

FAQ's – Ladysmith Waterfront Area Plan

Q: How much green space is included in the Waterfront Area Plan?

A: The Waterfront Area Plan includes significant green space. In fact, the amount of park and open space in the waterfront area will increase by over 12 hectares or 29 acres, which is almost three-times the area of Transfer Beach Park. This is land that everyone can enjoy. No dedicated park land, including Transfer Beach Park, is being sold. Transfer Beach Park is outside of the area covered by the Waterfront Area Plan, so is not affected by any planned changes contained in the plan, maintaining it for all to enjoy.

The plan also outlines substantial environmental improvements to Slack Point that can be achieved by capping the waste coal slack and wrapping the sloughing bank to remediate and stabilize the legacy of industrial contamination.

Capping the contaminated soil is a more viable, less expensive solution than removing it and transporting it elsewhere. In addition, disposing of removed contaminated soil is becoming more and more difficult. The 'wrap and cap' option is safe, secure, and recommended as a remediation solution by experts in the field.

Q: How are waterfront area green spaces/park spaces protected?

A: In both our Sustainability Action Plan and our Parks, Recreation and Culture Master Plan, we have committed to protecting and enhancing Ladysmith's parks and natural ecosystems, and restoring the ecological functionality of degraded sensitive ecosystem areas. Ladysmith's Official Community Plan calls for the incorporation of parkland and green space within new development areas.

The Waterfront Area Plan co-developed by the Ladysmith and Stz'uminus communities calls for the 'wrap and cap' of Slack Point in order to create a new park and open space. In addition, there are other green spaces/park spaces identified in the plan. 52 per cent of the area included in the Waterfront Area Plan will be parkland. This is in addition to Transfer Beach Park.

Q: What steps did Council take to approve the Waterfront Area Plan?

A: The plan received final approval by Council adopting a bylaw (Bylaw 1950) to incorporate the new Waterfront Area Plan into the Town of Ladysmith Official

Community Plan. The process for this is clearly outlined in the Local Government Act, and includes a requirement that the Town hold a public hearing where Council can hear from the public. The public hearing was held Monday, May 14, 2018. After the close of the public hearing and considering the input received, Council adopted the bylaw and the new Waterfront Area Plan. It is estimated that approximately 75 people attended the public hearing, and several spoke expressing their opinions about the plan.

Q: Why is residential development included in the plan?

A: The waterfront concept plan was created through extensive community engagement, including two surveys, three public events and a design workshop – overall 1700 direct interactions with community members. Our most recent community open house held on January 22, 2018 to unveil the new plan attracted more than 200 people.

That community process has resulted in a concept for the waterfront area that incorporates a well-balanced, mixed use development which includes a high-value residential component in about 12 per cent of the land-based area. This helps to ensure economic sustainability on the waterfront, downtown and beyond via higher value land values, ongoing tax/utility revenues and a base of customers for local business.

The proposed developments are primarily on the uplands, set well back from the waterfront. One of the key principles shared throughout the planning process is ensuring the waterfront remains accessible to all while creating new amenities (waterfront walkway, restaurants, a boutique hotel, limited retail, park space) for everyone to enjoy. Creating the amenities that people are interested in will cost money and we want to ensure all projects are self-funded without placing an additional burden on Ladysmith taxpayers. A way to raise that money is through the sale or lease of some of the land owned by the Town for residential development. Thoughtful and sustainable residential development increases the value of the land and creates revenue that can then be reinvested into the waterfront. It is important to note that NO existing dedicated parkland is included in the waterfront plan area.

Q: Where can the Waterfront Area Plan be found?

A: The waterfront area plan, as well as other background documents, is available on the Town website at:

[http://www.ladysmith.ca/city-hall/waterfront-area-plan.](http://www.ladysmith.ca/city-hall/waterfront-area-plan)

The plan is also available at City Hall, Development Services, the public library and the Ladysmith Community Marina Welcome Centre.

Q: How was the public notified about the public hearing, open houses and the plan itself?

A: We placed advertising in the Ladysmith Chronicle and provided regular updates and reminders about each step of the community consultation in our regular online newsletter, our quarterly utility bill newsletter, the Town website, and our Facebook and Twitter pages. We also placed informative posters on community bulletin boards around Ladysmith. We invited people to provide us with their email addresses so we could add them to the list for our e-newsletter.

Q: Attracting more people and new residents to the waterfront area will create more need for parking. Has new public parking been planned?

A: We have taken the need for parking into account in our planning and several new public parking areas are planned, providing over 400 new spots, for a total of about 540 parking spaces. The residential developments will be required to create resident and visitor parking in addition to these public parking spaces. Transfer Beach Park is not being paved for more parking. The gravel parking lot (which is not park) above the Amphitheatre may be paved in the future.

