



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 scəw'aθən
(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



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 Q 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

2025 KEY DATES

- March 4 Engagement Process Begins
- March 18 Pop-Up Event
- March 21 Engagement Process Ends
- April 7 Engagement Summary Presented to Council

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Imagine what you can do in Ladner Village

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CITY OF
Delta

March 3, 2025

Dear Ladner Village Residents and / or Business Owners,

Re: Community Input on Ladner Village Market Expansion and Elliott Street Wharf Enhancements

The City of Delta is reaching out to share updates on two key initiatives: the expansion of the Ladner Village Market and Elliott Street Wharf enhancements.

Ladner Village Market Expansion

As one of Western Canada's largest open-air markets, the Ladner Village Market continues to grow in popularity, bringing increased foot traffic and economic opportunities to the area. To build on this momentum, Delta Council endorsed a set of recommendations at its November 18, 2024 Regular Meeting to expand the market footprint on a trial basis for 2025.

Key Details About the Market Expansion:

- **Market Dates:** June 8 and 22, July 6 and 20, August 10 and 24, September 7 and 21, 2025.
- **Hours of Operation:** the market runs from 10:00 am – 4:00 pm (street closures begin at 7:00 am and reopen at 5:00 pm). Vendors and business owners will have access to both streets until 9:00 am and after 4:30 pm.
- **Expanded Footprint:** the market will now include Delta Street (from the Canada Post Office to Bridge Street) in addition to its existing footprint.
- **Street Closures:** 48 Avenue and its drive aisle (from Elliott Street to Delta Street), Haviland Street, and Delta Street (from the Canada Post Office to Bridge Street).
- **Vendor Placement & Accessibility:** efforts will be made to ensure clear access to storefronts and minimize disruptions to regular business operations.
- **Opportunities for Local Businesses:** if your business meets the BC Association of Farmers' Markets' "make it, bake it, grow it" criteria and you would like to participate as a market vendor, we encourage you to apply. Local businesses will receive priority consideration to join the market community, as space allows.

We understand that these changes may impact Delta Street businesses. We are committed to working closely with you to address any concerns and to ensure a smooth transition. At the end of the summer, we will gather feedback on the expanded market footprint and present our findings to Council for review and consideration.

March 3, 2025

Page 2

Elliott Street Wharf Enhancements

Following community engagement last year, the City is proposing several upgrades to improve accessibility, recreation, and commercial opportunities at Elliott Street Wharf, including:

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

How You Can Share Your Input:

We want to hear your thoughts on these proposed enhancements!

1. **Online Feedback** – Read the enclosed fact sheet, and review the plans and complete our short feedback form at letstalk.delta.ca/Ladner-Village by Friday, March 21, 2025.
2. **Community Pop-Up Event** – Join us for an in-person discussion:
 - Date: Saturday, March 15, 2025
 - Time: 11:00 am – 1:00 pm
 - Location: Elliott Street Wharf (5000 Elliott St)

If you have any questions about the Ladner Village Market expansion or the Elliott Street Wharf enhancements, please do not hesitate to contact me at pkolisnek@delta.ca or 604-952-3142.

Yours truly,

Paula Kolisnek

Paula Kolisnek
Corporate Initiatives Manager

Enclosure

cc: Delta Council
Donny van Dyk, City Manager

4500 Clarence Taylor Crescent, Delta, BC V4K 3E2 | 604-946-4141 | Delta.ca

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 revibe-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

