



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Corporate Services Department**

Date: **April 3, 2025**

2025 Elliott Street Wharf Enhancement Plan

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

▪ **RECOMMENDATIONS:**

- A. THAT the 2025 Elliott Street Wharf Enhancement Plan, as shown in Attachment D, be endorsed.
- B. THAT an Expression of Interest be issued to solicit interest in operating a kayak rental shop or boat tour service at the Elliott Street Wharf.
- C. THAT the Director, Corporate Services be authorized to negotiate and enter into a sub-licence agreement with an operator interested in operating a kayak rental shop or boat tour service at the Elliott Street Wharf dock.
- D. THAT City of Delta permits commercial fishers to sell their own fresh seafood catch from a vessel at the Elliott Street Wharf dock under the conditions of use outlined in the Ladner Harbour Authority Operational Directive #1, included as Attachment C.

▪ **PURPOSE:**

The purpose of this report is to present the findings of the Elliott Street Wharf focused engagement and to obtain Council endorsement of the 2025 Elliott Street Wharf Enhancement Plan, which includes improvements to the Elliott Street Wharf dock ramp, the addition of a kayak docking system, and the reconfiguration of the Elliott Street Wharfhead (parking area). The report also seeks to provide guidance for the commercial use of the Elliott Street Wharf including commercial fish sales.

▪ **BACKGROUND:**

In March 2024, the Ladner Village Revitalization Staff Task Force (the "Task Force") was established to take significant and immediate measures to activate and revitalize Ladner Village and advance initiatives to redevelop the Ladner Waterfront. The Task Force identified seven major areas of focus / projects to advance in Ladner Village over the next five years. At the October 21, 2024 Regular Meeting, staff updated Council on the efforts taken to advance the seven priority areas and presented the summarized results from the Ladner Village Revitalization Communications and Engagement

Strategy. During this meeting, Council also endorsed the 2025 Ladner Village Revitalization Action Plan, which included plans to enhance the Elliott Street Wharf by identifying opportunities for kayak and paddleboarders to better access the water, reviewing options for a railing system upgrade, reconfiguring the Elliott Street Wharfhead to improve parking and allow for kayak loading and offloading.

With this direction, an Elliott Street Wharf enhancement concept plan (see Attachment A) was developed featuring the following:

- Floating Kayak Docking System – A floating kayak dock will be added at Elliott Street Wharf to provide safer, easier access for kayakers and paddleboarders. Staff will also review other potential waterfront access points.
- Dock Ramp Upgrade – the deteriorating dock ramp will be upgraded with a durable, slip-resistant surface to improve safety and accessibility for kayakers, commercial fishers, recreational fishers and mooring vessels.
- Wharfhead Reconfiguration – the Elliott Street Wharfhead (parking area) will be reconfigured to improve parking and create designated kayak/paddleboard loading zones.
- Commercial Activities – The City will formalize support for fresh fish sales from a vessel and explore other commercial uses like boat tours, kayak rentals, and food trucks, while maintaining recreational access.

Staff conducted an engagement program to review the proposed plan with the community and interested parties this past March. This report summarizes the findings of the engagement program and presents a 2025 Elliott Street Wharf Enhancement Plan for Council endorsement.

▪ **DISCUSSION:**

Elliott Street Wharf Engagement Program

The City conducted engagement from March 4 – March 21, 2025 to seek community feedback on the proposed Elliott Street Wharf enhancements and about the use of the Wharf and its dock for commercial activities. The community was invited to share their feedback by completing an online form and / or attending an interactive pop-up event organized at the Wharf to view the project plans, ask questions directly to the project team, and provide immediate feedback.

In total, the City received 201 feedback forms and spoke with 70 participants at the pop-up event during the engagement period. The responses from residents included several themes that are reflected below:

- Participants are very supportive (70%) of the improvements to Elliott Street Wharf made to date, such as the colour seating, catenary lights, and music events, and 92% would like to see the catenary lighting continue year-round.

- Nearly half of participants think the proposed plan for Elliott Street Wharf looked great (48%). Another 33% of participants suggested that the plan could use some tweaks, such as improving the pedestrian connections and ensuring adequate space for public enjoyment.
- There is strong support for commercial uses at Elliott Street Wharf. Most participants agree (51%) or agree with conditions (46%) with including commercial uses, especially those that align with the waterfront's traditions. Of the options proposed, the top three commercial uses preferred by participants included fresh seafood sales from a commercial vessel, kayak rentals, and food trucks.
- Participants also highlighted the importance of preserving ample public space on the Wharf for leisurely activities, such as sitting or fishing, alongside the proposed improvements.
- Attendees at the pop-up event also discussed other elements of the plan to revitalize Ladner Village including the potential to make Chisholm Street a one way road, impacts on parking with new developments in the area, and a desire to see Ladner Village's character preserved through these improvements.

In addition to the public engagement activities, staff also had discussions with interested parties including current commercial fish sales operators at the Wharf and in the area, an adjacent restaurant, a boat tour operator, and commercial fishers. Through these discussions, staff learned the following:

- A local business is concerned about competition with food trucks and commercial fish sales that are not held to the same requirements as a business with a storefront.
- A current commercial fish sales operator at the Wharf is concerned that returning to the historic tradition of selling fish from a vessel at the dock will create challenges for storage and access to power.
- A boat tour operator reports that boat tours along the Fraser River and to Steveston are in demand and local social media channels have indicated strong interest for this service from the community.

Detailed results of the engagement program are available in the 'Recharge Here' Community Engagement Report included as Attachment B.

2025 Elliott Street Wharf Enhancement Plan

In response to feedback from the engagement program, staff recommend moving forward with the installation of a floating kayak docking system, dock ramp upgrades, and Wharfhead reconfiguration. To balance strong community support for commercial uses at Elliott Street Wharf with concerns about over-commercialization, staff will focus on the commercial activities that received the highest level of public support: kayak rentals, boat tours, food trucks and commercial fish sales from a vessel.

Kayak Rental and Boat Tour Service

With Council's approval of the enhancement plan, staff will issue an Expression of Interest to gauge interest from operators wishing to provide a kayak rental service or boat tour business at the Wharf on a trial basis for 2025. Should there be interest, successful proponents would enter into a sub-licence agreement with the City to operate at the site, subject to approval from the Province.

Food Trucks

Staff will review the City's Mobile Food and Beverage Vendor Program to assess whether the Elliott Street Wharf is a suitable location for food trucks that complement, rather than compete with, nearby restaurants—such as vendors offering ice cream, shaved ice, or light snacks.

Commercial Fish Sales from Vessel

In response to strong community support, staff recommend the City formalize fish sales from vessels at Elliott Street Wharf, allowing commercial fishers to sell their fresh catch under conditions outlined in the proposed Ladner Harbour Authority Operational Directive #1 (Attachment C). This directive is modeled after the Steveston Harbour Authority's approach and is similar to guidelines used by the City in 2014 and 2018 during major sockeye runs. The proposed Directive establishes clear conditions outlining where and how licensed commercial fishers may sell their freshly caught seafood to the public at the Elliott Street Wharf dock, including that:

- Fishers must hold a valid Fisheries and Oceans Canada licence for all species sold and display a BC Fisher Vending Licence visibly.
- Only fresh, self-caught seafood may be sold—no frozen or previously frozen products.
- Dock use is first come, first served, unless reserved for special events approved by the Ladner Harbour Authority.
- A maximum of two vessels may use the designated fish sales area at a time.
- Sales are allowed daily from 8:00 AM to 5:00 PM; vessels must vacate by 5:30 PM.
- Berthage must comply with Delta's Harbour Regulation Bylaw No. 6990, 2012, and vessels will be charged moorage fees as set out in Delta's Fees and Charges Bylaw No. 8386, 2024.

While the original enhancement concept plan proposed to place fish sales at the northeast corner of the dock, staff now recommend relocating fish sales to a more prominent and accessible location at the southwest corner. This location includes space for up to two vessels and a power source. Creating a designated area on the Elliott Street Wharf dock for public fresh seafood sales supports local industry and is consistent with the history of Ladner Village. It also supports public access to the Wharhead. Staff will add signage at the Elliott Street Wharf directing the public down to the dock to purchase fresh fish. A proposed 2025 Elliott Street Wharf Enhancement

Plan that reflects changes to the designated areas for fish sales and kayak launching is included as Attachment D. Staff recommend that Council endorse this plan.

