

WELCOME

to this presentation of ideas for an

ARTS AND HERITAGE HUB in Ladysmith BC

In 2017 the WATERFRONT AREA PLAN was created jointly by the Town of Ladysmith and the Stz'uminus First Nation. Central to the plan, and identified as a first phase of development, is an area known as the Arts and Heritage Hub. This precinct is intended to:

- Support the establishment of a Cultural Hub with uses that could include, but are not limited to, artist studios, museums, community and recreational uses, cultural and interpretative centres, artifact restoration and display, carving sheds and art galleries.
- Protect and utilize the Machine Shop for ongoing use to anchor the Hub.
- Utilize materials and other design cues in new buildings that complement the character-defining elements of vernacular, utilitarian Comox Logging and Railway Shops Buildings, rather than seeking to merely duplicate the historic character.
- Utilize the Guidelines and Standards for the Conservation of Historic Places in Canada to guide the restoration of the Machine Shop.
- Continue to seek external funding for building restoration as an important component of maintaining community uses in the Machine Shop.
- Work with the communities to create a master plan for the Arts and Heritage Hub.

PLEASE OFFER YOUR COMMENTS AND IDEAS TO HELP US REFINE THE PLAN FOR THE HUB BY WRITING THOUGHTS ON THE POST-IT NOTES PROVIDED



2017 Waterfront Plan prepared by Dialog



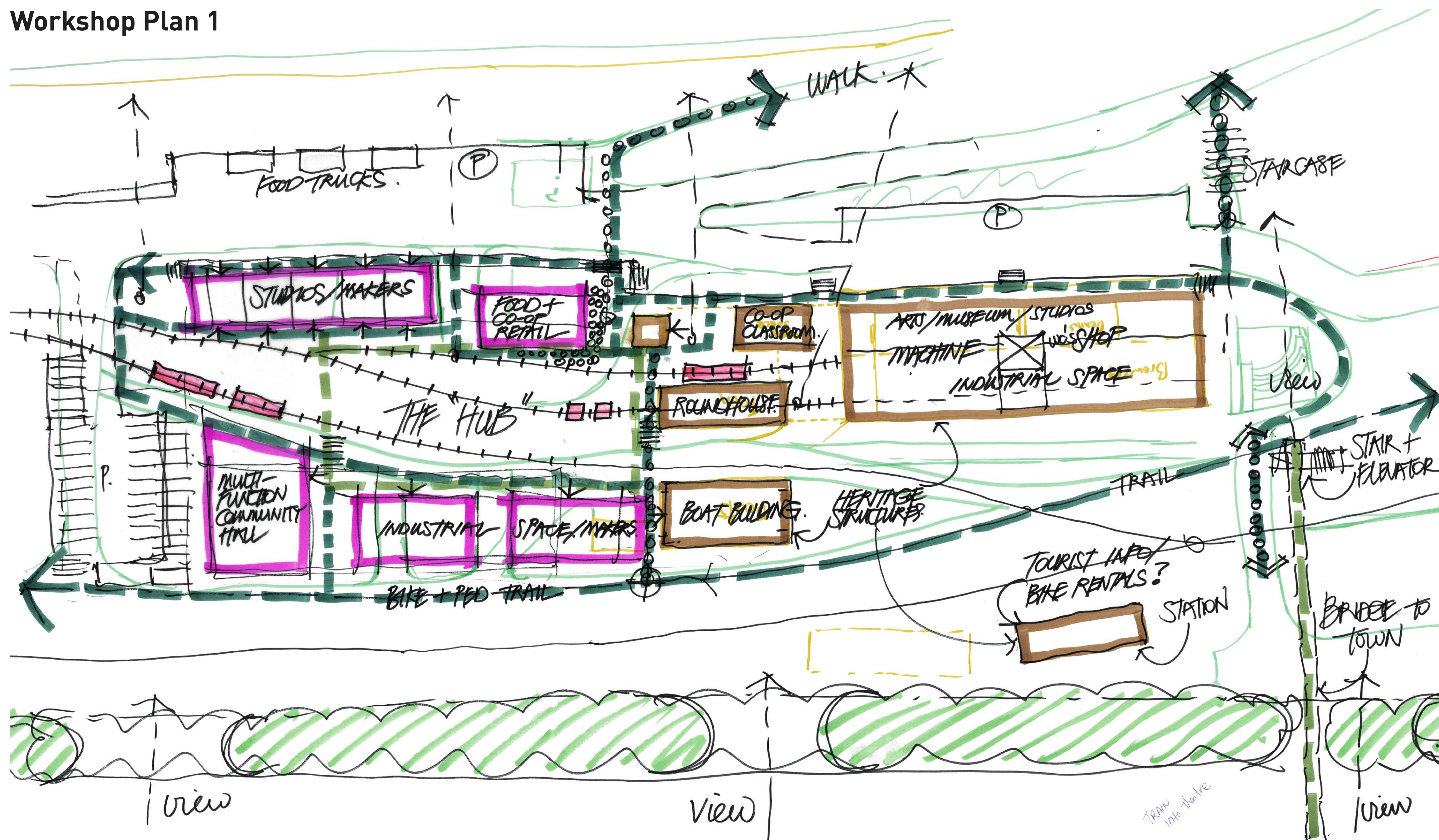
THE WORKSHOP

On November 23rd 2018 an all-day design workshop was held at the Machine Shop attended by several cultural and community stakeholders. The ideas created at that workshop form the basis of this presentation.

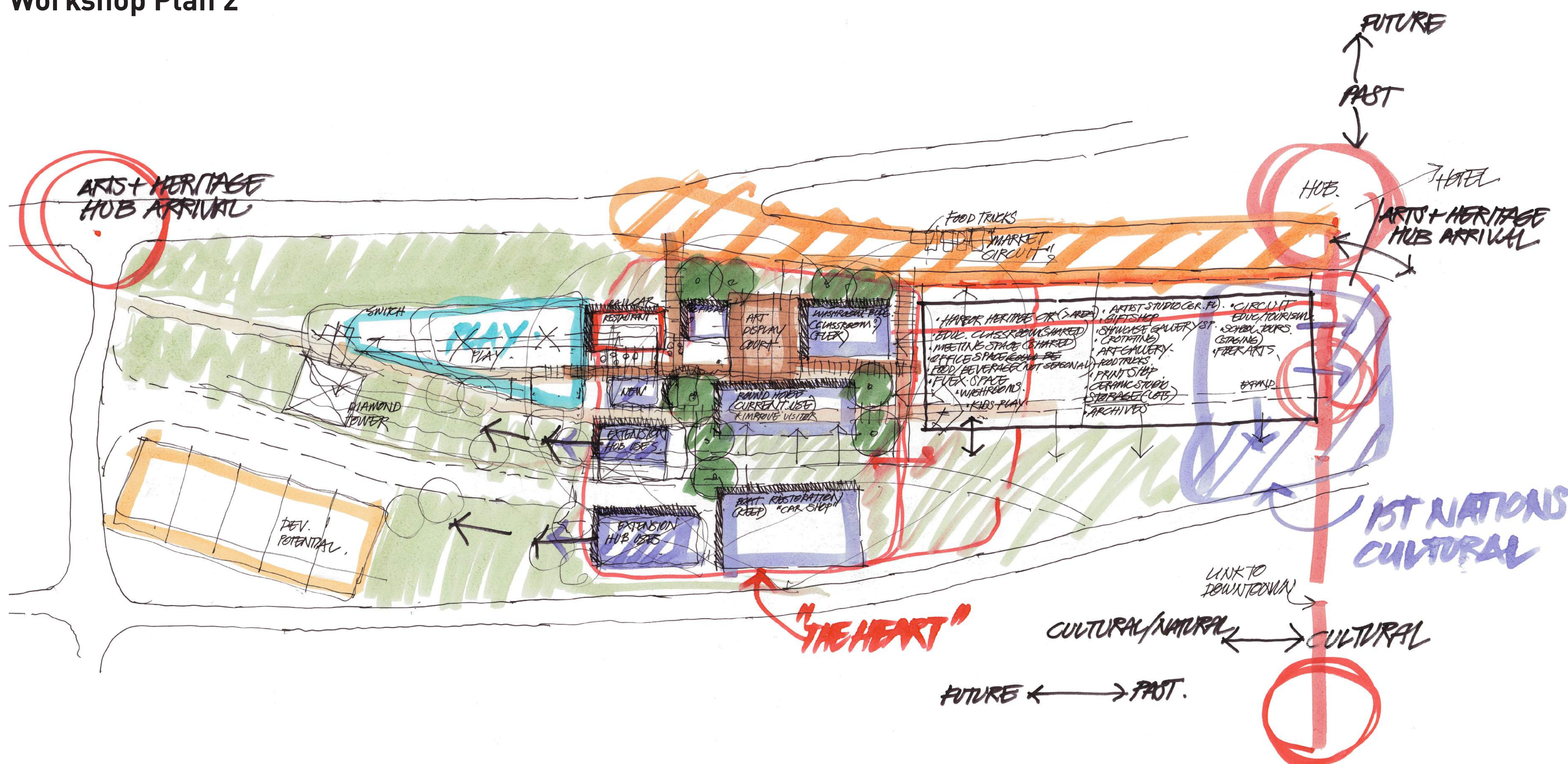
Ten "guiding principles" emerged from the findings of the day:

