



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

From: **Parks, Recreation & Culture Department**

Date: **September 26, 2024**

Chisholm Street Wharf Update

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT staff consult with the community regarding the reimagined Chisholm Street Wharf design.

▪ **PURPOSE:**

The purpose of this report is to provide an update on the redevelopment of the Chisholm Street Wharf, highlight the results of feedback related to the Wharf received through engagement in the summer of 2024, and present an updated design concept and consultation plan.

▪ **BACKGROUND:**

In the winter and spring of 2024, the City of Delta undertook repairs to the Chisholm Street Wharf ("Wharf") concrete deck to address structural concerns and ensure long-term viability of the Wharf. At the same time, the City removed a derelict deck at the Brackman Ker site, and completed additional site clearing to improve aesthetics and enhance views of Ladner Harbour from the Wharf and adjacent areas of the dike. The City engaged an environmental consultant to address invasive Japanese Knotweed growing along the dike. The scope of treatment includes ongoing monitoring and removal of the invasive species as it dies off over the next few years. The wharf was activated with colourful furniture and games as part of the City's pop-up park program in 2022 and 2023. Due to the construction impacts of the wharf upgrade project, the pop-up park was moved to Bridge Street in the summer of 2024.

Development of the Wharf was planned as a two-phase project, with the initial phase focused on topside improvements including timber decking and new railings, and a second phase focused on lighting, furniture, and activation of the space. Staff tendered the first phase scope in July 2024, but only received one (1) bid, which was over-budget and did not meet the City's specified timeline. As such, staff cancelled the tender.

Community Engagement

Throughout the summer, the City undertook a broad engagement program, which raised awareness of plans to revitalize Ladner Village ("Village") and sought general feedback on each of the seven (7) projects proposed to revitalize the Village. The City received feedback forms from 211 interested residents and spoke with approximately 400 residents at seven (7) different public events. Detailed results of this engagement program will be shared with Council and the community at a future meeting and findings have been considered as individual projects advance.

The preliminary feedback on the plan to upgrade the Wharf was very positive with 81% agreeing or definitely agreeing that this project will advance the vision to revitalize the Village. Participants' comments expressed excitement about the creation of a public space that supports year-round use and could host community events, live music, and festivals. Participants were keen to learn more about the City's vision to create a vibrant atmosphere with designated space for semi-permanent container style vendors (i.e. bars or coffee shops), food trucks, markets, and shaded picnic areas. To support this vision, respondents suggested that the City enhance lighting in the area for safety and year-round use, and improve accessibility for pedestrians and cyclists. Those respondents who provided conditional support expressed concern about preserving the natural beauty of the waterfront, and additional traffic and noise in the area. Residents generally agreed that an updated Wharf could become a place where they could walk / bike to in the morning for a sunrise yoga class and coffee or after work to enjoy a beverage and the sunset views.

▪ DISCUSSION:

Reimagined Chisholm Street Wharf

The City has reimagined the Wharf project (Attachment A) after receiving strong positive feedback for its redevelopment with the goal of creating a vibrant public space that is safe and inviting, using pops of colour and vegetation to animate the space (see Figure 1 for concept images).

Figure 1 – Reimagined Chisholm Street Wharf Concept Images



Some of the key features of the reimagined Chisholm Street Wharf conceptual design include:

- a glow-in-the-dark accessible pathway, drawing pedestrians onto the Wharf
- catenary lighting over the Wharf and dike pathway to transform an otherwise dark public space into a welcoming space in the evening
- modular honeycomb shaped furniture of varying heights that provide comfortable seating opportunities and unobstructed views of the Fraser River, while allowing flexibility for event programming (i.e. the modular pieces can form a stage or platform when stacked together)
- an upgraded dike pathway lined with planters and trees and built with durable interlocking pavers connecting pedestrians and cyclists from the dike pathway to the Wharf
- a finished dike wall with colourful façade to add vibrancy to the waterfront
- space for a semi-permanent food container and food trucks, as well as utility services and picnic tables to support food vendors
- shade features, including table shades and additional trees in Spot-on-the-Water park, and misting infrastructure on the Wharf to enhance thermal comfort
- passive space and picnic opportunities in Spot-on-the-Water park

Community Consultation

Staff propose to undertake focused community consultation to obtain feedback about the reimagined Wharf project consisting of a mail-out to area residents, an online feedback form available through the City's Talk Delta platform, and an in-person

feedback opportunity. This engagement would take place in October and November of this year. Staff will report back to Council summarizing the results of consultation and with a final design for endorsement. If supported, detailed designs will be completed and tendered to support completion of the project by spring 2026.

