the partnership applies more to the water than to the land.

---

#2 - the Vision statement says "...on the land and in the water" - the #2 goal words feel like Stz'uminus is being restricted more to the water, creating confusion about the real extent of the partnership; #4 - I am not sure that 'authenticity and integrity' of the working waterfront are words that the Stz'uminus would choose to describe what has gone on - perhaps 'continuity' or 'present character' would fit better?; #11 - these feel like buzzwords to me - I have no idea what this says. #8 - On July 18 our group (with Norm Hotson) discussed use of the term "Cultural Hub" and concluded that different words were needed to distinguish the Stz'uminus/traditional Cultural Centre from the Industrial Heritage/Arts focus of the more northern site.

---

Possible other "satellite" locations for First Nation art, activities, inter-active projects with Stz'uminus

---

Significant concept and jurisdictional conflict between honoring earth and water and the commercial waterfront. Little of these are within the ToL jurisdiction or boundaries. A plan to address these goals with affected partners is needed. And, why has the ToL and SFN not engaged directly with the LMS Board. LMS is one of the centrepieces in this plan, currently updating its own strategic plan.

---

All of this is wonderful all we need to do now is find the money and resources to make it so. Really like what you are doing.

---

Must work together always!

---

very important to develop some Design Guidelines for the different component in this development, representing the Town and the Indigenous presence.

---

access to beach so people can let dogs run and play in the ocean without impeding those without pets

---

Loaded questions. Who would say dislike to any of this? How will it be paid for? How will it affect the taxpayers?

Is there thought to dredging the coal dust from the point? What would be the cost? Those who dislike the "Dog Patch" might find some alternatives for the homeless in town.

Way too wordy.

Make sure it is full accessible for those with mobility issues

Some of the goal statements are ambiguous and, frankly, unrealistic. It would be better to focus on fewer specific SMART goals.

Some commercial space coffee shop

There should be more of a focus on creating a town resident and tourist attractive area, while maintaining our heritage. I see opportunity for things such as a possible outdoor market where locals could buy and sell local items and services. I see potential for a fishermans wharf, maybe mini golf, maybe an interactive educational centre for local marine life. I see a potential to cater to both locals and tourists in this fashion. Maybe more recreational type activities available....

How can you 'honor' both 3 and 4 when 4 essentially destroyed 3?

Will there be a hotels and restaurants?

Please please please keep part of Slack pet friendly !!! It is our only space in town to let our four legged friends enjoy the waterfront too

Consider an electric shuttle bus to go back and forth on a loop to downtown frequently as an alternative to the pedestrian overpass. It just might work better and be cost effective.

The Govt Warf is not adequate for the number of boats using it. My small sail boat with out an engine is very difficult to launch at the current warf. I therefore launch at Cheminus and eat ther after sailing. Please include another launch.

Do not build 3 story waterfronts that destroy people's view that only the wealthy can afford

No residential buildings

Nice Condos and townhouses, restaurants with patios, good lighting for evening walkers, better parking, ? camping. Anything to get more people down there to make it safer. It's not nice to find dirty needles in the parking lot down there☺

focus on tourism. tourist activities and accommodations. jobs for locals including our youth.

Very nervous about the housing plans, doesn't seem to in community's best interest.

I do not want to see apartments or town houses down at the beach area. This is a place for families to come



and have fun and explore. Not to have to worry about people's houses or noise levels.

as previously stated no condos, and add a campground

It would be interesting to see a museum built off of the history of the local first nations. From their traditional ways of life up to current ways of cultural preservation.

Statements are too vague to ease comfort level in supporting them.

More parking at transfer beach

Less development. Less culture leave it natural and undeveloped. Less buildings. Just leave it as a park. No more development

We don't need people living in the park

A well-designed pedestrian walkway that reflects our town's heritage - not just a concrete, functional walkway

My neutrality on two issues comes out of a resistance to promoting 1d cultural norms that are much too patriarchal, and which are not multicultural enough.

Clean up Dogpatch. The number of boats that have sunk or wrecked on shore, and the amount of pollutants that have been released with no action from any level of government is appalling.

No residential buildings

I question the authenticity of this survey which is designed to support your determined outcomes not get genuine opinions, e.g. # 7 "protect and restore ecological values through land use and the design of buildings, open spaces and infrastructure". Yes I want to restore ecological values through land use, but I don't believe that it includes adding buildings and infrastructure. If I answer no then you can dismiss my answer by saying I don't care about the ecology or that I support unecological development. If I answer yes, because I care about the ecology, then I am also supporting the development of buildings, etc. This is a BAD survey if you are wanting peoples true opinion, great if you are just looking to justify what you have already decided anyway. I do not support residential or commercial development along our waterfront.

You've asked the same question a bunch of times but worded differently, not a suggestion, just a comment. Please be sure to address the parking situation, it's already low when there are events. Also, I disagree with residency too near the water, and residences of 3 stories or more.

Dog park remains in place very important to us

Mining, Logging, Fishing industry [REDACTED] 7 my answer relates to NO housing at all!

need clarity re: "working waterfront" to explicitly exclude environmental harms

---

Waterfront pub

---

A beautiful waterfront restaurant for locals and visitors - give them a reason to stay.

---

Waterfront walking has always been my goal. It seems to be covered!

---

I think the ideas are great, my concern is the value of the townhomes and apartments in becoming million dollar residents, I think it should be a mixture of keeping it middleclass. Too much of the rest of the old town is so low-end without proper curbs, streets and sidewalks would make the older areas even shabbier

---

Must maintain and significantly improve the waterfront walking experience; current situation for waterfront walking is abysmal.

---

No residential housing or hotel

---



---

Leave everything as it is

---

Yes you never mentioned what most of those questions involved. Reason for my answers. TheThe questions were very political

---

Please make it dog friendly other than fireworks events and other events.