- 1 The principal uses in the Hub should focus on the arts, making and repairing things, and the interesting history of the site.
- 2 The project should demonstrate, through tangible elements, the strong partnership between the Town of Ladysmith and the Stz'uminus First Nation.
- 3 By encouraging a diversity of activities on the site it will be more attractive to both locals and visitors to Ladysmith.
- 4 In representing history, authenticity and interaction are of paramount importance, rather than simply static displays.
- 5 Spaces in the project should be flexible, supporting a multitude of activities, and shared by the various users and tenants on site.
- 6 The project must be well-connected to both the downtown and the waterfront, for walking, biking and driving (parking), ensuring people have convenient access to the place.
- 7 Architectural design should respect the historic character of the site while clearly articulating new from old.
- 8 A well-conceived, public realm design should be built in tandem with building upgrades and new construction to ensure that the site is accessible, active, inviting, safe and secure.
- 9 The project should be planned for incremental development over time where spaces are left for future buildings and open spaces.
- 10 The design and construction of the project can be of modest proportions to stretch the availability of funding. Good design does not have to be expensive.

Workshop Plan 1



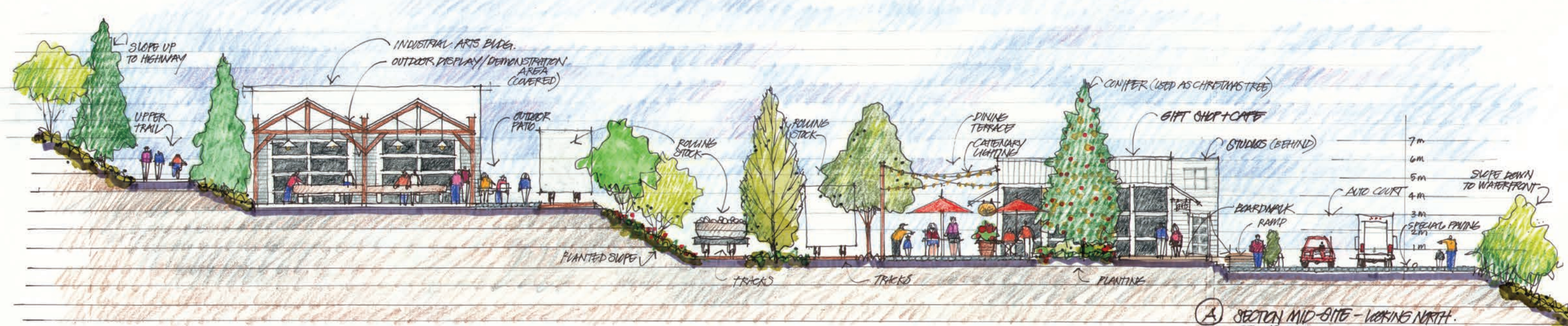
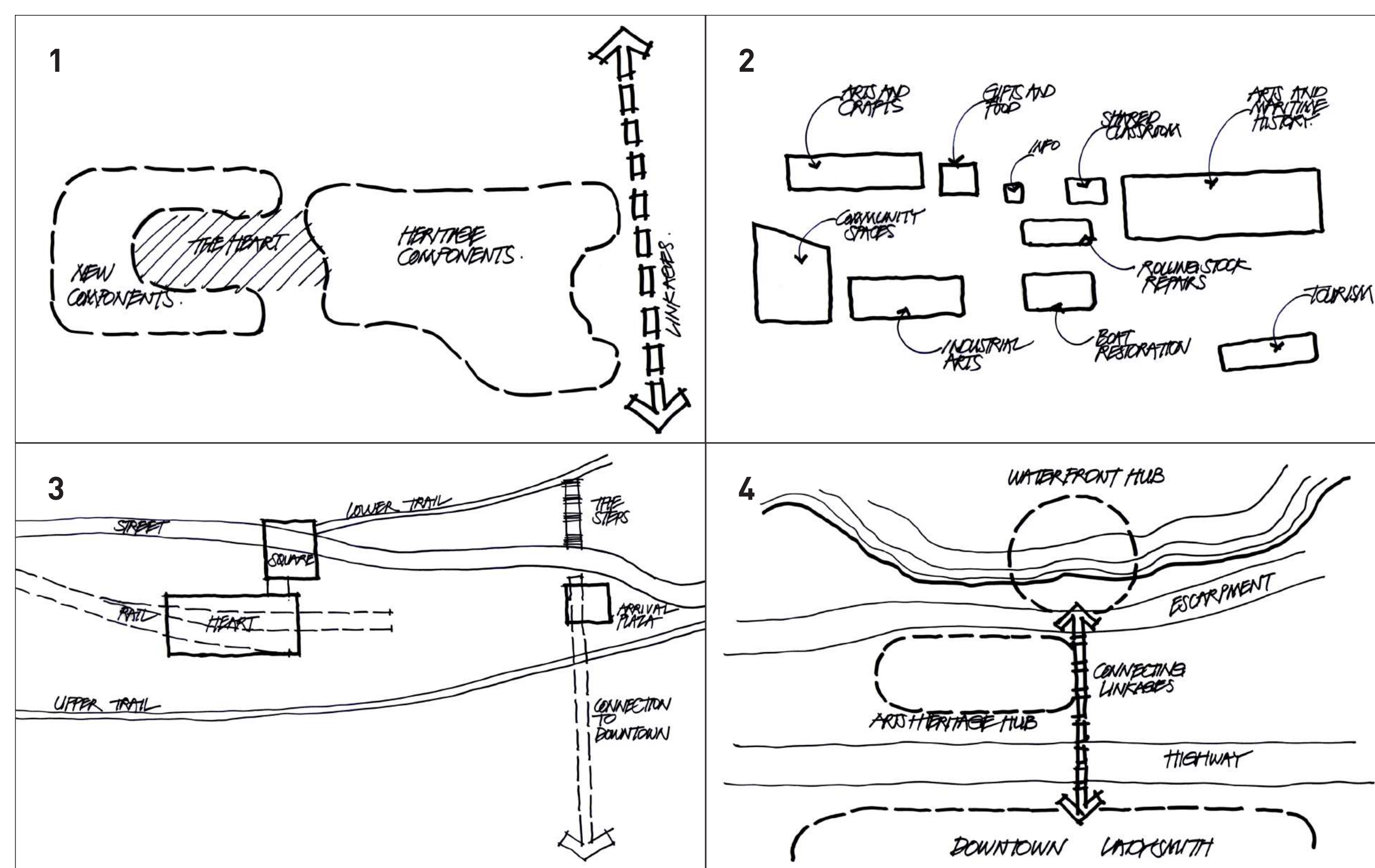
Workshop Plan 2



THE CONCEPT PLAN

The Concept Plan for the precinct includes four major components:

- 1 The restoration of the existing stock of historic buildings
- 2 The construction of new buildings to extend the available floor space for cultural uses
- 3 An attractive public realm consisting of streets, parking and active open spaces
- 4 New connections to the downtown and the waterfront to provide good access to the Hub



BUILDINGS

Historic Buildings in the Plan

Car Shop
Renovated to continue to be used for boat restoration.