Implications:

Financial Implications - The 2024 Financial Plan included \$2.5M to support the Ladner Waterfront Revitalization including wharf surface improvements (decking and railings) and upgrades to Spot-on-the-Water Park. The 2024 funding included \$412,000 from an estate bequest to support accessibility upgrades on the Wharf.

Elements of the project have been added which are intended to activate the space, such as lighting, furniture, shade, mist, and utilities to support food service, and were not included in previous budgets. As a result, the project would be re-budgeted into the 2025 Capital Plan using carryover funds, plus an additional \$2M that has been identified through a revision to the Development Cost Charge Bylaw which supports parkland enhancements and trail expansion in the Ladner area. Following the engagement, staff would report back to Council including a detailed design and refined budget for consideration before the project is tendered.

▪ CONCLUSION:

After receiving strong support from the community to redevelop the Chisholm Street Wharf, staff has advanced design work to include seating, lighting, activations, and an updated dike pathway. Staff propose to undertake community consultation to obtain feedback about the new design concept and will report back to Council with the consultation results and a final design for endorsement.



Josh Turner
General Manager, Parks, Recreation & Culture

Department submission prepared by: Dan Cooper, Director, Parks & Planning
DC/fb/cv

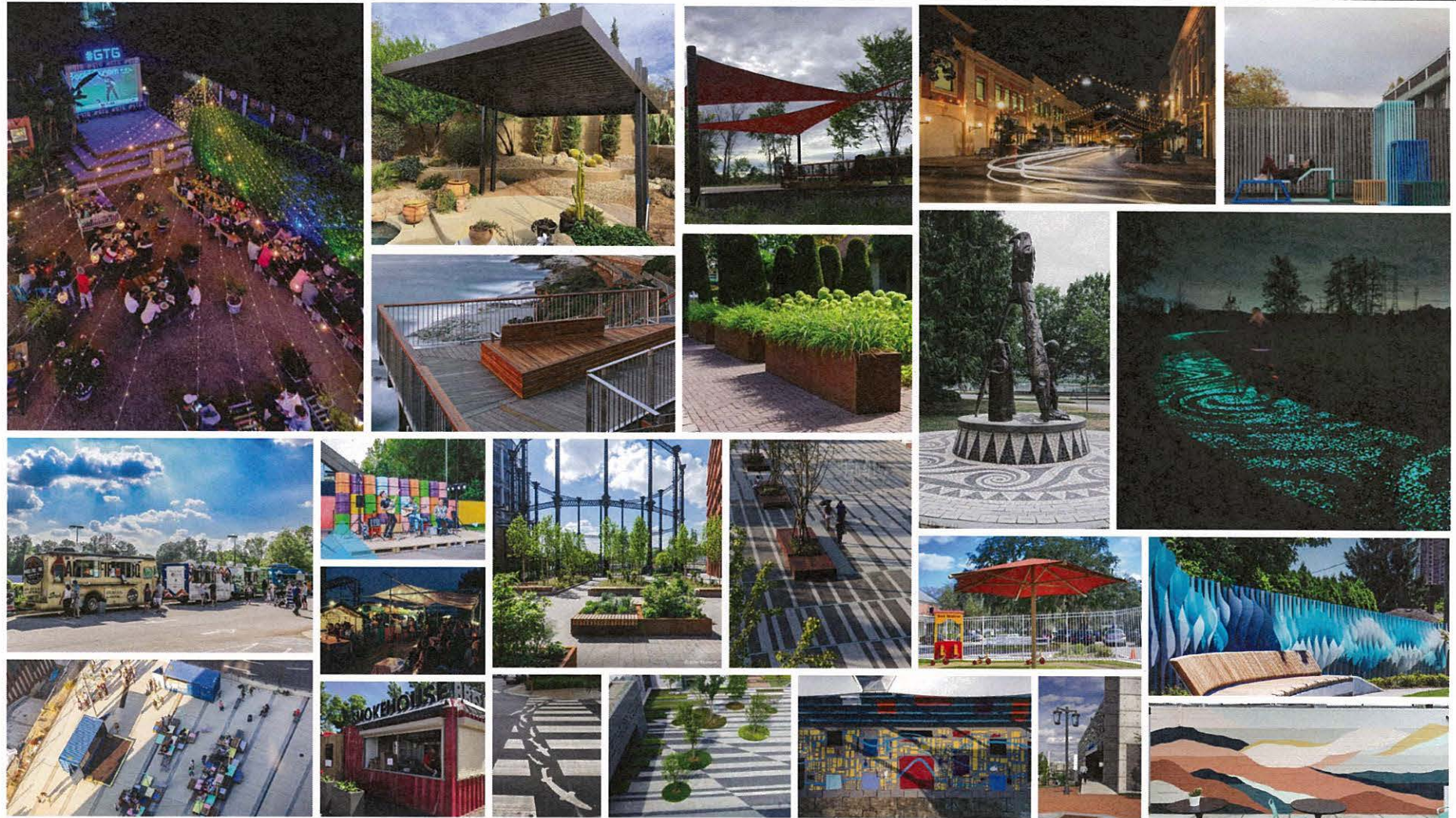
This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Corporate Services	Mike Brotherston	MB
Communications	Deanie Wong	DW
Facilities and Major Projects	Jim Bauer	JL
Finance	Navin Chand	NC