Elliott Street Wharf enhancements will be completed by Spring 2025. It is expected that further enhancements will be proposed for the Elliott Street Wharf over the next few years, including the permanent installation of catenary lighting and railing system enhancement, as the Chisholm Street project and the tourism accommodation project advance.

Implications:

Financial Implications - The cost of undertaking the improvements at the Elliott Street Wharf described in this report is approximately \$25,000 and will be funded through existing Corporate Services and Parks, Recreation and Culture budgets.

▪ **CONCLUSION:**

The Elliott Street Wharf is an important community asset that serves as a gateway to Ladner's waterfront and has the ability to support both recreational and commercial activities. The 2025 Elliott Street Wharf Enhancement Plan responds directly to community feedback received through the engagement program and aims to improve the Wharf's functionality, safety, and vibrancy. The proposed improvements — including the installation of a kayak docking system, dock ramp upgrade, parking lot reconfiguration, and support for commercial activities such as kayak rentals and fresh seafood sales — will enhance public access to the waterfront and contribute to the ongoing revitalization of Ladner Village. These enhancements will not only support local businesses and fishers but also create a more welcoming and active waterfront experience for residents and visitors alike in the tradition of the waterfront village.

With the endorsement of Council, staff will proceed with the implementation of the enhancement plan and continue to explore future opportunities to further activate the Wharf as part of the broader Ladner Village Revitalization initiative.



Mike Brotherston
Director, Corporate Services

Department submission prepared by: Paula Kolisnek, Corporate Services Manager and JoAnne Kleb, Manager of Engagement

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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW
Parks, Recreation & Culture	Josh Turner	JT

▪ **ATTACHMENTS:**

- A. Elliott Street Wharf Enhancement Concept Plan
- B. Recharge Here Community Engagement Report
- C. Ladner Harbour Authority Operational Directive #1
- D. Proposed 2025 Elliott Street Wharf Enhancement Plan

**1 Upgrade the Elliott Street Wharf Dock Ramp**

With a durable, slip-resistant grated system, making it safer and more resistant to wear and tear from all wharf users.

2 Floating Kayak/Dock System

To allow water sports users to have a stable and secure way to launch and dock.

3 Dedicated Space for Commercial Boat Operators

To operate boat tours on the Fraser River.

4 Dedicated Space for Commercial Fish Sales

To sell fresh catch to the public from their vessel.

5 Dedicated Space for Commercial Rental Shop

To operate a kayak, paddle board, bike rental shop.

6 Wharfhead Reconfiguration

To allow for offloading and loading of kayaks and paddle boards, repaint the parking lines, improve accessible parking, and establish a walking path to the dock.

Delta

LADNER VILLAGE REVITALIZATION PROJECT

"Recharge Here"



IMAGINE WHAT
YOU CAN DO
HERE



Community Engagement Report

March 2025

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

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ENGAGEMENT SNAPSHOT

(updated March 24, 2025)

How We Informed



2,314

Visitors to the Website

9

Social Media Posts

f

X

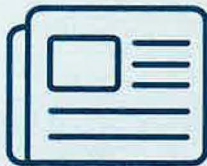


58,095

People Reached on Social Media

2

Full Page Newspaper Ads



258

Letters to Residents

6,177

E-blast Subscribers Reached



How We Engaged



1

Pop Up Event

70

Pop Up Event Participants



201

Feedback Forms

2,270

Fact Sheet Views



WHAT WE HEARD

The City is taking steps to revitalize Ladner Village. As part of this effort, staff conducted an engagement program in March 2025 to gather feedback on plans for the Elliott Street Wharf and its Wharfhead. The following are some of the key themes gathered through the engagement program.

- The City received feedback from 201 residents, 81% of whom live near the Elliott Street Wharf. Many of the participants enjoy the wharf for recreational activities like paddleboarding, kayaking, walking, jogging, or cycling.
- Participants are very supportive (70%) of improvements to Elliott Street Wharf made to date such as the colour seating, catenary lights and more events and 92% would like to see the catenary lighting continue year-round.
- Nearly half of participants (48%) think the proposed plan for Elliott Street Wharf looks great and another 33% suggested it could use some tweaks, such as improving the pedestrian connections and ensuring adequate space for public enjoyment.
- There is strong support for commercial uses at Elliott Street Wharf. Most participants agree (51%) or agree with conditions (46%) with including commercial uses, especially those that align with the waterfront's traditions. Of the options proposed, the top three commercial uses preferred by participants included fresh seafood sales from a commercial vessel on the dock (76%), kayak rentals on the dock or Wharfhead (73%), and food trucks on the Wharfhead (72%).
- Participants also highlighted the importance of preserving ample public space on the Wharf for leisurely activities such as sitting or fishing, alongside the proposed improvements.

1. INTRODUCTION

Building on feedback collected through last year's Ladner Village Revitalization engagement program, the City of Delta developed a concept plan to enhance Elliott Street Wharf's accessibility, functionality, and recreational opportunities.

The "Recharge Here" concept plan proposes several key upgrades to the Elliott Street Wharf, including a floating kayak dock, improvements to the wharf ramp for better safety and accessibility, and a reconfigured dock area with space allocated for commercial activities such as boat tours, fish sales, food trucks, and equipment rentals.

In March 2025, the City conducted an engagement program to invite the community to provide feedback on these proposed features. This report summarizes the activities conducted and the feedback received during this engagement.

2. OUR APPROACH

The Elliott Street Wharf engagement strategy was designed to inform the community about proposed enhancements, gather community feedback, and surface any concerns about the concept plan. A detailed list of the engagement activities completed is provided in the Engagement Timeline in Attachment A.

HOW WE INFORMED

Project Website

A dedicated website was launched to serve as the central hub for all information related to the Elliott Street Wharf project and the overall Ladner Village Revitalization Program, ensuring access to updates, documents, and feedback form.

Let's Talk Delta

Home City of Delta Why Engage? FAQs Projects Search Sign in Register

LADNER VILLAGE REVITALIZATION

We want to hear from you!

Home / Ladner Village

Ladner Village

Imagine what you can do in Ladner Village

The City of Delta is moving forward on plans to revitalize Ladner Village based on the findings of the 2021 Ladner Village Renewal Advisory Committee. Open the Imagine What You Can Do Here Map to see the seven projects that have been identified for advancement over the next few years. The City is currently engaging with the community about the projects, providing residents with an opportunity to learn more and share their feedback as the City prepares to move them forward.

[RECHARGE HERE \(Current - Spring 2025\)](#)

The feedback portion of this project is now complete. Thank you to all residents and businesses who shared their input on the proposed improvements to the Elliott Street Wharf in Ladner Village.

The feedback received online and during the pop-up event are being summarized into an engagement report, which will be presented to Council and the public at the April 14 Regular Council Meeting.

As part of this engagement, the City sought input on a number of proposed improvements aimed at enhancing the Wharf's accessibility, functionality, and recreational offerings. These included:

- A floating dock system to support easier kayak launching
- Wharf ramp updates to provide a stable and slip-resistant surface
- Reconfiguration of the Wharfhead to improve parking, recreation, and pedestrian access
- Designated space for potential commercial uses such as kayak rentals, food trucks, fish sales, and boat tours

[SOCIALIZE HERE \(Completed - Fall 2024\)](#)

In 2024, we engaged the community on seven major revitalization projects planned for Ladner Village, with the Chisholm Street Wharf Update receiving positive response from residents. To continue this momentum, we initiated a new round of public engagement to bring forward the concept plan to residents to hear what they have to say. Over 75 residents attended our pop-up

Check out the proposed plans for Elliott Street Wharf!