---

I would be very hesitant in maintaining traditional uses of the waterfront area; we have much better knowledge about the world and environment than we did in the past and we should utilize that knowledge instead of blindly following past actions. I feel there is an opportunity to also incorporate athletic facilities that could provide benefits to the community.

---

There are too many generalities in this section.

---

Show us the money for soil remediation. Show us the money from investors. Show us the money from other levels of goverment. It takes a lot of capital to develop a waterfront. This is a pipe dream

---

I'd love this to be a walkable, safe, clean destination for surrounding communities and visitors alike.

---

Please don't take up the green space by building too many buildings and townhouses.

---

8. Cultural and Heritage Hub - Add ... and restoring and maintaining our heritage buildings because they are the only intact remnants of the waterfront's industrial past and share the story of an important era in LADYSMITH'S history.

---

extend the waterfront walkway to connect with the Holland Creek Trail

---

I hope the specifics of #12 will be relayed to the public for further input/surveys.

---

I would like to see the words 'Industrial Heritage' used along with 'Cultural' in the Goal Statements and other descriptions of importance in the proposed development.

---

I believe in protecting ecological aspects of waterfront and in providing trails for walking but not for buildings other than cultural and historic. Waterfront business pertaining to marine are not usually attractive additions to a park. why do we have to leverage land value. Much less money could be spent providing what many people originally wanted without creating something that brings such a huge mortgage. not in inclusion of any buildings other than

---

No private or commercial development!

---

I would like to see a campsite, visitor docks along with Stz'uminus information centre. More tourist attractions that would help fill motel. Music events, expanded waterpark, slides or pool. Develop the waterfront to attract visitors. Not many would like to stop by to look at condos

---

Keep it all as a park, we need to keep the parks, not keep building on them.

---

This survey is totally biased in favour of the developer. How is this project going to revitalize a stagnant downtown core and what is the impact on downtown residents with current views of the waterfront.

---

Sharing Spaces. I think that privacy of sacred ceremonies already exists for Stz'uminus in our area, with the use of their longhouse. I believe shared spaces should be cultural activities learning about one another and joining in ceremony together in open places. Sharing cultural values, heritage and history of the local area.

---

Please look into LEED certification. Ladysmith has always been a progressive and forward thinking community. I hope alternative energy sources like wind, solar, or tidal energy are considered.

---

Restaurants overlooking the water is always popular.

---

When considering infrastructure and if necessary any buildings to go on or around the slack point area, please ensure they are not commercial and enhance the area! Thanks [REDACTED]

---

No buildings over 3 stories

---

How do you feel about each of the plan elements above?

Variable	Dislike	Neutral	Like	Strongly Like	
<b>1. Marine Services Centre</b>	5 1.8%	40 14.2%	136 48.2%	101 35.8%	<i>Total: 282</i>
<b>2. Commercial Fishing Wharf</b>	11 3.9%	51 18.2%	129 46.1%	89 31.8%	<i>Total: 280</i>
<b>3. Marina Landing</b>	4 1.4%	43 15.4%	127 45.4%	106 37.9%	<i>Total: 280</i>
<b>4. Stz'uminus First Nation Cultural Centre</b>	20 7.1%	38 13.5%	100 35.6%	123 43.8%	<i>Total: 281</i>
<b>5. Waterfront Walkway</b>	2 0.7%	10 3.5%	59 20.9%	211 74.8%	<i>Total: 282</i>
<b>6. Slack Point Park</b>	7 2.5%	18 6.5%	86 30.9%	167 60.1%	<i>Total: 278</i>
<b>7. Live-Work</b>	38 13.4%	57 20.1%	81 28.6%	107 37.8%	<i>Total: 283</i>
<b>8. Filled Foreshore &amp; Access Road</b>	11 3.9%	58 20.7%	103 36.8%	108 38.6%	<i>Total: 280</i>
<b>9. Cultural Hub</b>	15 5.4%	44 15.9%	110 39.9%	107 38.8%	<i>Total: 276</i>
<b>10. Gatacre Overpass (Pedestrian Bridge)</b>	14 5.1%	33 12.0%	87 31.8%	140 51.1%	<i>Total: 274</i>
<b>11. Waterfront Inn</b>	33 11.9%	43 15.5%	86 31.0%	115 41.5%	<i>Total: 277</i>
<b>12. Residential Development</b>	86 30.5%	56 19.9%	68 24.1%	72 25.5%	<i>Total: 282</i>
<b>13. Visitor Centre</b>	7 2.5%	38 13.6%	111 39.6%	124 44.3%	<i>Total: 280</i>

Do you have any suggested changes? If so, please share your comments here and please specify to which elements you are referring.

Response	Count
	93 responses



Split walking trails to add bike paths (or add a separate bike path) and have fitness trails and stations sprinkled through Slack Point park. Add dog walking trails (or allow dogs on all walking trails) and have beach area where dogs are allowed - so families with dogs can play together.

Good luck!

This would have been easier if delivered in stages. It's so outrageously unaffordable as it is, one has trouble responding.

#6 Permanent Large covered structure (tent-like roof) for special events, exhibits, markets, etc. Would extend usefulness by months. #13 To prevent traffic congestion at least one more access. Is parking sufficient, particularly room for visiting RVs? #12 Could a RV/ campground be operated here until residential developed?

My only concern is: have we left enough room for parking at the boat launch, given the high traffic and congestion currently

Residential is a crucial component of this. But where's the grocery store? Pharmacy? Starbucks? Etc.

I believe that the live - work development should focus equally on both indigenous and non-indigenous art studios. It is my belief that incorporating industrial, commercial and technical uses, should be confined to the support of the artistic efforts, except when they support the marine activity and local residences all around - think Granville Island.