Lunch Room/Washroom
Renovated to become a classroom shared by all tenants.



First Aid
Renovated to become site information.



1943 Machine Shop
Renovated to accommodate The Arts Council, Ladysmith Maritime Society, and artists.



Roundhouse
Renovated to continue as the repair shop for rolling stock.



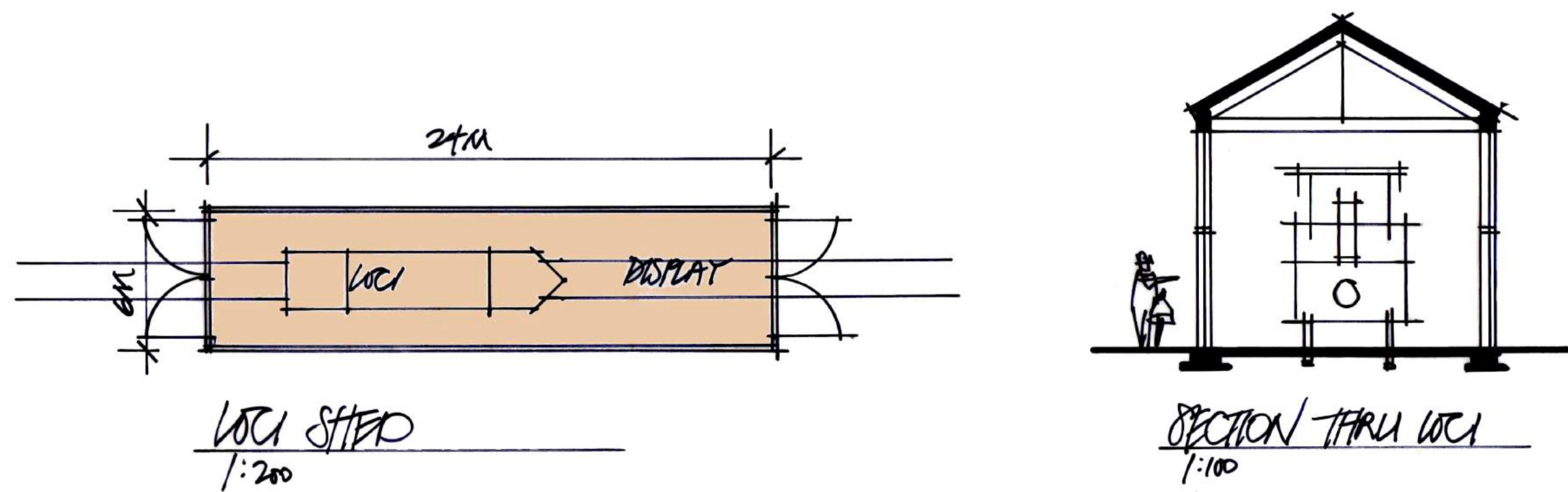
CPR Station
Potential to reuse as the Ladysmith Tourist Information Centre.



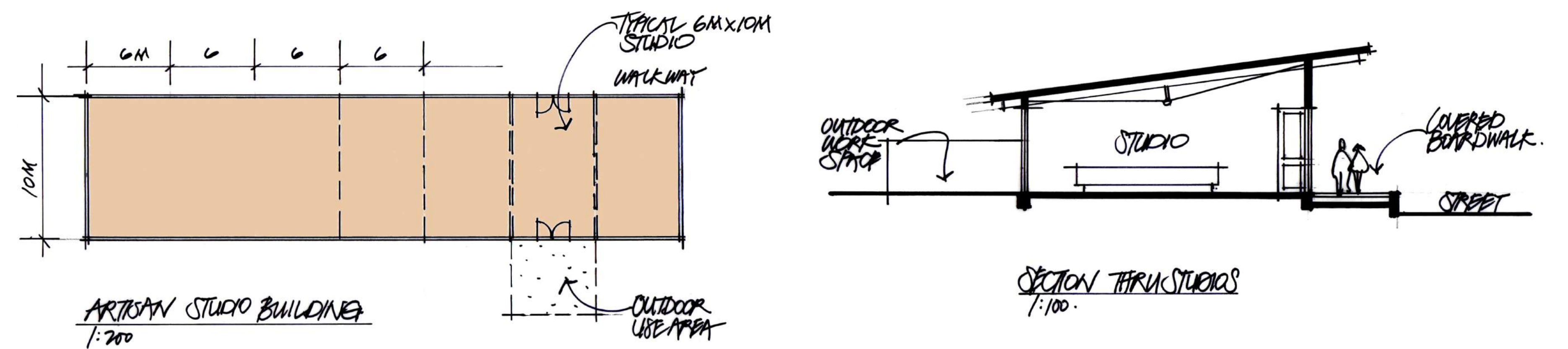
New Buildings in the Plan

Several new buildings are proposed in the Hub to be constructed over time. These structures provide added floor area to accommodate the space needs of users. They also create the critical mass necessary for the project to act as a magnet, attracting residents and visitors alike.

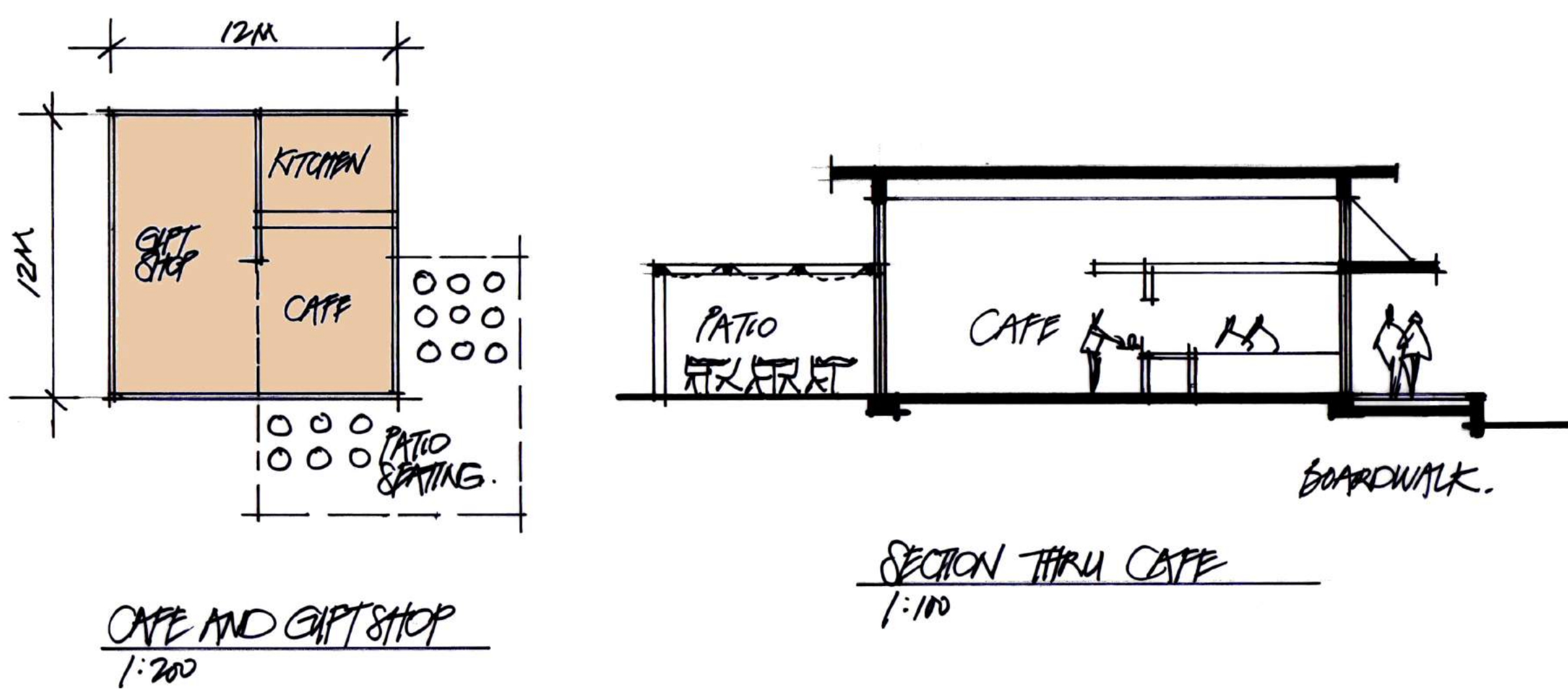
Loci Shed
In the event that the restored locomotive does not find a home in the Machine Shop, this new building would serve as a permanent display space for the loci.