Q: Will parking restrictions change? Eg: 2hr limit

A: It is too early to determine if parking rules will change. The plan accommodates significantly more parking spaces, including for RVs, as we know that parking in our waterfront area can be a challenge during events and festivals.

Q: Will there be an area to walk dogs off leash, like there currently is at Slack Point? Is it possible to add a fenced dog park?

A: We know that dog walking is an important activity in this area. The Waterfront Area Plan calls for a master plan to be prepared for the new Slack Point Park as an implementation action. That is where those finer details will be discussed with the communities. The current dog off-leash park located above de Koninck Way is in Transfer Beach Park.

Q: Have there been any zoning or bylaw changes regarding the use of Transfer Beach Park?

A: No, Transfer Beach Park is outside of the area that is included in the Waterfront Area Plan. The gravel parking lot (by the amphitheatre) is within the area and is shown on the concept plan as parking.

The new Waterfront Area Plan that now forms part of Ladysmith's Official Community Plan shows significantly more park and open space at the waterfront. Any future zoning changes will follow the legislated process of public hearings and bylaw adoption.

Q: How many people were involved in the development of this plan?

There were over 1700 distinct interactions over the course of the public engagement that took place from November 2016 to February 2018. The public was invited to participate in two on-line surveys (908 respondents), a speakers' night (over 200 attendees), three public open houses (200 attendees), stakeholder meetings and a design charrette. Members from both the Town of Ladysmith and Stz'uminus First Nation participated.

Q: When and how was the Waterfront Committee formed?

A: Council wanted to get as much input as possible throughout this process, forming three different committees as a result. The first committee is the Project Leadership Committee made up of Council members from the Town of Ladysmith and our project partner, the Stz'uminus First Nation, and supported by staff.

We sought citizen input through our Design Charrette (a weekend-long visioning and design exercise) that took place in March 2017. Members of the public were invited to apply to be part of the Charrette, and Council reviewed the applications and made the final decision, to create a team of 20 people plus Council members. At the end of the Design Charrette session, we held a public Open House, with dozens of community members attending and providing feedback on the Charrette Team's work.

In addition, there was an Owners' and Tenants' Committee composed of representatives of property owners and tenants in the waterfront plan area.

Q: Where is the water coming from to supply toilets and other items related to this development?

A: The Town's municipal water system will provide water for the development of the area just like other areas of Ladysmith. The toilets at Transfer Beach Park use recycled water and we would look at continuing water-saving ideas in this new area, too.

Q: Could we see a breakdown of every section of this plan with expected costs, rezoning applications, and water lot requirements?

A: The final draft Waterfront Area Plan was presented to the public on Jan. 22, 2018. The plan is available on the Town's website and copies for review can be found at the library, City Hall and other Town offices. The Waterfront Area Plan provides the vision, goals and policies for the future development of the area. It also outlines implementation actions

which include adopting the new plan and rezoning the land. These are all public processes that take place at open Council meetings where the public is invited to attend. Now that the new plan has been adopted, we will begin work on project implementation. As we proceed with implementing the Waterfront Area Plan, more details about process and budgets will become available.

Q: Slack Point is just fill and the natural waterline would be closer to the tree line - how will this be addressed?

A: The Waterfront Area Plan shows that Slack Point would be retained and rehabilitated for park use. The approach that is planned is a form of environmental remediation called “wrap and cap” which would stabilize the foreshore and provide for proper material to be placed on the site to support habitat restoration and park use. The plan does not include the geotechnical stabilization of Slack Point that would be required for development (i.e. buildings) as that is too costly.

Q: Will there be another opportunity to ask questions in a public forum?

A: Our extensive public consultation process, which took place over the span of two years, has concluded. Our last open house, which attracted well over 200 people, was held January 22, 2018 to present the final draft Waterfront Area Plan to the community. There was an opportunity to ask questions both during the drop-in event and following the presentation.

The plan received final approval by Council adopting a bylaw during a council meeting that took place directly after a May 14, 2018 public hearing during which members of the public expressed their opinions about the Waterfront Area Plan.

It is important to understand that the Waterfront Area Plan will be implemented over many years, not all at once. As the implementation begins to happen, the Town will provide as much information as possible, together with opportunities for public input and comments as often as possible.

Staff in the Development Services office remain available to answer your questions about the new plan.

Q: Now that the Waterfront Area Plan has been approved by Council, what are the next steps?

A: As noted in the Plan, there many implementation items ([page 43 of the Plan](#)) slated for the short-term, medium-term and long-term. The implementation of the objectives and policies presented in the Plan is undertaken in various ways, including studies, agreements, bylaws, subdivision, public and private investment, brownfield renewal and more detailed plans.