[RECHARGE HERE](#)

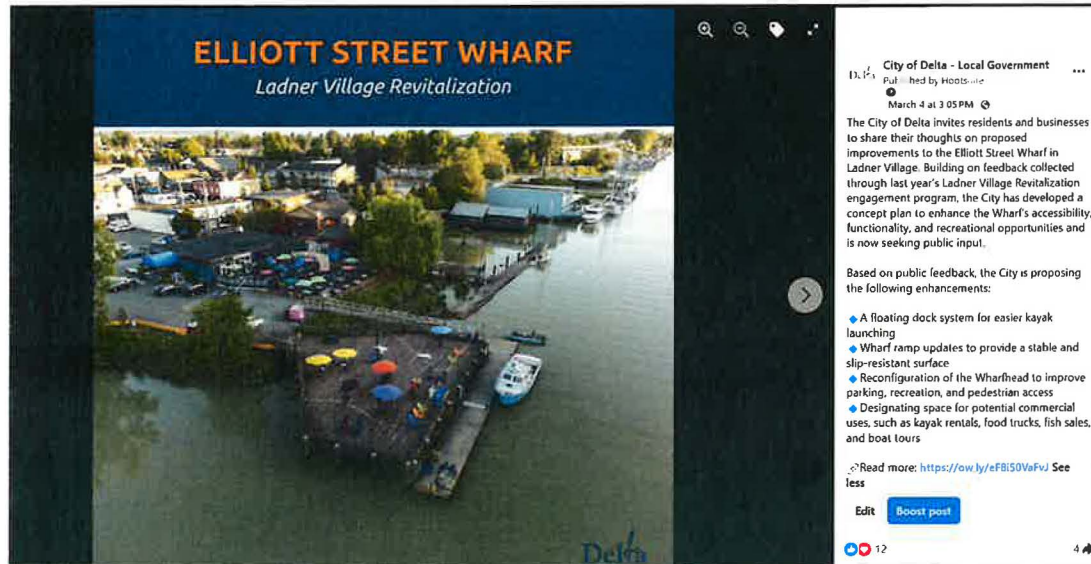
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Imagine what you can do in Ladner Village

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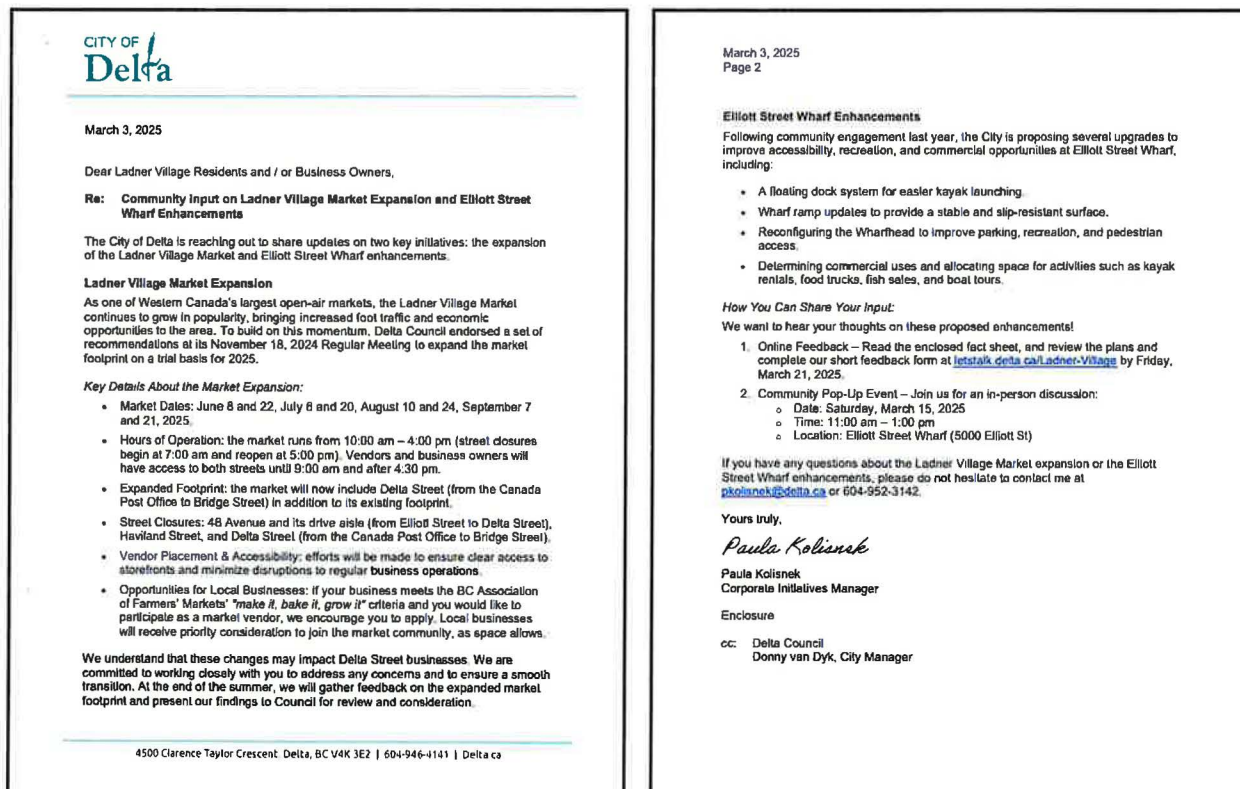
Social Media

The City leveraged its large following online through regular posts on various social media platforms and kept the community informed and engaged, highlighting key project milestones and reminders about feedback opportunities.



Letters to Residents

There were 258 letters mailed to residents and businesses to provide an overview of the project and invite them to participate in the engagement process.



Newspaper Advertisements

IMAGINE WHAT YOU CAN DO HERE

LADNER VILLAGE REVITALIZATION

The City of Delta is continuing its work to revitalize Ladner Village with key projects aimed at improving public spaces and enhancing waterfront access. As part of this effort, the City is moving forward to confirm the direction of the proposed enhancements at Elliott Street Wharf and is seeking input from the community!

RECHARGE HERE

Last year, the City engaged the community on seven projects to revitalize Ladner Village including upgrades to the Elliott Street Wharf. Based on the feedback received, the City is proposing the following enhancements and would like to hear from the community:

- Floating dock system to launch kayaks.
- Wharf ramp updates to provide a stable and slip-resistant surface.
- Reconfiguration of the Wharfhead to improve parking and access to the Wharf for recreational purposes.
- Determine allowable commercial uses and allocate space (e.g., kayak rentals, food trucks, fish sales, and boat tours).

Elliott Street Wharf

GET INVOLVED!

There are three ways you can get involved and share your input:

- Review the proposed plans on letstalk.delta.ca/Ladner-Village.
- Check out our pop-up event at the Wharf to discuss the plans and share your thoughts.
Location: Elliott Street Wharf (5000 Elliott St)
When: Saturday, March 15, 2025
Time: 11:00 am – 1:00 pm
- Complete the feedback form (takes 4 minutes) on the Let's Talk Delta webpage by Friday, March 21, 2025.

Come out and discuss the plans with our Engagement Team!

Visit letstalk.delta.ca/Ladner-Village for more information and to participate. If you have any questions, email revive-the-village@delta.ca

To reach residents who are not online, full-page advertisements were placed in the Delta Optimist, displaying the proposed concepts on Elliott Street Wharf and inviting the community to participate through online and in-person opportunities.

Community Readerboards

The project image was displayed on the City's readerboards in South Delta to reach drivers passing through the area.

LADNER VILLAGE REVITALIZATION

Elliott Street Wharf

Feedback Closes March 21

letstalk.delta.ca/Ladner-Village

HOW WE ENGAGED

Feedback Form

Community members were invited to share their feedback on the proposed enhancements to the wharf by completing an online feedback form available from March 4 to March 21. The form, which received 201 responses, offered a formal opportunity for providing feedback on the key features.

Pop Up Event

An interactive pop-up event was organized at the wharf, allowing residents to view project plans, ask questions directly to the project team, and provide immediate feedback.



3. WHAT WE HEARD

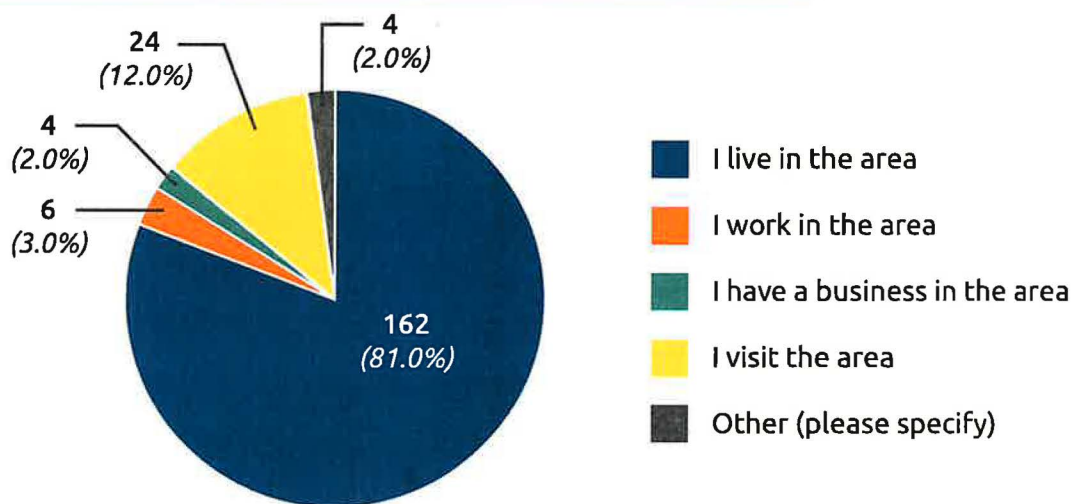
This section summarizes the results of the feedback form and the input gathered through conversations at the pop up event.