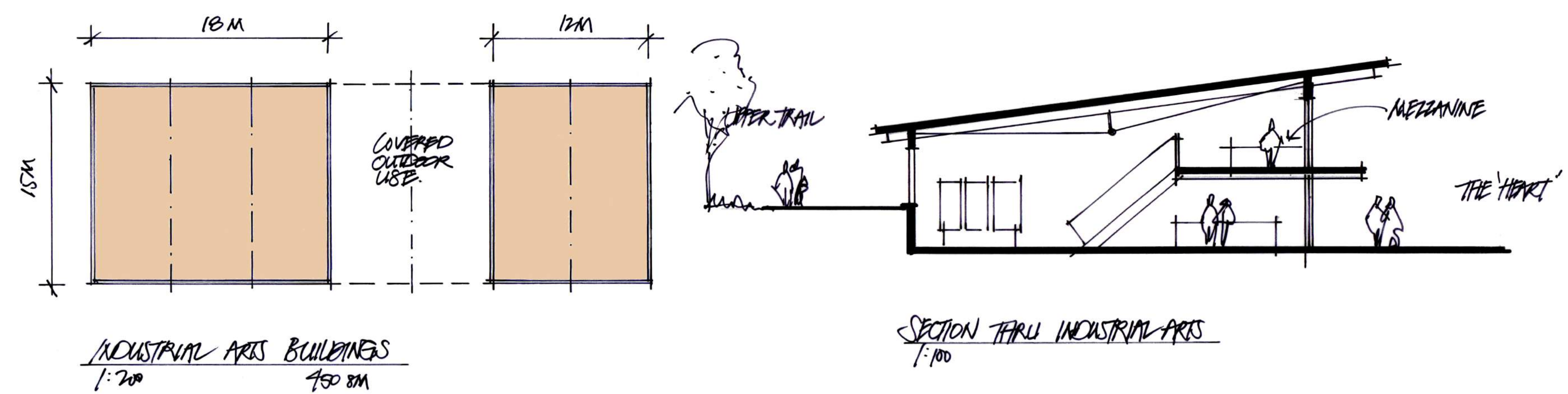
Studios
A new building to house Stz'minus First Nation carvers and artists.



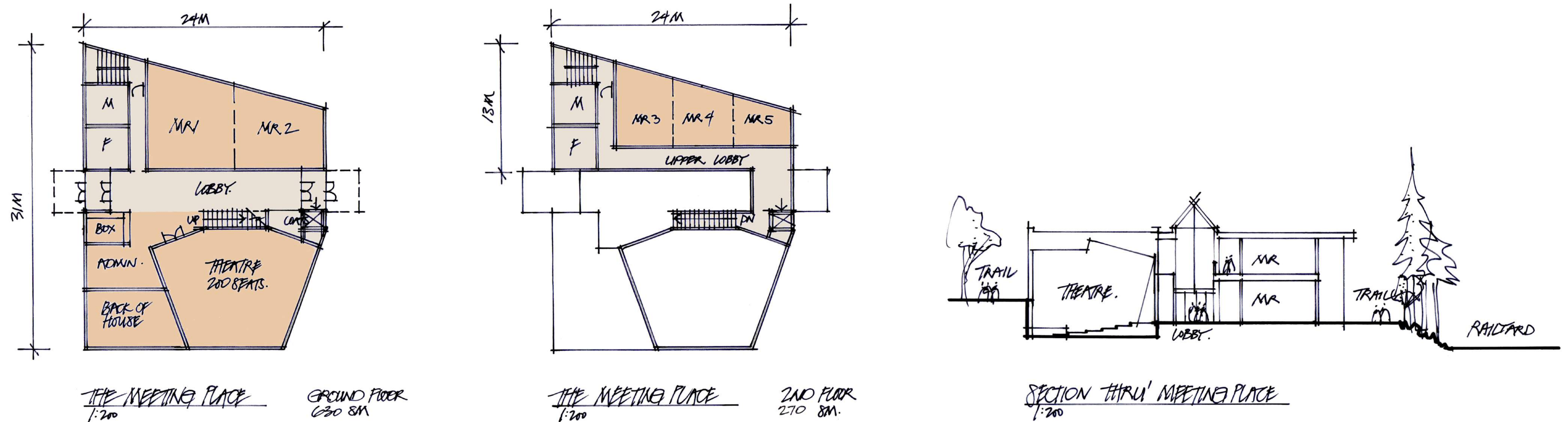
Café/Gift Shop
A new building for a shared gift shop and a commercial café serving light food and drinks.



Industrial Arts
A new building for light industrial and crafts tenants.



Community Meeting Place
A new space for Ladysmith to accommodate performances in an intimate "black box" theatre, meetings and social gatherings.