The first step toward implementation was the approval by Council of the Waterfront Area Plan through an amendment to the Town's Official Community Plan, which was carried out on May 14, 2018. Also on June 4, the tract of land behind Transfer Beach Park was re-zoned from 'Waterfront Reserve (CD-4) Zone' to 'Medium Density Residential (R-3) Zone' to permit a multiple-unit residential development. The sale of this land will help to fund various components of the Plan. This area is not part of the park.

Next, the Town will hire a full-time term Waterfront Implementation Project Manager to facilitate the implementation of the Plan. This member of Town staff will be responsible for working with the newly formed Waterfront Implementation Committee (WIC) to undertake specific projects that will move the implementation of the Plan forward. The WIC has been formed as a result of resolutions by both the Stz'uminus First Nation Council and the Town of Ladysmith Council. Three representatives from each Council appointed to the WIC will advise and make recommendations on waterfront implementation items to each Council.

The duties and responsibilities of the WIC are determined by the Councils as outlined in the Waterfront Area Plan, and include:

- Prioritizing, developing and recommending specific projects of the Waterfront Area Plan to the Councils;
- Advising the Councils on the undertaking of specific projects and initiatives;
- Identifying and advising the Councils of financial and other resources required to undertake specific projects;
- Endeavoring to establish best practices in all initiatives;
- Developing an information sharing and consultation framework; and
- Providing input and advice to the Waterfront Implementation Project Manager as needed.

The [Terms of Reference](#) that guide the work of the WIC are located on the Town's website.

Q: The Town-owned tract of land behind Transfer Beach Park has been re-zoned multi-family/residential –what does this mean?

A: A portion of the Town-owned parcel Lot 4 (located between Transfer Beach Park and the rail line) was the focus of Bylaw 1951, which served to amend the zoning bylaw to allow for the initial development phase of the waterfront area. Council voted to change the zoning of this area of Lot 4 from 'Waterfront Reserve (CD-4) Zone' to 'Medium Density Residential (R-3) Zone' to permit a multiple-unit residential development. This is one step in preparing the property for development as anticipated by the Waterfront Area Plan.

Q: Is there a valuation for Town-owned lands in the waterfront area?

A: Now that the Waterfront Area Plan has been adopted, an important step in implementing the plan is preparing this new residentially zoned site for development. The Town has undertaken a market assessment and further more detailed work will be part of the next steps.

Q: Has a buyer/developer been identified for The Jewel?

A: No, this Town-owned property has not yet been placed on the market.

Q: Will Arbutus trees in the waterfront area be removed in order to make way for development?

A: Page 21 of the [Waterfront Area Plan](#) illustrates the green spaces and treed areas of the Plan. Development is not planned for the cliff side and existing trails and trees will remain.

Q: Once development begins, will marine trails no longer be available for public use?

A: All marked walking trails can continue to be enjoyed by residents and visitors for years to come and as the waterfront plan unfolds, more walking trails are planned.

Q: After the Town-owned tract of land behind Transfer Beach Park is sold, how will the proceeds be directed?

A: Creating the amenities outlined in the Waterfront Area Plan that people are interested in will cost money and we want to ensure projects are self-funded without placing an additional burden on Ladysmith taxpayers - selling the Town-owned property behind Transfer Beach Park will help us to make important investments in the future of the waterfront and the future of Ladysmith. A way to raise that money is through the sale or lease of some of the land owned by the Town for residential development. Thoughtful and sustainable residential development increases the value of the land and creates revenue that can then be reinvested into the waterfront.

Following the sale of the lands, Council will consider various options and make decisions related to which Waterfront Area Plan projects the proceeds of the sale are best directed toward at the time.

Q: When will environmental remediation of Slack Point begin and how will the Town pay for it?

A: As outlined in the Implementation Action Guidance Chart (page 43 of the [Plan](#)), there are a number of steps to be taken in the short and medium term before stabilization and remediation of the foreshore and Slack Point can take place. This includes securing federal and provincial funding so that the Town doesn't bear the entire financial burden for the clean-up.

Q: A petition was signed by approximately 900 people opposing the rezoning of the Town-owned tract of land behind Transfer Beach Park. What happens next?

A: While the petition was received by Council at a meeting held June 11, 2018, our extensive public engagement process, which took place over the span of two years, had already concluded as had a public hearing on the matter, held May 14, 2018.

Q: Is it true that 76% of Ladysmith residents are opposed to the residential development component of the Waterfront Area Plan?

A: No. During the public engagement process, the Town surveyed residents about components of the 1997 Waterfront Area Plan in order to determine which ideas to expand upon and which to discard. During that survey, 76% of residents expressed opposition to having approximately 1000 units of housing located in the waterfront area. The new plan that Council adopted on June 4th after considerable community input includes 325-350 units, a significant decrease from the number outlined in the original plan.