Need food/beverage option close to/in Transfer Beach/Ampitheatre

While I like the idea of 12. Residential Development, I think there should be less than what has been included. The Waterfront Inn proposed is a great idea. It would be great to be able to go to a nice place with a great view to eat in Ladysmith. Also, I think that the Tech industry is something Ladysmith should be trying to attract, particularly at this time (given the current political climate).

#2 - possibility for seasonal sale of fresh seafood?; #9 - see previous discussion identifying the need for another name here, such as Industrial Heritage/Arts to distinguish it from the Stz'uminus/traditional Cultural Centre; #12 - Implicit in the plan is the notion that revenue from residential development will fund other waterfront amenities - if this is an important premise then it would be helpful to see some ballpark financial figures. BUT the absence of discussion about the marina is glaring, yet this is perhaps the most significant area for true partnership between the two communities and is the centrepiece for the entire waterfront! It cannot be simply ignored on this illustration. Rather it requires a category of its own. Also the pub generates much interest and requires mention. Several factors would suggest that a site for the pub nearer Transfer Beach might be better - excellent view over Stuart Channel, better access (closer parking/no stairs) for mobility-impaired, and reduction of parking congestion near the marina access point. A small cafe could continue in the marina for lighter fare.

further separate motor boats and paddle/float (small) boats on the water. (2) make waterfront walkway a loop with trail further inland.

---

Plan is excellent! I'm just wondering what the "boutique" hotel is going to be. I would prefer something like a Holiday Inn or Coast Hotel (i.e. high quality but reasonably priced) to an overpriced, exclusive "boutique" hotel (unless I'm misunderstanding what you intend).

---

Why not have serviced camping (not live-in) instead of Slack Point Park. Bringing in more revenue and having extra pedestrian traffic on boardwalk and downtown.

---

Rename "cultural Hub" to something more fitting such as Arts and Heritage Centre... cultural hub would lead visitors to think it is First Nation or similar activities

---

Waterfront restaurant with outdoor seating

---

Many operational and implementation issues to resolve. No opportunity in above to comment on the Pub.

---

I like the infill proposed to improve access to the waterfront, an excellent solution. As the marina is proposed to be significantly increased in size, will a devise for off-loading of waste, specifically sewage, be provided? This could lessen the pollution in the harbour. Also, were spaces for float homes considered? This could give a year round "people presence" in the harbour and provide year round revenue for the town at less expense the land based development.

---

Include small scale transit from town and Stz'uminus FN to waterfront - subsidized Waterfront Shuttle (expand to Chemainus, Oyster Bay, Shell Beach Road, etc) / also BIKE accessibility! Bike lanes, bike parking, Bike share

---

No to the Bridge and a tunnel as an alternative, The First Nation is to isolated from the rest of the Development, The Machine Shop as the Ladysmith Art Gallery, always changing and offering new exhibitions all year around for residents and Tourists...a must to see always.

---

We do need a place for visitors to stay. Concerned about the height?

---

Please make sure that there is housing that will be affordable for our own community. Available and affordable residential homes are disappearing as people discover our town. There also needs to be more homes that meet the needs of seniors who want to live in their own homes.

---

Who wouldn't agree with all of this if it's free? How will you pay for it and clean up the Harbour without quadrupling taxes?

---

just that none of the buildings be too tall.

---

The scope of the goal statements is both overambitious and piecemeal. Given the current and past sorry state of the waterfront area, Ladysmith Council does not have a good track record in areas of sustained innovation and change. In 10 years things have gone downhill. Compare Ladysmith with, say, Cowichan Bay, a vibrant, interesting place that people want to visit AND you can get a meal there on a Monday. Stz'minus Cultural Centre (4) on the water looks like a separate enterprise. The cultural Hub (9) description looks vague. What would happen there. Why could 4 and 9 not be integrated? That would make more sense. Why

is there no evidence of how the development would be phased in. That seems to me to be critical. Furthermore, The 'boutique hotel' (11) has not been thought through. Boaters would mostly stay on their boats. Even if all 13 aspects of the Plan were up and running, there would not be enough to attract overnight hotel guests to Ladysmith. That is why any plan for the waterfront needs to go hand in hand with a correspondingly dynamic plan for revitalization of the town core.

I would like to see more tourist and town resident friendly services such as a market, restaurants, coffee or ice cream shops, maybe a fishermans market possibly, waterfront and water friendly outdoor activities... Maybe even mini golfing, etc.

short term camping/rv spaces

More tourism type activity and more recreational type activities. More markets, or restaurant or other type facilities. Take the best of places like Coombs, Parksville, Nanaimo, even Victoria. Ladysmith has the potential and this is the best opportunity to do it.

Need to get the railway working!

Will there be floats homes / businesses like in Victoria inner harbour - so lovely.

Plan should include a few considerations not shown. Marine restaurant/pub built on existing concrete pilings in bay with a boardwalk ashore. Build a campground and special events area in this area that leaves transfer beach park available at all times to the citizens of Ladysmith. Develop foreshore above existing remaining piece of rail line that provides shop space for niche shops and specialty food shops. i have a vision of this which incorporates some of the foreshore features of both Cowichan Bay and Nanaimo.

Vehicle access points somewhat limited - may cause congestion - especially around event times. Why is there no connection with transfer beach? should be connecting what we have there and improving it as well...

Please please please keep part of slack dog friendly, there is nowhere else to take her for like a friends particularly in a dead heat of summer as the Davis Road dog park has no shade. It is the only space our pups can enjoy the ocean as well

Include commercial areas for leasing opportunities. You are sitting on a gold mine here. Allow space for unique restaurants/cafes, unique shops, maybe a waterfront brewpub? I know I would be visiting places like these quite often. You can literally go anywhere in bc if you want to see native culture. Make this our own.