▪ **ATTACHMENT:**

▪ A. Chisholm Street Wharf Concept Design and Renderings

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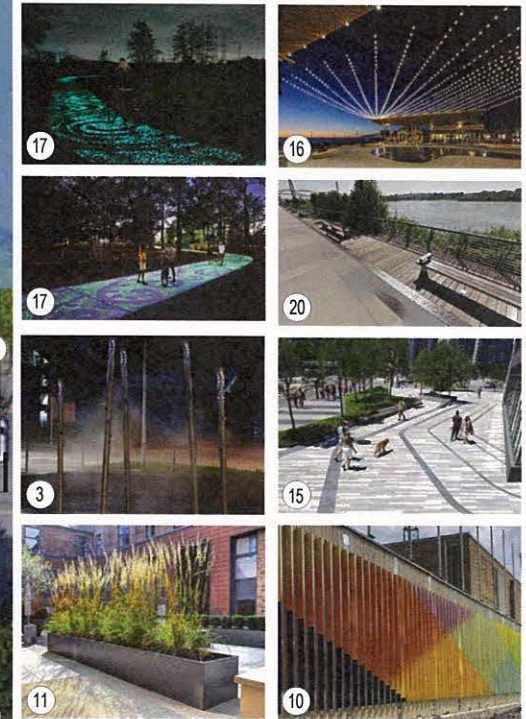
Ladner Waterfront Revitalization

Date: August 30th - 2024

Landscape Concept Design - Reference Images

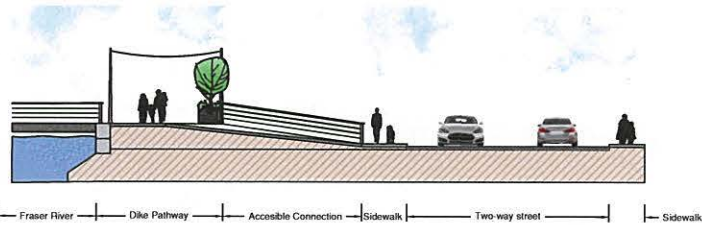


PRECEDENT IMAGES

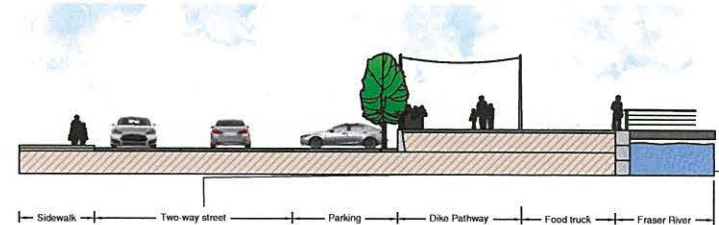




LANDSCAPE ELEVATION A - A'



LANDSCAPE CONCEPT SECTION B - B'



LANDSCAPE CONCEPT SECTION C - C'