OPEN SPACES IN THE PLAN

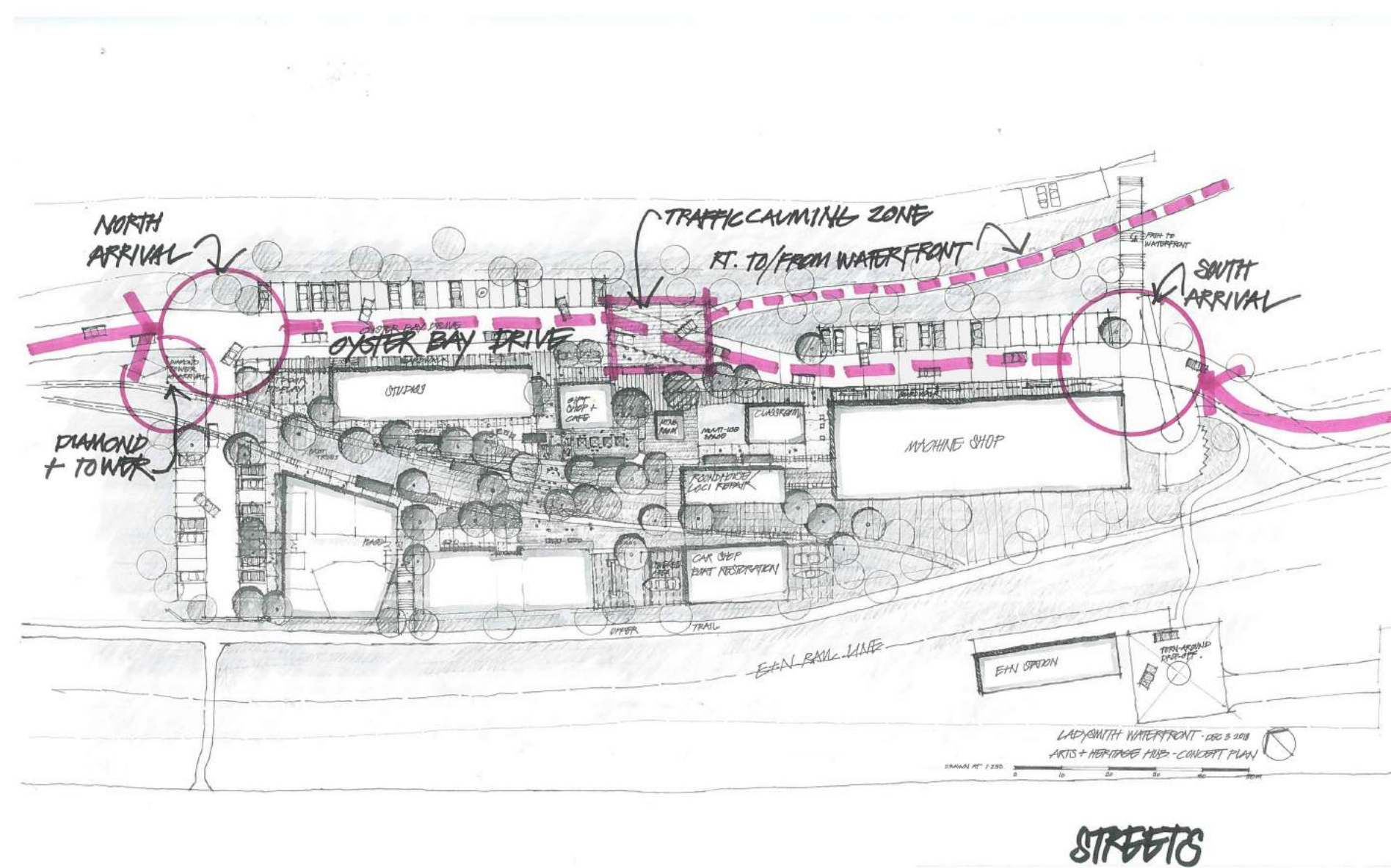
The plan contains a wide variety of open spaces to create a functional and attractive public realm.

There are places in the plan:

- for social interaction
- for the authentic interpretation of history
- that support a diversity of activities
- with flexibility of uses
- that express the strong partnership between the Town and the Stz'uminus First Nations

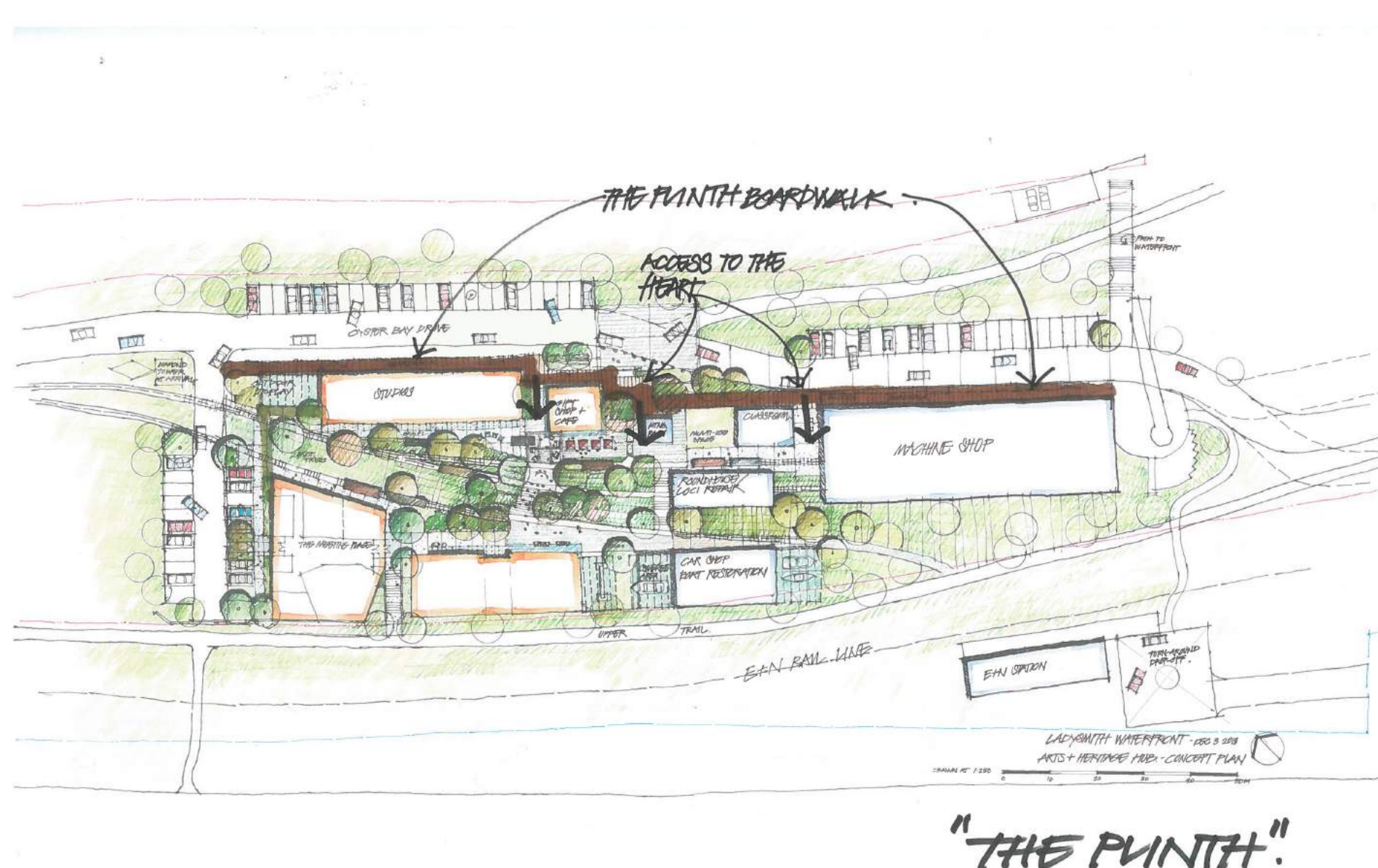
1 Streets

Oyster Bay Drive provides the primary vehicular access to the site from the north and south. The intent is to design this street as a "mews" with higher quality, textured paving and perpendicular parking areas.