I am strongly against any residences built ANYWHERE in the park. Also this survey time needs to be extended by another month to the end of August. This is not enough time for the citizens to complete this survey in my opinion. Also there is no summer swimming pool proposed. No tennis courts or squash courts. This is just too commercial of a proposal.

Please consult local structural house movers about the height of any overpass #10, save local jobs and save the landfills from demolished homes

Tourist attractions are best. If u build housing there, it should be high-end.

---

larger hotel

---

Again, not a fan of the residential aspect of this plan. Also want Sledge preserved as off leash area for dogs.

---

A campground near transfer b a hot would bring season revenue to our community and encourage people to explore our local businesses.

---

#7 & #12 I disagree with. I'm ok with having shops down on the waterfront but not residential space above. The places on Rocky Creek Rd near Home Hardware took ages to sell as its not something people want. In regards to the apartments and town houses, I'm completely against this idea. The residents would complain about traffic, noise from the mills and families at the beach. I believe you should focus in housing in and around the old town and Southside before ever thinking about waterfront property at the beach. Make the beach a place to be enjoyed by all without houses. Just think an extra playground, bigger waterpark, or nicer off leash dog area would be far more beneficial for a town of our size.

---

no residential condos and add a campground

---

Strongly dislike 11 & 12. The beach is the town's best asset and community space, to commercialize any surrounding space would make lower the quality of living in this beautiful town.

---

There are other areas to develope. First Nations is building a new town that would be a better choice for a cultural center. Less development in park. Leave it natural and undeveloped

---

No residential development

---

Apartment buildings not right for ladysmith waterfront.

---

do we really need that big of a marina? not so pretty to look at and paddle around in.

---

The Gatacre Street walkway, if designed well, could be a statement piece in our community.

---

I mentioned the pedestrian walkway previously

---

Attractive and affordable living spaces for Gen-X seniors who have different cultural and economic issues than retired Boomers.

---

Reduce the proposed height of the apartment buildings. Adding buildings that high could obstruct ocean views for those living behind them. Additionally, these residential areas sound expensive (nothing about affordable housing). The Oyster Bay development already creates a divide between people who use public waterfront areas and the elites who live there; we don't need more of that.

---

At the government wharf making it pay parking for out of town vehicles and have season passes at a discount for ladysmith residents. Since nanaimo went to pay parking nanaimo boaters unload in Ladysmith and plug up parking. This makes it hard for ladysmith residents to be able to launch thier boats in thier own town.

---

no residential development

The residential should only be on the side going to the wharf not on the side where the dog park is as parking is a major issue already at transfer beach and this would worsen it.

No buildings over 4 stories tall.

This would be great revenue for our town!

Strongly opposed to residential development in the way of townhouses or apartments. Keep the residential within the live-work spaces

Please keep open to public, tourists. Dislike residential development on what should be public waterfronts.

Work out stations along the walkway like the have in Nanaimo

No condos!! Live and work is a good idea but only 2 or 3 stories high. Townhomes can be built elsewhere. Also Slack Point is a great spot to walk dogs and let them swim. Please could we remember our fur babies? Including off leash walking along the water is important for my state of mind and one of my favourite activities. Being dog friendly on Slack Point is important!!

i wouldn't want our downtown area to suffer because of the new development. We must ensure that there is still a draw to the downtown.

Yes, Get rid of the Housing and Hotel ideas & the local taxpayers will like the concept of changes. Put in Hotel, homes & businesses it will all fail. Look at other Municipalities in Northern B.C., Beautiful, large areas along rivers and lakes, trails, railway tracks utilized, picnic sites, gazebos, beach access, Camping area in treed private area from the large expanse of acreage they utilized. Vanderhoof & Whitehorse in Yukon have exceptional concepts and tourists and locals love it & there are no homes cluttering the areas, there is camping etc. historical buildings refurbished, learn from them, forget about letting people live in expensive homes on OUR waterfront. No houses etc. in Yukon or Vanderhoof in the area that they developed!

Prefer no residential structures be built on the waterfront. especially not 5 - 6 story structures.

Looks great!!

Can we, as a town, not stop the dumping of boats in the dogpatch area. I'm not familiar with the rules of the ocean vs land/town area. However if this is considered a safe harbour, why can't there be more restrictions on who enters and leaves the area?

Access to the LMS docks must be a through road; the current switchback is unsafe and downright terrible; the Town should have corrected this years ago, even regular surface treatment to the road would be an improvement over the current washboard gravel switchback access. There is no mention of the existing train station, will that be maintained and renovated for possibly a museum or? There is little mention of parking for the whole area, the drawing shows very limited parking and I don't think public transport will replace parking needs. There is no detail on the upgrading of the existing/historical "machine shop" buildings; i.e. the yellow train shop and the blue boat repair shop both staffed by dedicated volunteers. Both buildings have an



train shop and the old boat repair shop, both owned by dedicated volunteers. Both buildings have an enormous amount of historical value as well as current boat and recently train repair utility. A waterfront/water edge walkway should be top priority with full access, not like the current upscale strata homes at the east end of Oyster Bay Rd with no public water access/walkway.

The Town will need to carefully communicate around residential density. I'm in favour, but know that there will be opposition.

I am 100% opposed to residential Development in or anywhere near Transfer Beach Park or the Horseshoe pitch. They is 500+ homes already planned for up on the hill plus the now development plan for the end of Russell Road. This by the way should have been for subsidized and affordable housing before this was sold. Not all of the land but to have a portion of development for these much needed area.

Absolutely NO to #12! No new residences down across the highway. Only a select few would be able to afford it and that part of our community should be available for everyone! No residential development.

Housing should be kept in other areas of Ladysmith. Especially apartment style housing.

Do nothing to crowd in the marine center as all the improvements so far were done on the backs of volunteer labour. It would be a smack in the face to those volunteers who gave their time to make improvements that benefitted LS. Consult deeply with Maritime Society. Move Stz'uminus Center closer to Slack Point.

