

IMAGINE WHAT
YOU CAN DO
HERE



GETAWAY HERE

Delta

In 2020, the Ladner Village Renewal Advisory Committee (LVRAC) provided their recommendations to Council to revitalize Ladner Village, following a multi-year process involving community members and local businesses.

Efforts to implement the plan were slow as a result of the pandemic, but the City is pleased to move forward with the recommendations and invites the community to get involved. There are currently seven major projects that the City is preparing to advance.

One of those projects explores a new tourist accommodation on the site of the former Delta Hotel. Learn more about the project and opportunities for the community to participate.

GETAWAY HERE?

The Committee identified the site at Elliott Street as a prime location within Ladner Village and can be utilized for more than surface parking. It suggested the former Delta Hotel site be redeveloped as a mixed-use site with commercial uses and residential above, with the option for office space.

In April 2024, the City expanded its holdings at this location and initiated a feasibility study to determine the viability of a tourist accommodation on this site with the goal of supporting local businesses and injecting vibrancy into this beautiful area.



Ladner Village's historical waterfront hotel in the late 1880s, now the proposed site for a new tourist accommodation.

RESULTS ARE IN

The study, which included a review of local market and custom data, determined there is room in Delta's local hotel market for a mixed-use accommodation with commercial space. Some of the key findings include:

- Occupancy in local hotels peaks in July at 88.2%, June – September occupancy ranges in mid to high 80%, lowest occupancy is in December at 59.4%.
- In the market, Wednesdays (corporate hotel market) and Saturdays (leisure market) are the highest occupancies, with a 96% occupancy on Wednesdays in July (peak rates in the summer are in excess of \$294 per night).
- As hotels that are able to maintain a 75% average occupancy rate are successful in the market, the numbers indicate that there is enough demand for another hotel property in Delta.



Visit letstalk.delta.ca/Ladner-Village for more information and to participate.
Contact us at 604-952-3828 or email Revite-the-village@delta.ca.

Delta

POSSIBLE OPTIONS

The study also indicates that the short-term, purpose-built rentals market is experiencing high demands and many hotel brands are adapting to capture this market. Given the increasing demand from the community, the study suggests a mixed-use hotel accommodation is feasible and would work well for Ladner Village. A possible model for Ladner Village could include:

- up to six storeys, featuring 80 to 120 rooms
- mix of nightly and monthly stays
- on-site hotel parking
- commercial tenants on the main floor such as bakery, coffee shop, or spa
- main floor restaurant with service to rooftop patio

COMMUNITY VIEWS

At their meeting on June 3, 2024, Delta Council provided direction to explore the market's interest in this new hotel accommodation in Ladner Village. Staff are currently drafting an Expression of Interest to identify and shortlist interested parties to submit full proposals.

The community is invited to help create the criteria that will be used to score submissions. This is where residents can help shape how the development fits with the community and complements Ladner Village:

- architecture
- style and finishes
- amenities
- retail and commercial services
- room composition

GET INVOLVED!

Residents have several opportunities to share their suggestions. Go to **letstalk.delta.ca/ladner-village** to:

- Post pictures of your ideas and let us know which ideas you like.
- Complete a short feedback form to contribute your written suggestions.

You can also:

- Attend an online information session on July 10 from 6 pm to 7 pm to hear a presentation about this work and ask staff questions. (Register on the website.)
- Drop by the City's booth at the Ladner Village Market this summer to speak to staff and share your ideas in person.

Feedback will be collected through to **July 28, 2024**. The results will be shared publicly and provided to staff and Council.



The community is invited to imagine a unique boardwalk property in historic Ladner Village that is the hub of the city and the waterfront district. A place where locals and hotel guests can interact and enjoy the beautiful views.



Visit **letstalk.delta.ca/Ladner-Village** for more information and to participate.
Contact us at 604-952-3828 or email **Revite-the-village@delta.ca**.

Delta