3.1 Feedback Form – “Recharge Here”

The following is a summary of the results of the feedback form conducted in support of the “Recharge Here” Elliott Street Wharf Update. The findings can be viewed at letstalk.delta.ca/Ladner-Village.

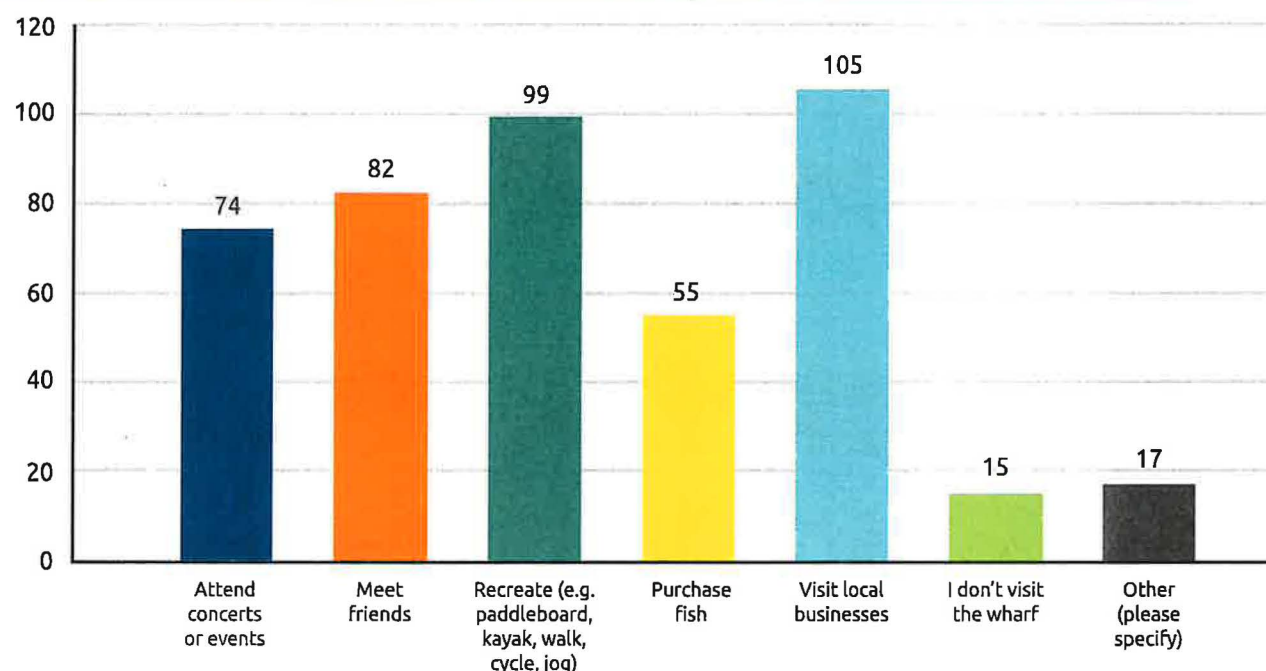
201 Responses

Q1: What is your primary interest in providing feedback?



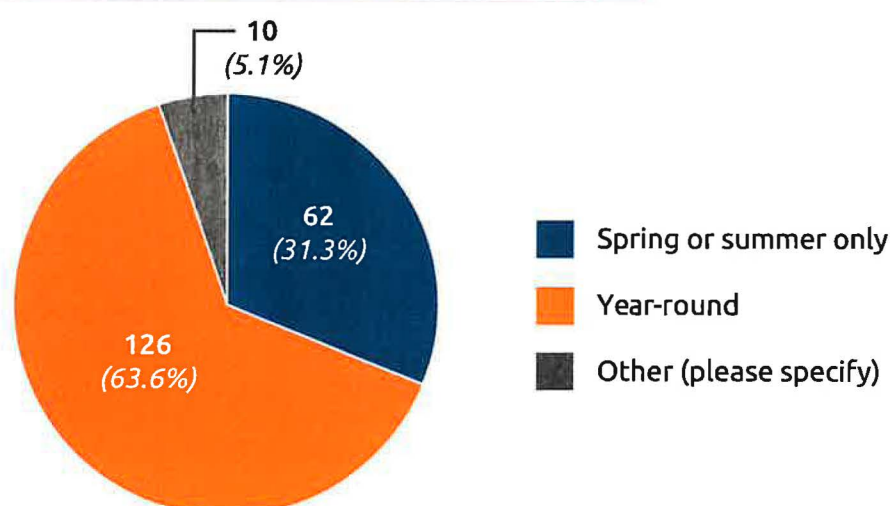
Residents who live in the area were the most interested in providing feedback, comprising 81% of the participants.

Q2: What are your current activities at Elliott Street Wharf? Select those that apply.



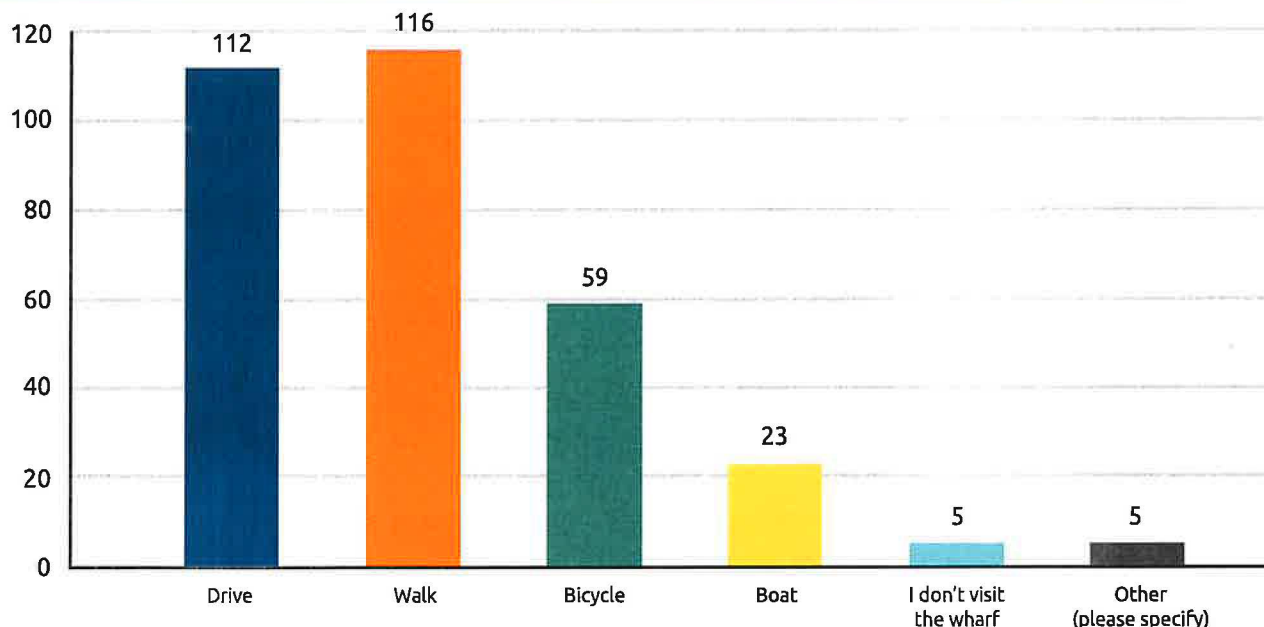
The main activities for participants at the wharf include visiting local businesses and engaging in recreational activities. A few of the suggestions from those who selected "Other" included interest in enjoying the scenery and bird watching.

Q3: When do you visit Elliott Street Wharf?