No to condos!!

A dingy dock close to transfer beach would be nice. It's difficult to get to the beach from the water especially in the summer with so many activities and so many boating visitors.

Residential Developnent-it doesn't look like enough parking for all the units. Maybe the units have underground parking?

If the residential buildings are to help pay for some of these plans, then say so. It is a shame to extend residential down into this area. Work area - encourage use of Rocky Creek Road. Marina area would probably benefit from having more accesses. Have fenced off dog area.

Condo might work here subject to soil capping or remediation. Who is going to pay the cost of capping or remediation. The current Ladysmith Maritime Society building etc. would not have happened without a 1.5 million or more grant ( federal tax dollars) Where is the dollars and cents costing and viable business plan.

I don't think the waterfront should have residences or a hotel to create congestion, parking issues , air & water pollution & I personally do not want to have a pedestrian overpass as the view from my front porch on Gatacre St & I have my property value further eroded

Easy pedestrian and bike path connections into town. If I could bike to the waterfront safely, I'd be there all the time. I live across the hwy on S. Davis, it's right there, yet I have to get in my car to access the park.

A big NO to 5 or 6 storey residences. I think ot takes away from the beauty of our green space.

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9. Cultural and Heritage Hub - The Machine Shop, Locomotive Shop, First Aid Building, Washroom & Lunch Room are all valuable to retain as they remain as they were when first built, and tell the total story of our forest industry. We are fortunate to still have these authentic heritage buildings.

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Re #11 Waterfront Inn "This Inn will be differentiated from and complementary to hotel development at Oyster Bay" Has there been public notification of hotel development at Oyster Bay? What area of Oyster Bay does this refer to?

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Item 9. include all the structures, railway trackage and surrounding area as Industrial Heritage Preservation.  
Item 13. The proposed Visitors Centre must not encroach on the Ginko Grove Area.

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Just wondering about the residential development, will this include any affordable housing options for Ladysmith residents? Would be great if it did

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Do not like live-work buildings. Why spaces for tech industry? Dont want retail. Do not want boutique hotel and residential development. Do we have to have these to provide revenue for investment for the waterfront walkway? Do we need one to get the other? I think that all of this is too grandiose for what was originally wanted-walkways, trails and waterfront enjoyment. I hate to see any of this area developed to suit the needs of the wealthy because that's who would benefit. i am doubtful as to the need/success of any live/work buildings. Most of the residents of this city do not own boats and therefore do not need extra marine services. Who is all of this really for? A healthy percentage of this city's population are seniors and do not need all this. At the presentation it was stated that the pedestrian overpass would "force" more people to walk and ride bikes. This is a pathetic attitude. The distance is too far for many seniors to walk and most of them do not ride bikes. We are the people who want a simple beautiful place to walk and enjoy the surroundings.

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You have a nice plan here but Residential is totally out of line. It is the seed that will overcome the beach area in time. No to this

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No BUILDINGS OVER 2 stories!!

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Keep the visitor centre in town on first avenue.

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I think we should have a museum there too, where they talk about the history of this area. It was a coal mine, and so much that could be shared ....

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This survey was too difficult take on my cell phone. I wasn't able to see the drawings properly.

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No develoment for residential useage

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More tourism, entertainment venues. More ideas for restaurants, cafes, evening spots, busking, boutiques, food outlets

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For this whole area any commercial and/or residential planning and implementation in my opinion would be the tip of the wedge and eventually constant commercial developmental pressures would eat away any

---

sensible community oriented will! If we don't keep these developmental projects out from the beginning there will be no chance to stop its progression.

What happens to LMS?

Keep residential to under 3 Stories

Do you have any additional comments to share?

Response

Count

74 responses

It would be very cool to have a loop with a mini steam train or a solar powered carriage system that could pick up and drop off people in waterfront development and downtown. It would have stops at cultural and heritage sites and viewpoints - destination "ride" for tourists and practical people mover for connecting downtown and waterfront.

I have tried to fill this survey in twice, with comments on the plan. When I hit NEXT everything was erased. Please correct this!

Just start with our picaxes and create a walking trail, and get on with better access. All the rest will follow. Get on with provinical, federal and aboriginal permissions.

I think the Town has missed the boat on this development, we are a little late. Hotel is going up down the highway, should have been here. I do not know where all the money will come from, there is a lot of enviromental clean up to be done.

With increased traffic, it will be even more imperative that a traffic loop be completed at Transfer Beach so all cars are forced to do u-turns.

Grrst worj....now lets get going!!!

While we are working on thus project, let's clean up the ugly first!!!,

Enough parking, dog access to water, swimming areas with features example peachland

Great work folks! I just hope that this keeps going and doesn't get stalled by bureaucracy. Here's hoping!

excited to see the progress and hope it can meet/exceed everyones expectations

Push on! Don't get caught up in minor feedback. Stay focussed on bigger picture. This is great work. Keep it up.

I have a uneasv feeling that the content of this plan is comina more from the Ladvsmith community and that

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the SFN has been less engaged. I also have the uneasy feeling that the real terms of the 'partnership' have yet to be developed. This impacts the design of the governance structure for the implementation process which is absolutely central to the achievement of the Vision and also the objectives as expressed by Chief Elliott and Mayor Stone.

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thank you.

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There should be a better plan for a bike path. Having the bikes share the walking path would never work as there are stairs. You will just end up with bikes on the boardwalk where they may be more of a problem

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I'm looking for it to start tomorrow.... !!!!! It's a very well thought out and constructive plan! Thank You

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Hotel and residential townhouses will take away the natural beauty and how will our town support/afford more stress on infrastructure, Please don't cram a bunch of unaffordable townhouses creating another expensive community like Oyster Bay. We need more housing for those low to middle income folks and seniors.