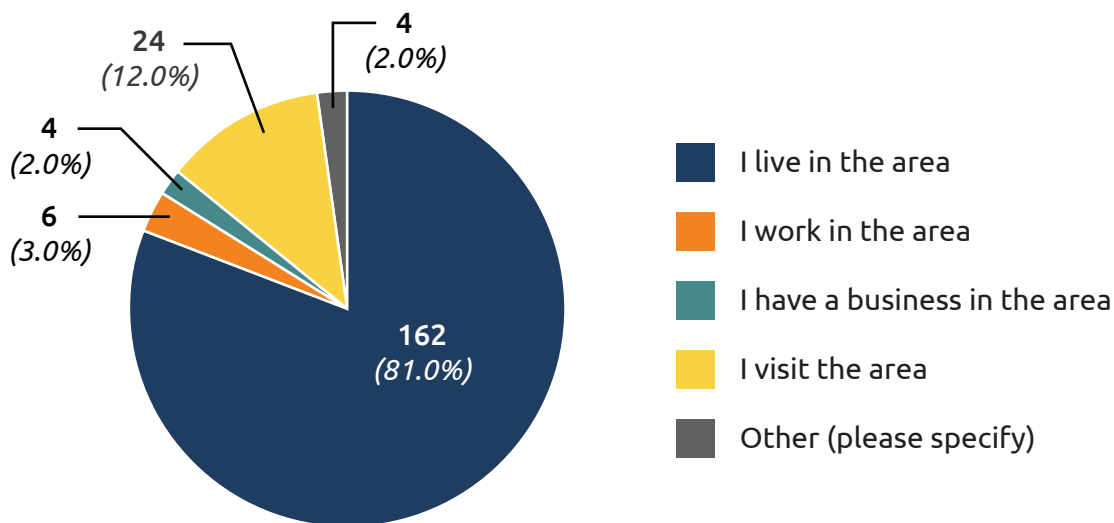
This section summarizes the results of the feedback form and the input gathered through conversations at the pop up event.

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.

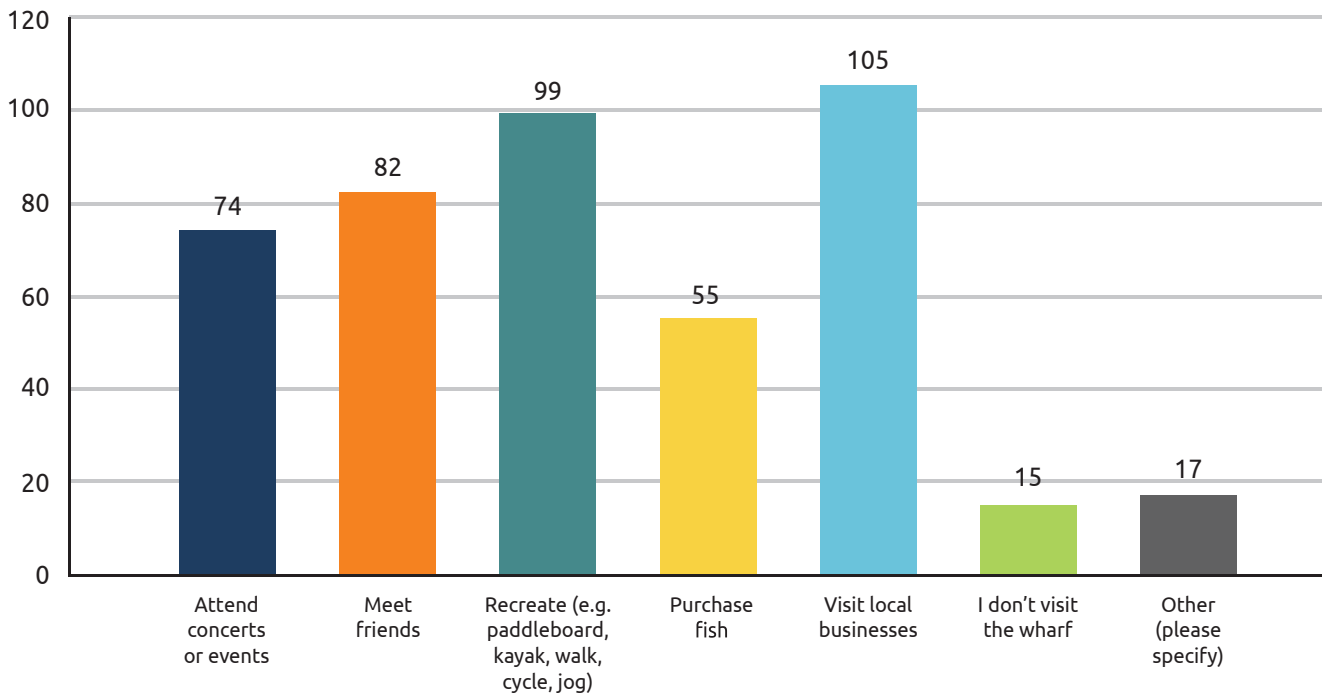
201 Responses

Q1: What is your primary interest in providing feedback?