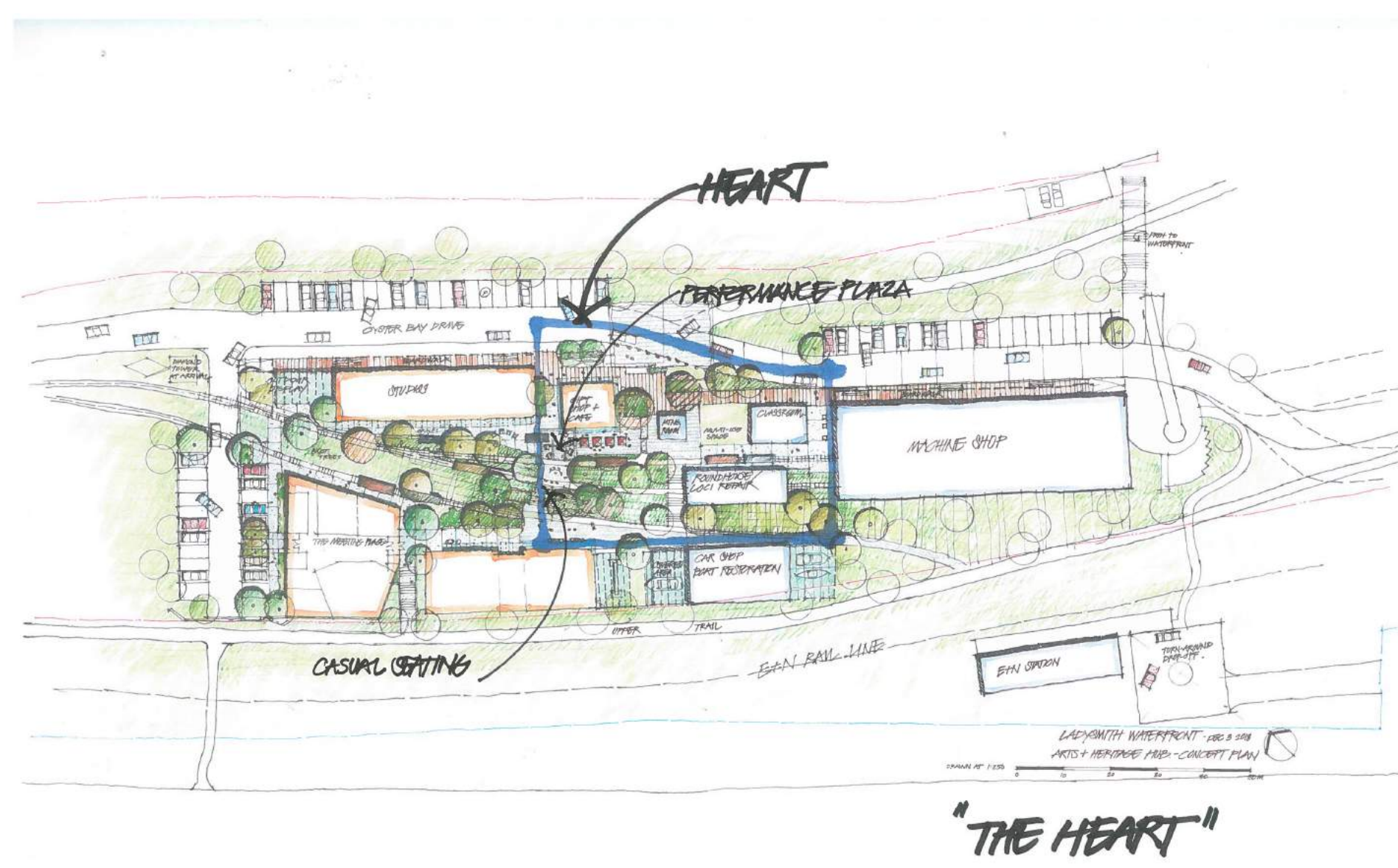
2 The Plinth

A boardwalk is proposed along the edge of Oyster Bay Drive the full length of the Hub resulting from the site being slightly elevated above grade. It serves as a threshold through which one passes to arrive at the heart of the project.



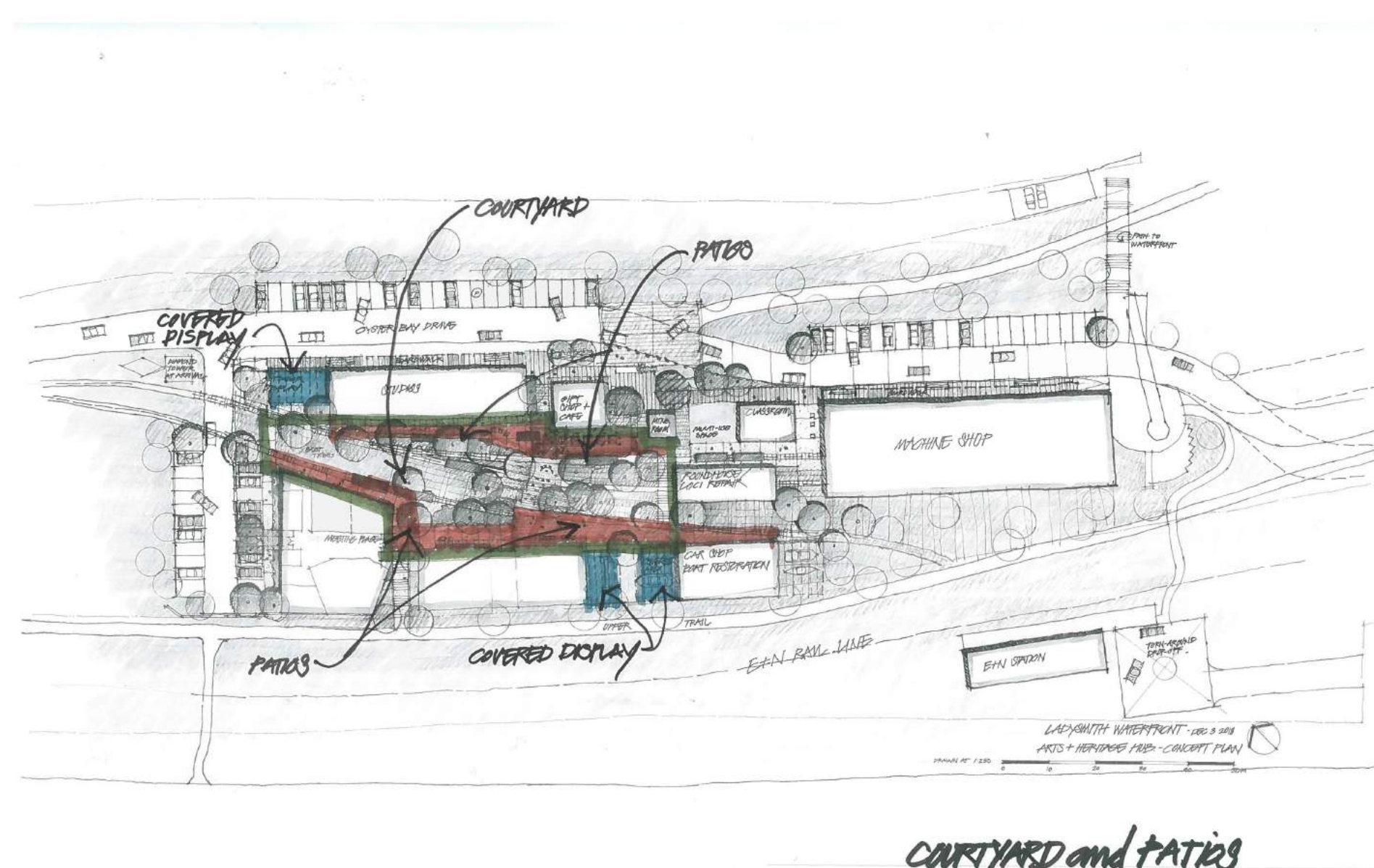
3 The Heart

A central space forms the "heart" of the precinct with outdoor dining patios, a performance area with terraced seating, casual/moveable seating, and display areas for temporary art exhibitions