---

I think the overhead link is a great way to overcome the hill and the highway, the two obstacles between the waterfront and the downtown. Once linked, the waterfront and the downtown will be a short easy walk, either way. I hope that there could be a platform at the top of the stair/elevator to provide an elevated view of the waterfront.

---

I am excited to see these plans reach reality. I very much support keeping access to our beautiful waterfront open to the public and support for public walking trails would be my highest priority. On that point, are there plans to extend walking trails along the waterfront of Oyster Cove and connect to the estuary park? I think we should follow the examples of Nanaimo, Victoria and Vancouver in developing lengthy waterfront walking paths.

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STAGING WILL BE IMPORTANT. TIMING FOR RECLAMATION OF SLACK POINT IS URGENT TO PREVENT FURTHER EROSION AND ENVIRONMENTAL DAMAGE

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I figure it may be challenging to appease to everyone's wishes. I highly encourage the Town Staff, Council and Planners to prioritize 'great planning' over individual concerns that do not speak to the larger communities healthy growth, unique character, and continued vibrancy. Thanks to all for the work that has already been done. I am looking very forward to the next stages through implementation.

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I think personal live-in housing of any type in this area creates a nest for elitism and future problems. The waterfront area should remain 100% available to the public. Housing developments seem to be doing well on the back side of the Town. People with ownership rights tend to be wealthy and territorial with a big stick in their own advancement. Public land should be equal- opportunity land and remain so for the long run. ( My bias based on observation.....ie. The Beach front at Parksville)

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Machine Shop will make a great Arts Centre for community gathering in music, dance, visual arts, indigenous arts etc - so exciting!

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The Art Gallery in his present location, has more than 500 members, locals and from out of town , with 10.000 visitors per year.always interesting and permanently changing..a great attraction for residents and tourists.

Camping

Ladysmith has beautiful views to the ocean but the views are being lost as scrub maple and alder fills in the railroad right of way and the industrial lands. We need to make sure that as we begin this development we plan our planting and buildings to maintain our views. We also need to ensure that the existing view corridors are do not disappear as the scrub growth gets taller and taller.

Kind of a silly survey without any real life options and no detail on the impacts and costs

Love it! Let's go!

Lets get this started stop talking about it

More policing and more parking

I have questions. How will the development be financed? What percentage of the cost would be paid out of local taxes? What is the timeframe for implementation of the Plan? Which external businesses are interested in participating. What are their mandates and requirements? For example, what is the interest of Oak Bay Marina in acquiring crown land at Ladysmith Harbour (application # 1412701)? Is this interest connected to the Waterfront Plan, or is it a separate venture entirely? What is the role of the Ladysmith Maritime Society in the conception and implementation of the Waterfront Plan? Where can Ladysmith residents see a model of the Plan that makes sense, rather than having to decipher the inadequate maps presented online?

Again, take the opportunity to learn from other local cities hotspots and attractions. Ladysmith is so great and has so much potential. Now is the opportunity to capitalize on it. Also on another note, the fact that the waterfront is going to be cleaned up is fantastic and is obviously the highest priority among anything else.

An immediate action should be to remove the pile of old barge ballast and install it as rip rap along the eastern shoreline which is rapidly eroding in winter storms

Stop spending all of our tax dollars on god damned flowers! I paid less in taxes where I used to live, and they had snow to deal with 5 months of the year. Also, quit trying to deny the future of cannabis. A golden opportunity was missed by our backwards thinking, ignorant town council. Smarten up.

Where will the additional water come from. Will my water use be further impacted by this project? I don't see how home owners will not suffer by this project.

this survey is biased. It gives options that everyone will generally like as there is no reference to cost, who will be paying for what. the overall picture is one of one of a bunch of warm fuzzies. it is like asking would you like to have a free trip to Europe or would you like to be given a new car. Sure everyone wants all these things but where does reality come in?By creating this unrealistic plan which we can not afford there will be disapointment .Lets take this time to create a plan that is achavable and realistic



I am strongly against this proposed development. Too much for the developers and not for the citizens of this town. Some of us are too poor to drive to other beaches or to purchase waterfront property. rty.

The waterfront inn should be bigger than boutique. Bring the tourists!!! Maybe the locals would spend a night too. Restaurants and patios overlooking water. Create something people want to come here for.

I really believe that we need to slow down on residential development in Ladysmith; I feel we are being surrounded by new housing and it's going to start taking away from our small town. I do not think we need more residential properties, especially at the waterfront.

I appreciate this opportunity to give my feedback!

No houses or apartments on the beach side of Ladysmith.

no residential condos and add a campground

Fantastic plan. This will bring much needed revitalization to our community.

This is a well thought out plan. The components all seem to work extremely well and although there will always be naysayers, this plan needs to come to fruition. Our town must finally move on and I hope that the majority accept and even embrace this design.

I would like to see a celebration of international life in this plan, not a head-in-the sand, Ladysmith only feel.

If the town is looking at residential there should be a guarantee that parking will be expanded for events also that those residents will not be allowed to complain about noise from activities going on at the park.

Walkway and bike path shared like Ottawa has

Said it all, already, people enjoy a natural, clean, well maintained area to walk in, they want to get away from large homes, they want peace & quiet not hustle and bustle all the time. By all means bring in the First Nation stuff but don't overpower people with it as every community in B.C., Yukon & Alaska etc. all have the same stuff & Tourists are tired of it. We need to have things that people will remember the town by. We travelled the Yukon, Alaska & Northern B.C. this summer for 2 months & we saw a lot of Municipalities that utilized their railway tracks & old railway buildings etc. & it was amazing. Not one place had housing, businesses included in the proximity of the acres of land that they redeveloped for the Town and the Tourists. Council should look into this before going ahead & allowing residential development in the same area as the Transfer Beach/Slack Pt. etc. Get that thought process out of your mind & rid the idea of homes, hotels etc. it will ruin a great area.

dinner on the train at what used to be the train park? train exhibits, walking trail, move the Ladysmith museum there, additional 'kin huts' for public rental/use (more like those at Rathtrevor), Water trash cleaning centre, oyster bed demo learning centre,

I have been visiting and living in Ladysmith for 20 years. This is without question, one of the most exciting and appealing developments I have seen anywhere. There is no question Ladysmith has an opportunity to become an Island gem. I have always said Ladysmith has the attributes to be the best little town anywhere.

become an island gem. I have always said Ladysmith has the attributes to be the best little town anywhere and this plan provides the opportunity. Well done!