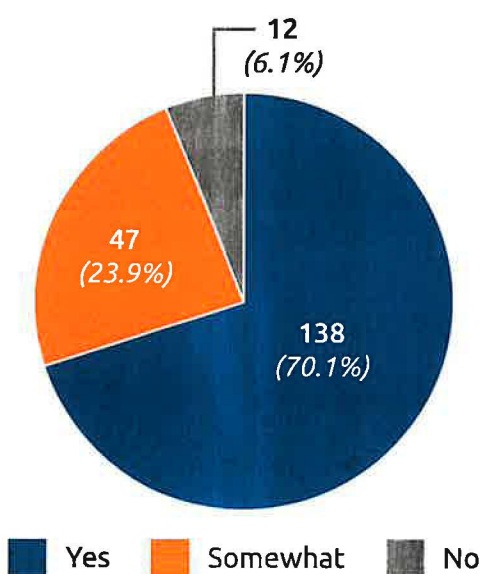
Elliott Street Wharf is a four-season destination for the majority of participants (64%).

Q4: How do you usually get to Elliott Street Wharf? Please choose those that apply.



Walking and driving are the primary methods of reaching Elliott Street Wharf, with 116 and 112 visitors respectively using these modes. Responses from "Other" included scootering, paddleboarding, and kayaking.

Q5: The City recently introduced a number of improvements at the Wharf including colourful seating, catenary lights, and more events. Do you agree these changes have made the area more vibrant and welcoming? Please feel free to explain your response.



Most respondents (70%) agree that the recent improvements at Elliott Street Wharf have made the area more vibrant and welcoming.

Positive Feedback:

- Positive reception of colorful seating and lighting, overall improving the visual appeal of the Wharf.
- The layout and additional seating helps draw more people to the Wharf and provides a comfortable place to lounge and socialize.
- Additional lighting adds a level of security for those visiting at night.

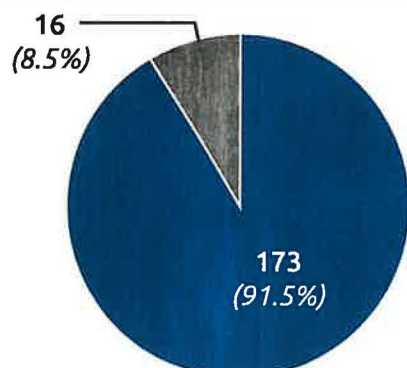
Development Suggestions:

- Suggestion to provide a sheltered area to enjoy the Wharf during the rainy months.
- Proposals for expanding programming to include more commercial opportunities and regular entertainment like live music.

Community Concerns:

- Concerns about maintaining the area's unique character, stressing careful planning to avoid over-commercialization considering the size of the Wharf.
- Concerns about traffic, parking, and noise during busy times at the Wharf.

Q6: The City installs catenary lighting at Elliott Street Wharf each summer. Would you like to see this catenary lighting remain year-round? Please feel free to explain your response.



■ Yes
■ No

The majority of respondents (91.5%) are in favor of keeping the catenary lighting at Elliott Street Wharf year-round.

Support for Year-Round Lighting:

- Respondants appreciate the aesthetic and functional benefits, noting that the lights make the area feel more inviting and safe in the evening.
- Comments highlight the lights' ability to help make the Wharf a community-oriented space encouraging more frequent use throughout the year.
- Responses highlighted that the lights are crucial during fall and winter when there is less sunlight.

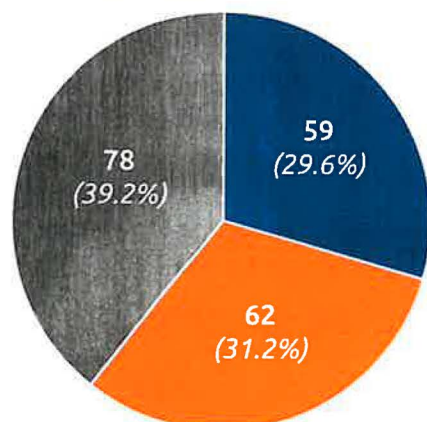
Conditional or Mixed Feelings:

- Some responses show conditional support, focusing on the potential costs and environmental impacts. They express concerns about energy use and the effect on local wildlife.
- Others are indifferent or unsure, acknowledging the usability of the lights but questioning the necessity and cost-effectiveness of keeping them on all year.

Concerns:

- Respondants argue against year-round lighting due to unnecessary light pollution and the preference for natural darkness during quieter months.
- Concerns about overspending on what some consider a non-essential project, suggesting that funds could be better allocated elsewhere.

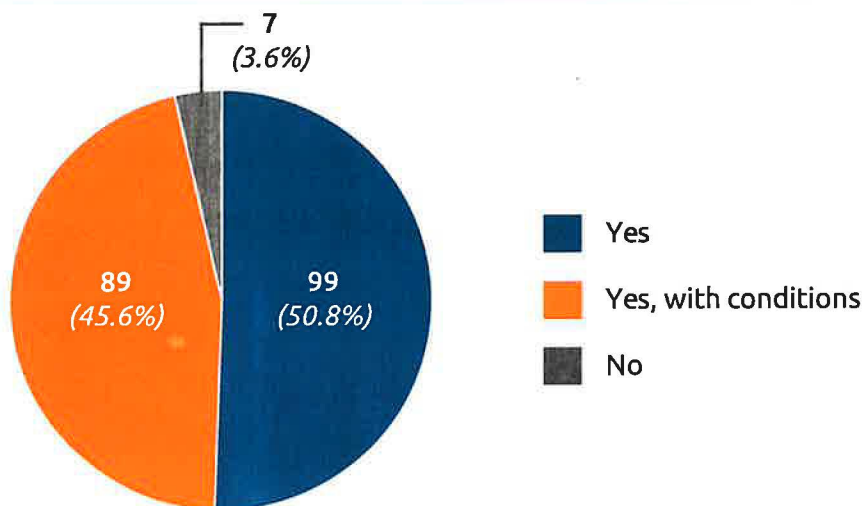
Q7: Do you currently participate in non-motorized watercraft activities, such as paddling or rowing, at Elliott Street Wharf?



■ Yes
■ No, but I am interested in participating
■ No

Over 60% of respondents either currently engage in or express interest in non-motorized watercraft activities.

Q8: Do you support commercial uses at Elliott Street Wharf? Please feel free to explain your response.



Support for Commercial Activities:

- Support for commercial activities that align with the waterfront's heritage, such as seafood sales and water-based businesses.
- Commercial activities could draw more people to the Wharf, making it a destination rather than a place to pass-through.
- Support for initiatives that makes the Wharf usable during the off-season, making it a year-round attraction.

Conditional Support:

- Support depends on maintaining access and not overcrowding the space, preserving it for public use.
- Preference for businesses that don't compromise the Wharf's character, like fishing tours and watersport rentals.

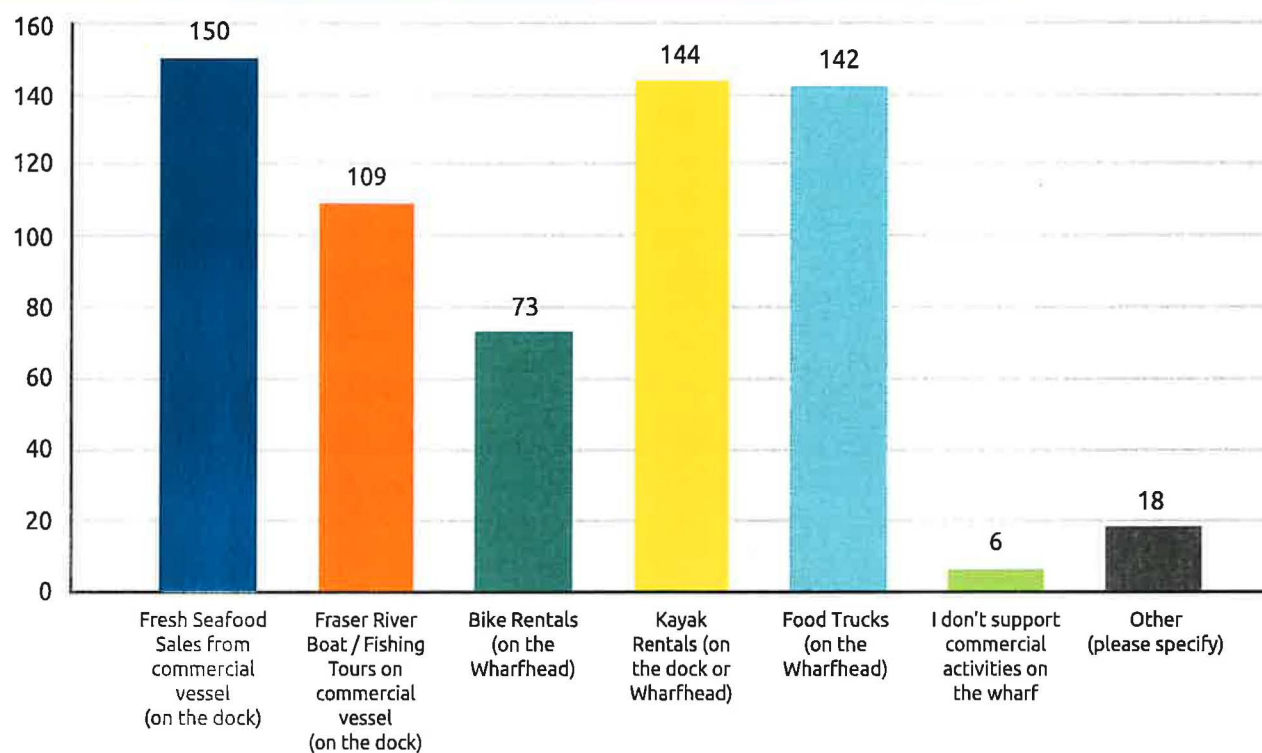
Community Concerns:

- Concerns about potential environmental impacts and the commercial overuse of the Wharf space.
- Concerns that commercial activities could disrupt long-standing local businesses.
- Concerns about reducing areas available for leisure and enjoyment to commercial uses.

Specific Suggestions for Improvement:

- Proper regulation and planning to ensure any commercial use is sustainable and beneficial to the community.
- Suggestion to implement a reservation system for commercial operators to prevent conflicts and manage space.
- Recommendations for designated areas for commercial activities to ensure they don't encroach on public spaces.
- Suggestions for setting specific hours for commercial operations to minimize disturbances to residents.
- Advocacy for commercial practices that respect the local environment, including waste management and noise control.

Q9: Which commercial uses would you like to see? Recognizing that space is limited, please choose your three preferred from the following options.



The top three commercial uses at Elliott Street Wharf supported by participants are fresh seafood sales, kayak rentals, and food trucks, all receiving similar levels of support. Overall, the feedback shows broad support for commercial activity at the Wharf, with very few (3%) respondents indicating that they do not support any commercial uses. Responses from "Other" included a water taxi service, farmer's market, fishing lessons, and historic walking tours.

Q10: Are there any factors that should be taken into consideration when regulating commercial space at Elliott Street Wharf?

Preserving Community Character:

- Emphasis on keeping the small-town, historic feel of Ladner intact.
- Suggestions to reflect Ladner's heritage and maintain a welcoming, village-like atmosphere.
- Concerns about over-commercialization and becoming "another Steveston."

Space Management:

- Calls to limit the size and number of commercial operations due to the Wharf's small footprint.
- Requests to avoid overcrowding and maintain public gathering space.
- Suggestions to restrict large-scale operations and rotate vendors to allow fair access.

Parking and Access:

- Parking was one of the most frequently mentioned concerns, especially for visitors, boaters, and residents.
- Suggestions for improved bike racks and designated areas for loading/unloading watercraft.
- Requests to consider traffic impacts and ensure accessible connections to the rest of the waterfront.

Support for Local Businesses:

- Strong preference for local vendors and locally caught seafood.
- Concerns that food trucks or outside businesses could negatively affect existing restaurants and year-round shops.
- Desire for fair regulation and licensing to protect permanent local businesses.

Environmental and Aesthetic Considerations:

- Requests for clean, quiet, and environmentally friendly commercial operations.
- Suggestions to avoid noise and light pollution and maintain natural waterfront views.
- Calls to protect marine and bird life and avoid activities that negatively impact the shoreline.

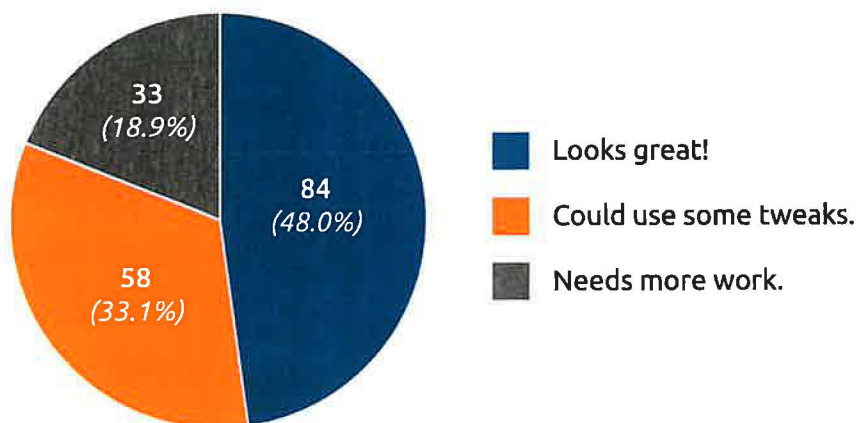
Accessibility and Safety:

- Requests for inclusive design features, especially for those with disabilities.
- Suggestions to improve safety measures like lighting, signage, life preservers, and clear walkways.
- Concerns about health and safety standards, including food handling and commercial oversight.

Public Use and Balance:

- Many emphasized that the space should remain primarily for public enjoyment, not fully overtaken by commercial uses.
- Requests for multipurpose, flexible design that supports events, casual visits, and recreation.

Q11: The City has prepared a map to show a possible layout of the different activities and uses at the Wharf. Please review the map and let us know your thoughts on what is being considered. Please feel free to explain your response.



Positive Feedback and General Support:

- Many felt the map shows a solid starting point and appreciated the momentum being made toward improvements.
- Support for elements like kayak rentals, boardwalks, and small business activity.
- Some liked the variety of uses proposed and saw it as a way to bring more life to the area.

Suggestions for Improvements:

- Requests for expanded or better-connected waterfront infrastructure, including boardwalks, dike trails, and moorage for pleasure craft.
- Suggestions for more flexible infrastructure (e.g. space for food trucks, umbrellas, community bulletin boards).
- Proposals for adaptive equipment and accessibility upgrades for seniors and people with mobility challenges.
- Calls for more seating, picnic tables, and forms of entertainment.

Concerns About Specific Uses and Placement:

- Questions were proposed on whether kayak and rental facilities should be placed directly on the Wharf, as this might detract from its charm.
- Others raised concerns about the amount of space commercial uses would need, particularly around fish sales and moorage limitations.
- Respondents felt the map lacked sufficient detail, like measurements, or asked for 3D or more visual representations.

Concerns About Scale, Space, and Overcrowding:

- Concerns that the proposed layout tries to fit too much into a small area.
- Requests to avoid overprogramming and preserve open public gathering space.
- Desire for expanded dock and wharf space to better accommodate both visitors and commercial users.

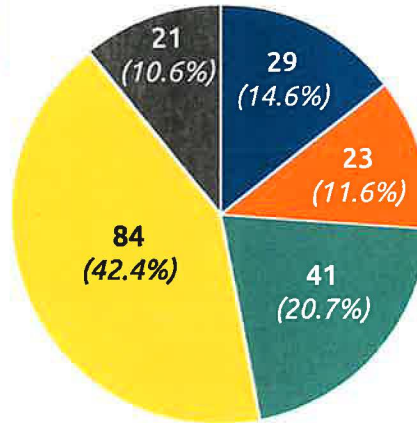
Concerns About Parking and Access:

- Parking was frequently cited as a major issue, especially for those transporting kayaks or visiting local businesses.
- Suggestions to designate more parking or consider a small user fee to manage demand.
- Accessibility concerns, especially for people with disabilities or carrying gear.

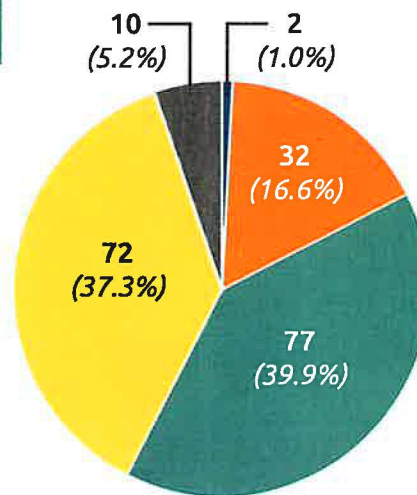
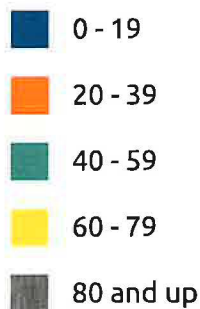
Desire for Broader Revitalization:

- Several comments pointed out that revitalization should extend beyond the Wharf.
- Comparisons were made to successful waterfronts like Steveston or Granville Island, emphasizing connectivity and multi-use planning.