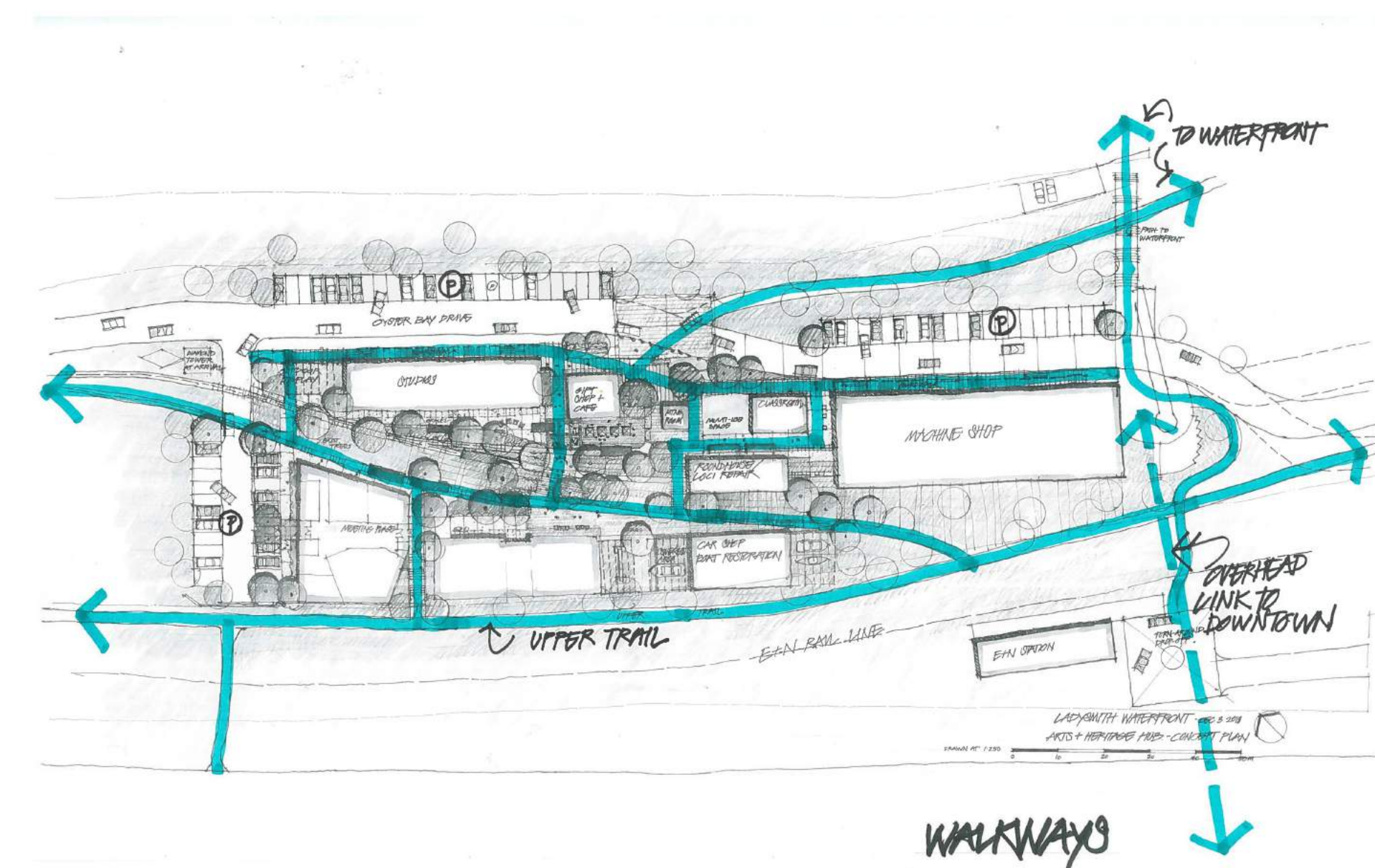
4 Patios

Located around the central open space are outdoor patios for art display, demonstrations, interactive exhibits, performances and casual seating.



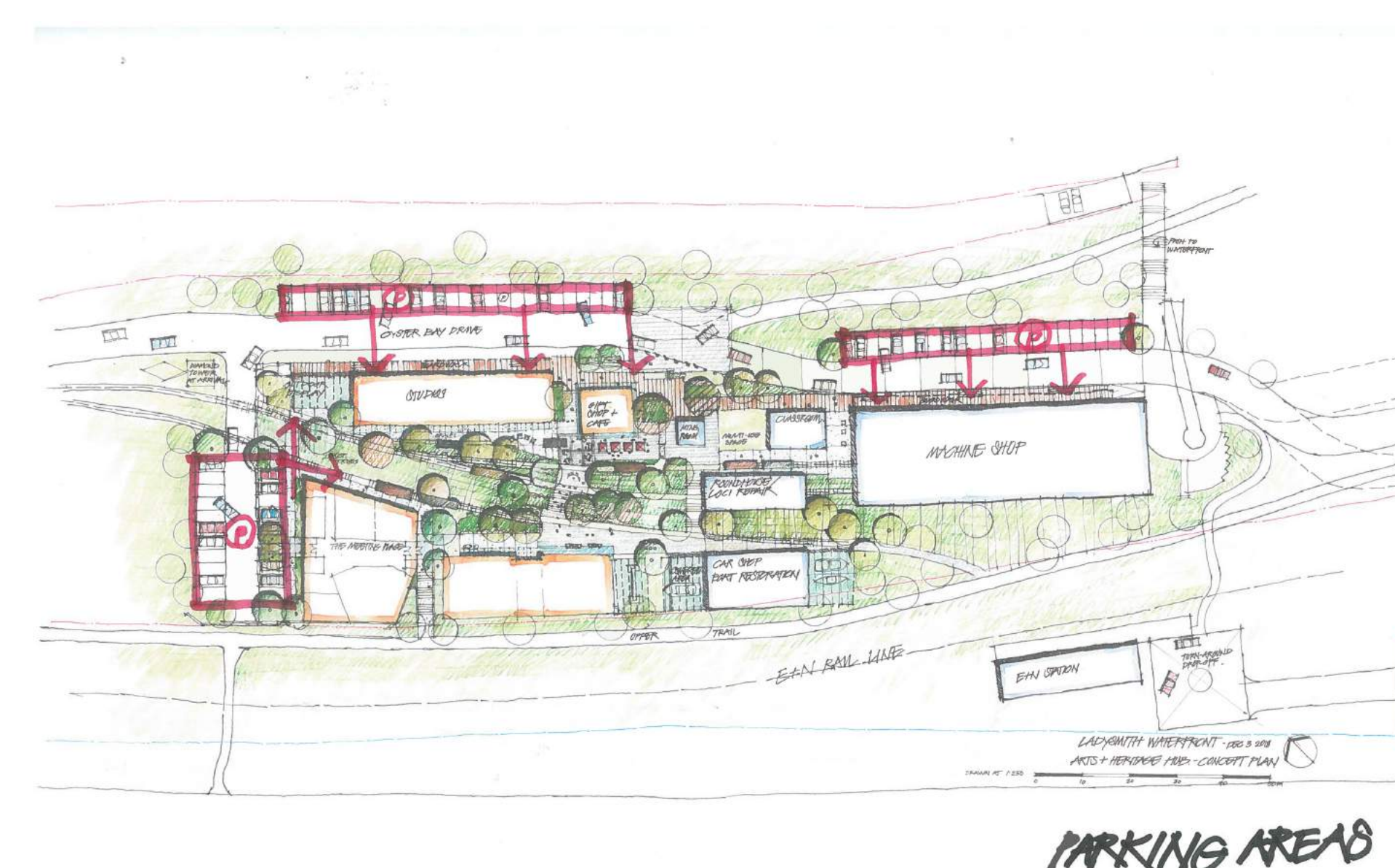
5 Walkways

The public realm concept for the Hub is "pedestrians-first", with vehicles parked, and the amenities enjoyed on foot. A trail system follows old rail lines linking places in the precinct together.