Lots of good work has gone into it. Looks wonderful!!

It would be nice to know how soon any of these plans will be built upon, some kind of time line as to when each segment might become an actual working project. Ideas are cheap and often free, actually putting them into reality gives us hope and courage as to the towns future.

Since this is a public consultation process I think the additional public input from this survey should be incorporated in the Waterfront Plan as it now exists and then the revised plan should be presented to the public again for additional comments. With the current proposal plan, I would expect that the "dogpatch" residents and existing pilings would be removed and no further overnight or long stay boating would be allowed. The current "dogpatch" situation is basically an open sewer and with the past proposal from the Town seem to have not been enacted or enforced so the "sewer" continues, unbelievable!

I think the township really needs to think about who the primary users of this space would be. While we want to attract visitors, build tourism and generate revenue- what are we prepared to pay to do this. Has a cost/benefit analysis been done on this project as proposed? I think the light industrial. level of indigenous involvement and the type of residential development you are considering needs to be reevaluated.

This is exactly what this town needs.

Great work here. Final) y a wonderful plan. I fully support this, we'll done ladysmith and company

I am very impressed with this plan. Congratulations on a job well done! How soon can we get started? Long overdue.....

Is there additional playground space / equipment included in the plan?

My preference would be just clean the whole area up, do some careful felling of trees, build on what is there, and change as little as possible. This survey is too general.

Show me the money !

This is a very poorly designed survey and is geared mostly to getting the analytical results you are looking for to move forward on this no matter what the citizens of Ladysmith feel.

Pedestrian / Bike crossing (over/ under?) at S. Davis for S. Ladysmith & Sunset Woods residents.

The thoughtful respect of our culture and heritage is evident in this plan. Also working as a cooperative team will ensure the success of this plan. Involving volunteers helps to save money and builds community spirit.

Thanks for all the thoughtful work and planning.

the Draft plan is well presented. The process seems to be developing, to represent the wishes of a lot of the stakeholders. I sincerely hope that the unique value of the Industrial Heritage buildings and area can be expanded upon. Where else can people see evidence of the Inanga railway history right where it

expanded upon. Where else can people see evidence of the logging railway history right where it happened.

the overall draft concept plan #7, 11 & 12 cannot be answered without more info on density, costs, social housing etc. therefore I had to reject. The highway is a major divider & a pedestrian bridge is helpful but not an solution.

I would like to see the arboretum redeveloped, additional trails and walkways, increased plantings for beauty, benches, perhaps a fenced off-leash area, perhaps a special mountain bike development, a dining establishment located on a walking pier, trashy boats removed,, keeping the Gingko Grove and all railway, logging history kept and enhanced. Much design could be incorporated into beautiful trails and walkways, benches and water views. We are fortunate to have this oceanside area and we would like to keep it fairly natural and for use of locals, not as a tourist destination. If retail space is required, there is plenty in town. walkways and trails should be developed for various kinds of users, wheelchair, bicycle, walking, walkers, strollers etc so that walkers and strollers and wheelchairs and the like are not bothered by fast moving bicycles and the danger they pose. I think I have made my point. Make us a beautiful natural area for all to enjoy with no residential development and no marine business development and no live-work development and no bouti

Well done.

Good work. Disappointed no mention of camping which so many have asked for. With the right choices we can turn this industrial harbour into a nice recreational harbour shared with industrial. So much in a tourist attraction and not Condo's or any type of residential

Keep all as a park!

Would like to see a small hotel/motel with a family restaurant

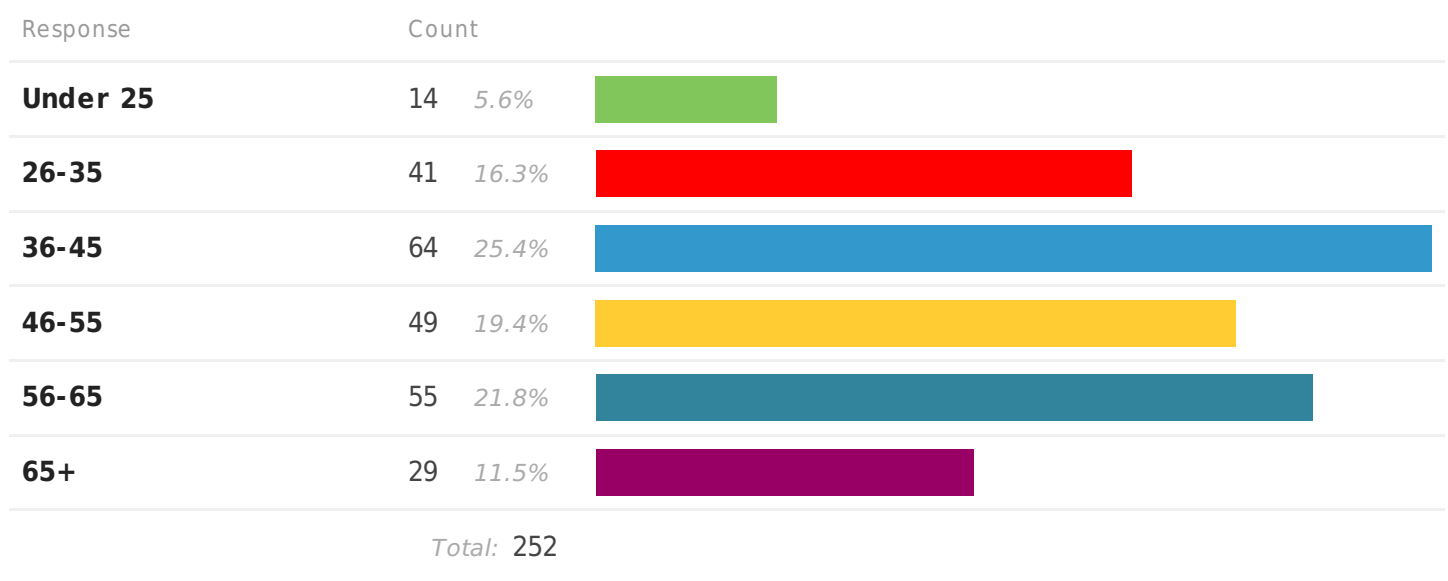
restaurant(s), shopping (local artisans)