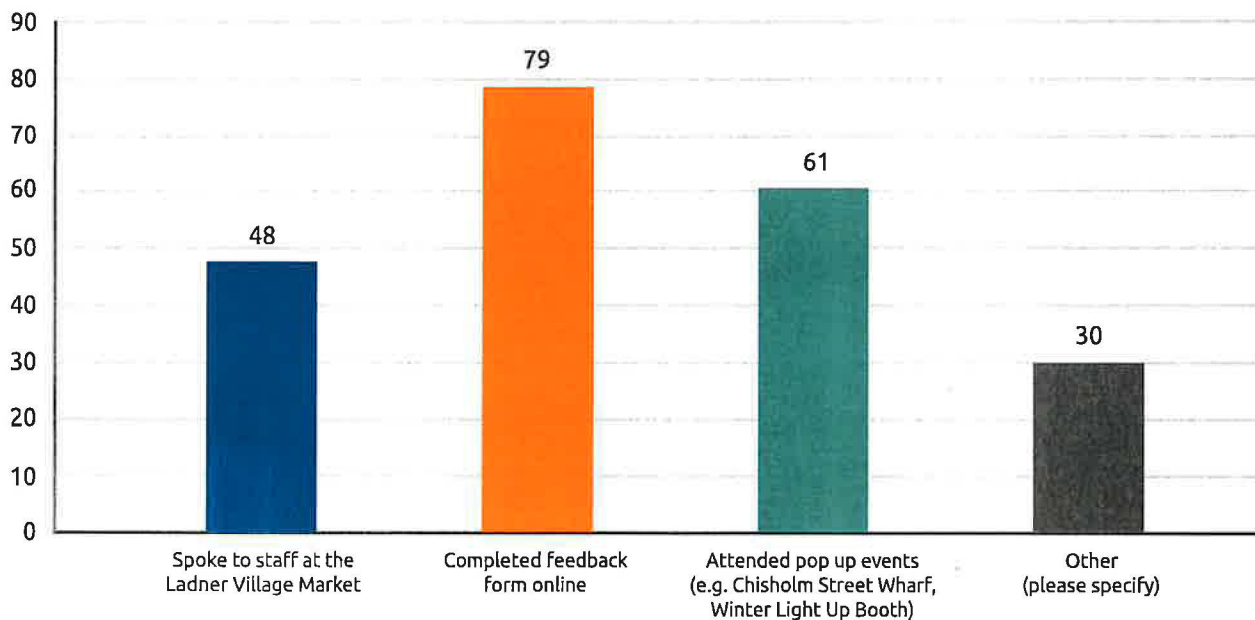
Q12: How long have you lived in Ladner?



Q13: Which best describes your age group?



Q14: Have you participated in the Ladner Village Revitalization Engagement Program previously?



3.2 Pop Up Event Feedback

Staff had conversations with over 70 participants during the pop-up event at Elliott Street Wharf on March 15, 2025. Below is a summary of the conversations and written comments.

General Sentiment:

- Participants expressed excitement that improvements are finally happening and shared general support for the vision.
- Comments like “looks good” and “keep this going” were heard often.
- Some felt the project is long overdue and were frustrated by the slow pace of change.
- A few attendees noted the loss of heritage businesses and emphasized the need to honour the area's history.

Community Use and Program Ideas:

- Participants suggested making the Wharf usable year-round by adding shelter, lighting, and features like a covered pavilion.
- Ideas included a gathering area with music and pizza for teens, space for community gardens, and a connection to the adjacent park and playground.
- There was interest in incorporating a “Ladner” sign on the decking, adding a timber arch, and wrapping signage to reflect local character.
- Some residents expressed the importance of maintaining fish sales and finding space for both recreational and commercial activities like kayaking and fishing.

Design, Infrastructure, and Character:

- Suggestion to keep a consistent look throughout the Village, with a preference for natural colours and materials over brightly coloured furniture.
- Suggestions included solar catenary lighting, lighting on railings, and raised pathways to improve pedestrian access along the dike.
- Issues like trail poles obstructing access, erosion near the bank, and the need for riprap reinforcement were mentioned.

Accessibility, Safety, and Connectivity:

- Upgrades must be wheelchair accessible, especially the ramp.
- Concerns about overnight parking at Chisholm and suggestions to improve vehicle circulation.
- Suggestion to fund resurfacing of Elliott Street Wharf and pedestrian connections between the Wharf and Lions Park.
- Suggestion to provide a shuttle between both sides of the Village to improve access to parking and playground amenities.

Sticky Note Comments:



Enthusiastic:

- Support for building a pedestrian bridge from Elliott Street Wharf to Harbour Park.
- Positive feedback on the idea of kayak and bike rentals.
- Interest in a floating kayak dock system to improve water access.
- Interest in moorage options to accommodate visiting sailboats and cruisers.

Happy:

- Appreciation for the proposed pedestrian walkway along the water.
- Support for turning Chisholm Street into a pedestrian-only road.
- Excitement about having an active area for fish sales.
- Positive sentiment about the return of the fish market.

Neutral:

- Interest in exploring boat tours as part of future activities.
- Suggestion to include Indigenous canoe welcome and other cultural events.
- Support for adding a shaded seating area with anchored chairs to avoid wind issues.
- Open to kayak or bike rentals, whether located at Elliott Street Wharf or Chisholm Street.
- Suggestion to restore the walkway behind Sharkey's and Speed's to improve safe access to Elliott Street Wharf.
- Request for a public bike pump and repair station to promote active transportation.
- Recommendation to clean up the slough bank and protect local wildlife and bird habitats.

Concerned:

- Suggestion to continue allowing truck-based fish sales directly from vehicles.
- Request to reinstall lighting and keep it up year-round.

Attachment A: Communications and Engagement Timeline

Date	Activity
March 3	Letters to Residents
March 4	Elliott Street Wharf News Release
March 4	Let's Talk Delta • Project page • Feedback form • Fact sheet
March 4 – March 21	Social Media Campaign
March 6	Facebook Event live
March 6	Readerboards
March 6	Full Page Newspaper Ad #1
March 12	E-blast #1
March 13	Full Page Newspaper Ad #2
March 19	E-blast #2
March 15	Engagement Event – Pop Up at Elliott Street Wharf
March 21	Feedback Closes

Delta

 Facebook
CityofDeltaBC

 X
CityofDeltaBC

 Instagram
CityofDeltaBC

PUBLIC FISH SALES AT ELLIOTT STREET WHARF DOCK

1. PURPOSE

To establish a directive for where and how licensed commercial fishers can sell their freshly caught seafood to the public from the Elliott Street Wharf Dock at the Elliott Street Wharf. For certainty, the Elliott Street Wharf Dock will serve as the only area at the Elliott Street Wharf where commercial fishers can sell their catch, and all fish sales must occur from a commercial fishing vessel.

Designating a space at the Elliott Street Wharf for fish sales supports local fishers, is consistent with the history of Ladner Village, and offers the community access to fresh, high-quality seafood.

2. APPLICATION

This directive shall apply to all users of the Elliott Street Wharf Dock when engaging in public fish sales from a commercial vessel. All vessel owners and persons using the Elliott Street Wharf Dock for this purpose do so at their own risk and are subject to all charges and directives set out by the Ladner Harbour Authority.

3. REGULATING AUTHORITIES

A. PRIMARY REGULATING AUTHORITY:

1. Ladner Harbour Authority
2. Fishing and Recreational Harbours Act and Regulations

B. OTHER REGULATING AUTHORITIES:

1. Fisheries and Oceans Canada (Federal)
2. Industry Canada (Federal)
3. Ministry of Agriculture and Food (Provincial)
4. Fraser Health Authority (Provincial)

The Ladner Harbour Authority reserves the right to inspect any vessels to verify compliance with all orders and regulations.

4. QUALIFICATIONS FOR USE OF ELLIOTT STREET WHARF DOCK

- A. All fishers selling product from their vessel must have a current valid Fisheries and Oceans Canada licence for all species being sold. The licence tabs must be clearly displayed on the exterior of the vessel. Fish transportation "D" licences are excluded.
- B. All vessels selling product must display a valid BC Fisher Vending Licence so it can be easily seen by the public and Ladner Harbour Authority staff.