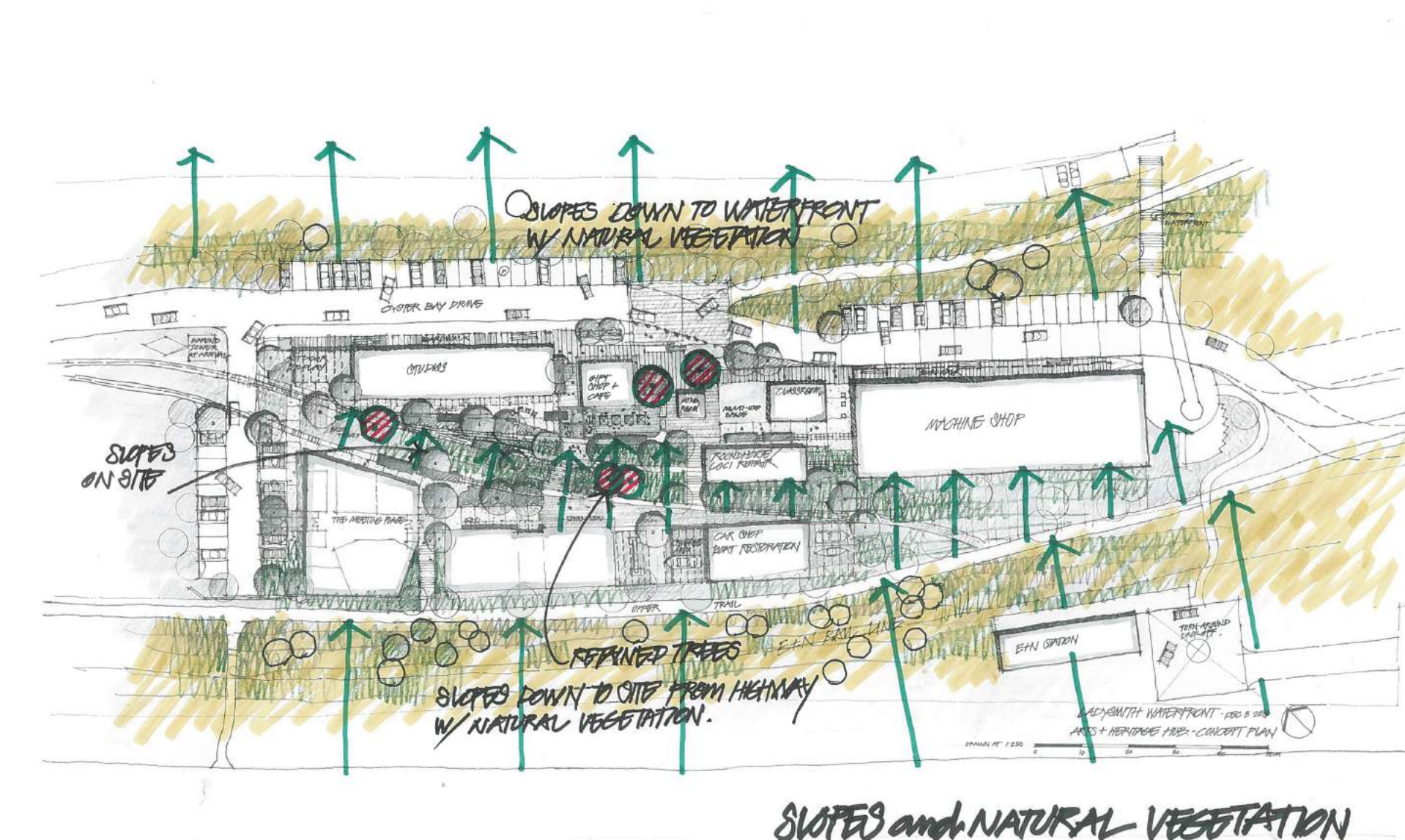
6 Parking Areas

Parking is proposed along the east edge of Oyster Bay Drive and in a new lot to the north of The Hub.



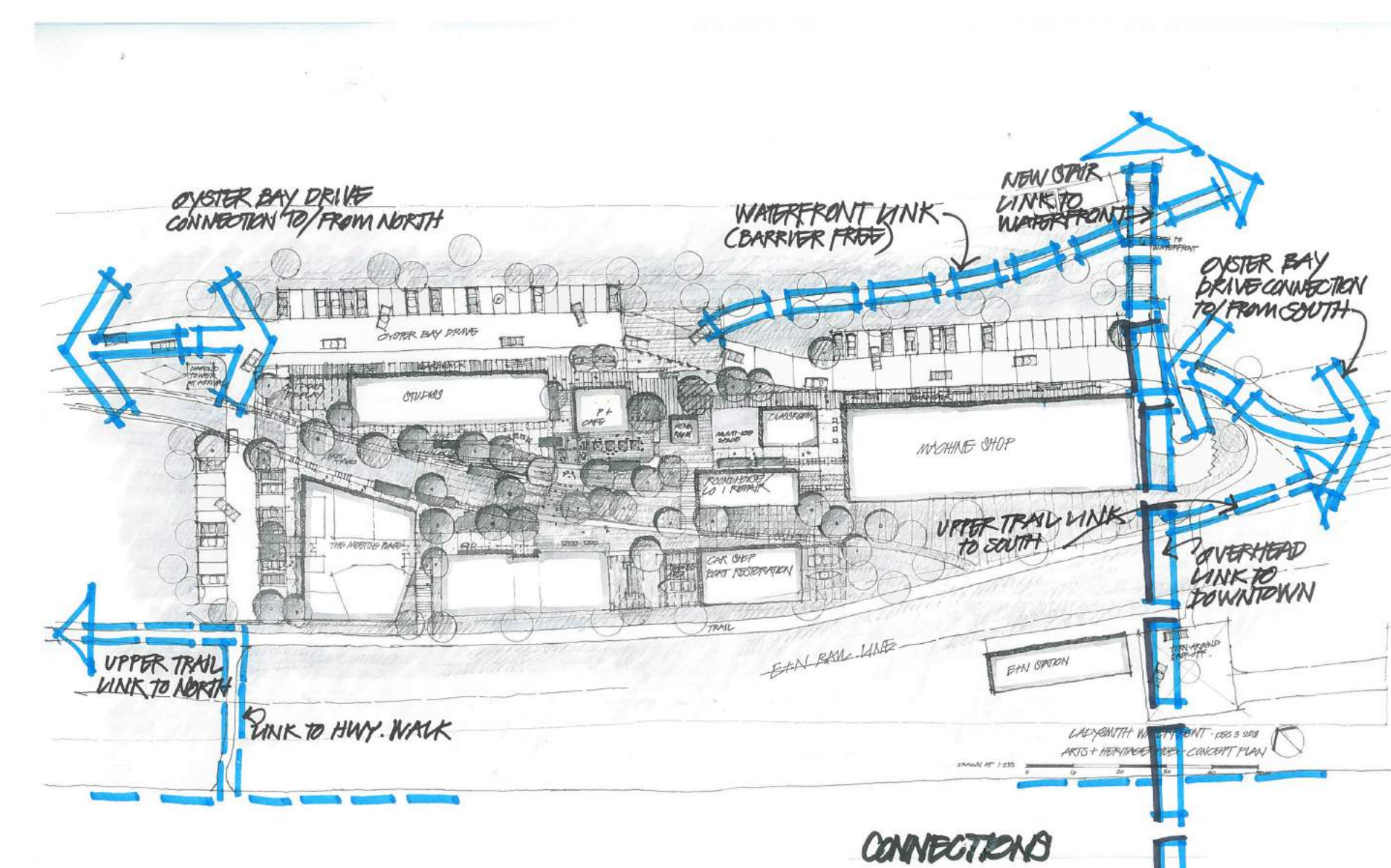
7 Slopes and Natural Areas

The Hub occupies a series of terraces in the hillside that will be incorporated into the site design in the form of courts, patios and seating for performances with stairs connecting the different levels.



8 Connections

The Arts and Heritage Hub can provide the east/west pedestrian link that fully connects the downtown area to the waterfront with an elevated bridge from the downtown, over the highway and the E&N rail corridor, and arriving at the plaza at the south end of the Machine Shop.



COMMENTS

PLEASE ADD YOUR COMMENTS ON POST-IT NOTES

Do you support the general approach to the planning of the Arts and Heritage Hub?

Is there anything missing from the plan?

What are your ideas for activities and events that might take place in the outdoor spaces of the Hub?

Do you like the idea of the Community Meeting Place? Who do you see using this space?

Would you like to get involved in the future development of the Hub? If yes, leave us your name and contact information.