In your language when writing the ground rules for the projected land/water use of the Slack Point please be vigilant and tenacious about strong language to keep commercial interests out of our waterfront. Once this precious resource is gone our community will never get it back! This process seems to be very good in its transparency so far, and if others feel the same about keeping commercial interests out, lets be as heavy handed as need be to do so! Take a look at Qualicum and how they have very successfully kept most chain stores and fast food establishments out of their city. How refreshing it is to visit Qualicum and feel that sense of community! Being strong in our community value based decissions now will bring with more pride in our community! Thanks [REDACTED]

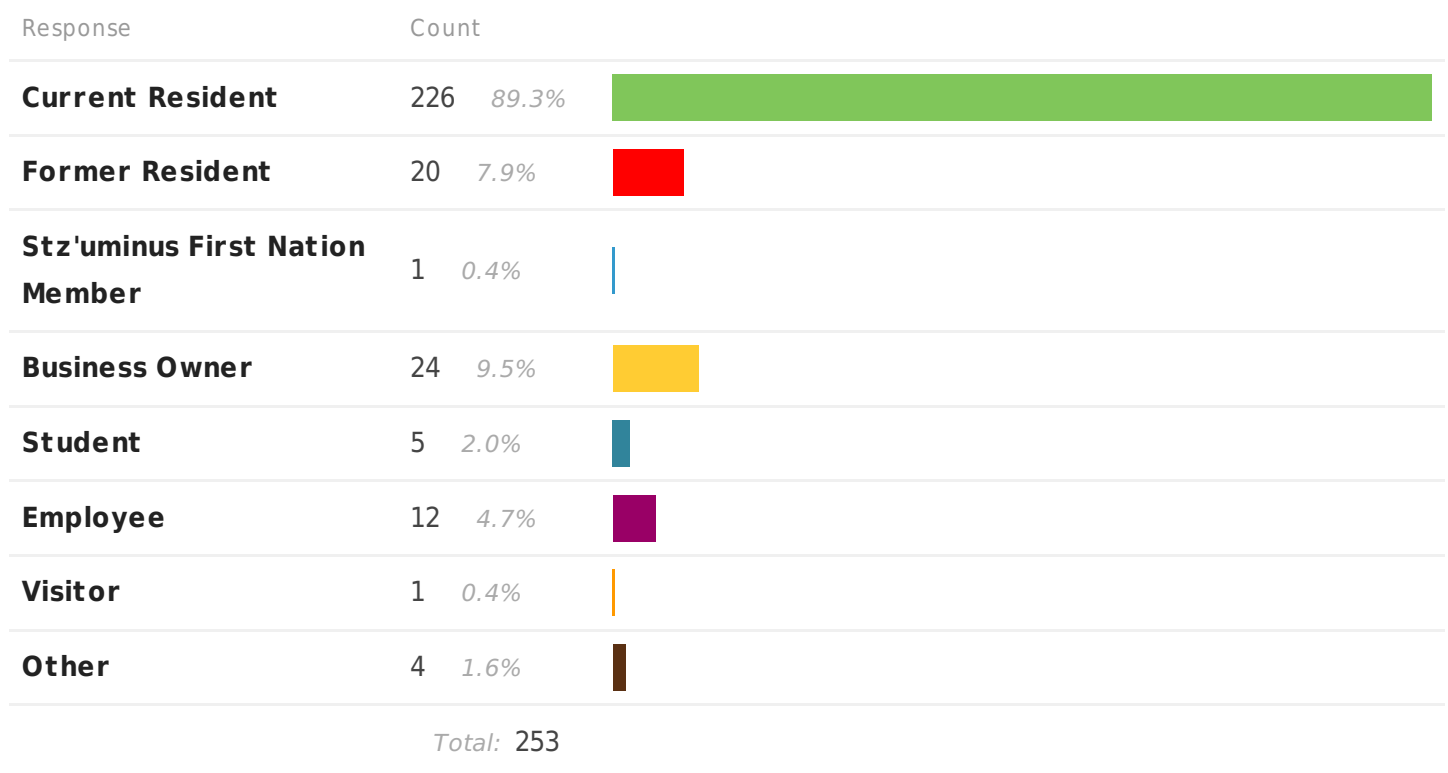
No mention anywhere of future thoughts about LMS which has existed on the waterfront for 32 years to provide affordable moorage for local boaters.

Well done every one

### What is your age group?



### What is your relationship to Ladysmith?



Please share your email if you would like to be entered to win a 3-month pass for the FJ Community Centre or a \$50 gift certificate for programs and facility access through Ladysmith Parks, Recreation and Culture. Thank you! Let your friends and family know about the survey.

Response	Count
	110 responses