- C. All Elliott Street Wharf Dock users must have a valid Delta Business Licence and are required to fill out and sign an Acknowledgement and Consent Form as amended from time to time (Schedule A) and email the signed copy to Delta's Harbour Master (harbourmaster@delta.ca).
- D. All product being must be freshly caught by the commercial fisher. No person or vessel shall sell frozen or previously frozen fish.

5. CONDITIONS GOVERNING FISH SALES FROM VESSEL

- A. All vessels selling on the Elliott Street Wharf Dock must display the following information when actively selling seafood:
 - 1. Harvesting Vessel
 - 2. Where the product was caught
 - 3. When the product was caught
 - 4. How the product was caught (seine, troll, gill net, etc.)
- B. Any vessel that fails to clearly display all of the above information in English will be ordered to correct the problem right away or cease sales and leave the dock immediately. Displaying the required information in other languages is acceptable, but it must be supplementary to clearly legible English.
- C. Any vessel proved to be displaying fraudulent information will also be ordered to cease sales and leave the dock immediately.
- D. Gutting, cutting, or processing product in any way is prohibited within the Ladner Harbour. Any dressing of product must be carried out prior to arrival at the Elliott Street Wharf Dock. Processed seafood (i.e. smoked, dried, canned, steaked, etc.) must not be offered for sale.
- E. Vessel owners must ensure that product offered for sale is not tainted, was or unwholesome. Ladner Harbour Authority reserves the right to remove a vendor and vessel should a Ladner Harbour Authority staff or management deem the vendor's product to be substandard or in violation of this directive; however, as the Ladner Harbour Authority is not a regulating authority for commercial fish sales, Ladner Harbour Authority takes no responsibility of any kind for regulating product quality.
- F. Vessel owners must obtain and carry valid liability insurance in the amount of \$5M naming the City of Delta as an additional insured prior to participating in public fish sales at Elliott Street Wharf.
- G. Fishers that are not in good financial standing (in arrears) with the City of Delta are not permitted to sell fish at Elliott Street Wharf.
- H. In the interest of public health, animals are not permitted on the Elliott Street Wharf Dock during fish sales or aboard vessels utilizing the facility (unless confined to the vessel's cabin).
- I. Vessel waste of any kind must be disposed of by the vessel owner / operator at an alternate approved location and not at the Elliott Street Wharf Dock, as this is provided solely for public use. All violators may be subject to cleanup charges in accordance with current Ladner Harbour

Authority rates.

- J. Only clean, new, non-toxic, food grade packaging materials shall be used for wrapping product (i.e. garbage bags are not permitted unless product is already in food grade bags and the garbage bag is used for extra strength for heavy product only).
- K. Only clean, potable water shall be used for washing down product being offered for sale (i.e. not river water).
- L. Containers, signs or any other auxiliary equipment must be kept on board vessels and not on the dock, pilings or any other harbour property.
- M. Freshly caught fish must be protected from contamination and maintained at a suitable low temperature for the sanitary preservation of freshly caught fish.
- N. Display areas for fish sales must be protected from the elements with a tarp. Containers and auxiliary equipment must be maintained in a clean and sanitary condition.
- O. Selling of bivalve shellfish (oysters, clams, mussels, scallops and other bivalve mollusks) is not permitted.
- P. All vendors selling products by weight must have a scale approved for use in trade and must be prepared to provide proof of such if required.
- Q. All crabs offered for sale must be alive and held in clean water.
- R. Complaints involving product quality may be forwarded to the BC Ministry of Agriculture and Food.

6. PROCEDURES GOVERNING BERTHAGE AT ELLIOTT STREET WHARF DOCK

- A. Vessel berthage shall be in accordance with City of Delta's Harbour Regulation Bylaw No. 6990, 2012 and Delta's Fees and Charges Bylaw No. 8386, 2024:
 - Berthage charges will be levied to all vessels when selling fish at the Elliott Street Wharf Dock in addition to the surcharge for use of the dock.
 - The Elliott Street Wharf Dock surcharge is levied per calendar day or portion thereof regardless of whether the vessel is actively selling and is the same for all vessels, as larger vessels pay more for berthage.
 - Power charges will be levied to all vessels plugged in to power on the dock.
- B. The use of the Elliott Street Wharf Dock is on a first come, first served basis. No reservations will be made unless for consideration of a special event or other circumstance as determined and authorized by the Ladner Harbour Authority.
- C. Vessel owners having completed their sales must immediately remove their vessel from the Elliott Street Wharf Dock if space is needed for other vessels wishing to sell their catch.
- D. Only two vessels may be tied to the Elliott Street Wharf Dock in the Designated area for

commercial fish sales, as shown on Schedule B, at any given time.

- E. All fish sale vending will take place between 8:00 AM and 5:00 PM daily, or as fresh catch is available during these times.
- F. Vessel owners must remove their vessel from the Elliott Street Wharf Dock by 5:30PM daily.
- G. Wash downs and repairs must not be done on the dock.
- H. In the interest of fairness, any vessel tied up to the Elliott Street Wharf Dock for longer than the specified daily times in point E above, who have sold their catch will be required to leave the dock immediately if another vessel is waiting to sell their catch.
- I. Ladner Harbour Authority reserves the right to relocate any vessel at any time in order to make best use of the Elliott Street Wharf Dock.
- J. Ladner Harbour Authority representatives may request documentation verifying the ownership and storage of the catch offered for sale. Any vendor who is unable or unwilling to produce documentation will be denied permission to sell on the Elliott Street Wharf Dock.
- K. All prices charged for product at the Elliott Street Wharf Dock are at the sole discretion of the vendor.
- L. The purchase of product from the Elliott Street Wharf Dock is a private dealing between the buyer and the vendor. Ladner Harbour Authority assumes no responsibility or liability of any kind resulting from the sale of any product by any vendor at this location.

7. VIOLATIONS

Any Elliott Street Wharf Dock user caught breaching any of the clauses contained within this document, or those contained in Delta Harbour Regulation Bylaw No. 6990, 2012, may be subject to immediate removal from the Elliott Street Wharf Dock and may face a ban from using the dock for one year from the date of the offence. Any further infraction will result in the user and vessel(s) being banned from using the dock permanently. Ladner Harbour Authority will only consider verifiable offences to be violations – reports of violations without accompanying evidence will not be considered.

THESE CONDITIONS OF USE DO NOT IN ANY WAY SUPERSEDE ANY FEDERAL, PROVINCIAL OR MUNICIPAL LEGISLATION.

LADNER HARBOUR AUTHORITY - OPERATIONAL DIRECTIVE #1 Public Fish Sales at the Elliott Street Wharf Dock

SCHEDULE A

DESIGNATED LOCATION AT THE ELLIOTT STREET WHARF DOCK FOR FISH SALES



SCHEDULE B

PUBLIC FISH SALES AT THE ELLIOTT STREET WHARF DOCK
ACKNOWLEDGEMENT AND CONSENT FORM

Ladner Harbour Authority

I _____ owner /

Operator of the motor vessel(s) _____.

CFV #(s) _____, have read the directive for public fish sales at the Elliott Street Wharf Dock and agree to abide by the contents herein. I understand that the privilege to sell my fresh catch is subject to compliance with this agreement. I further understand that my signature acknowledges compliance for any persons I designate as the "vendor" selling off my vessel(s) and recognize that any verifiable violation of the attached directive may result in my vessel(s) being banned from selling on the Elliott Street Wharf Dock for one year from the date of my infraction. Any further infractions may result in my vessel(s) being banned from the Elliott Street Wharf Dock permanently.

Address

City

Province

Postal Code

Phone number

Email Address

Signature of Vessel Owner / Operator
Name:

Date

Signature of Ladner Harbour Authority
Name:
Position:

Date

2025 ELLIOTT STREET WHARF ENHANCEMENT PLAN



1 Upgrade the Elliott Street Wharf Dock Ramp

With a durable, slip-resistant grated system, making it safer and more resistant to wear and tear from all wharf users.

2 Dedicated Space for Commercial Fish Sales

To sell fresh catch to the public from their vessel.

3 Dedicated Space for Commercial Boat Operators

To operate boat tours on the Fraser River.

4 Floating Kayak/Dock System

To allow water sports users to have a stable and secure way to launch and dock.

5 Dedicated Space for Commercial Rental Shop

To operate a kayak, paddle board, bike rental shop.

6 Wharfhead Reconfiguration

To allow for offloading and loading of kayaks and paddle boards, repaint the parking lines, improve accessible parking, and establish a walking path to the dock.