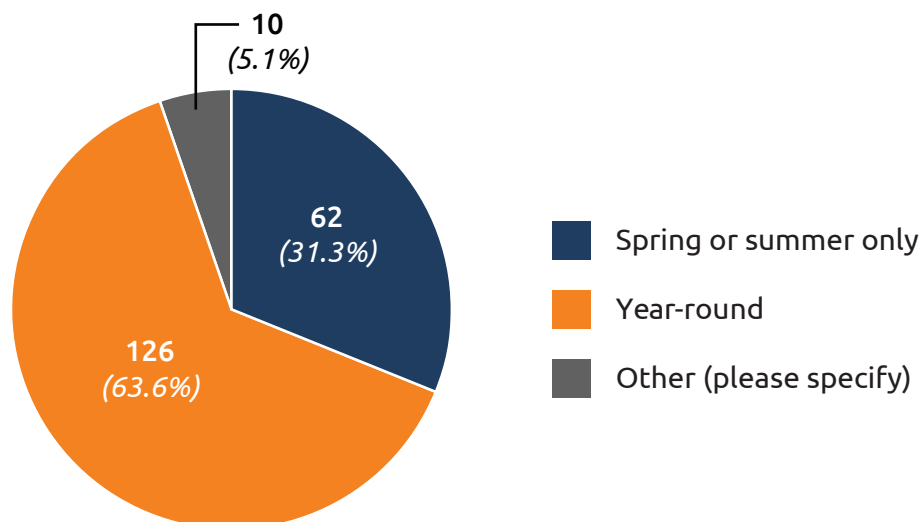
Residents who live in the area were the most interested in providing feedback, comprising 81% of the participants.

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



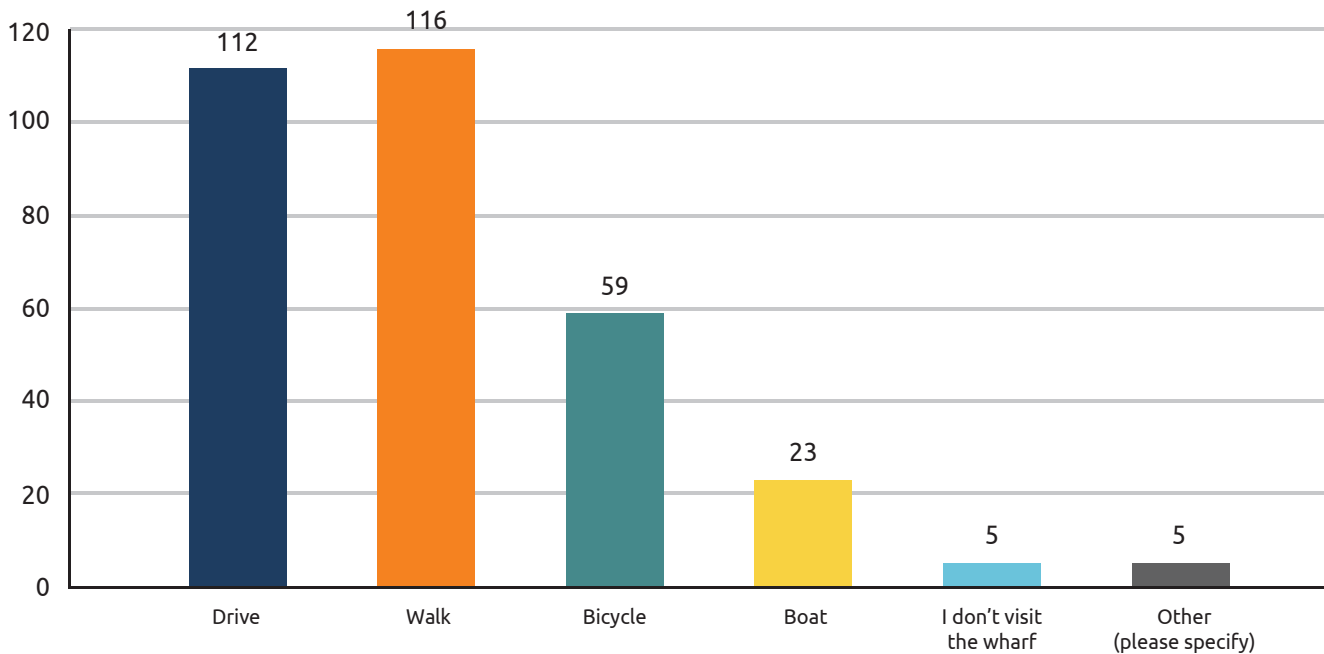
The main activities for participants at the wharf include visiting local businesses and engaging in recreational activities. A few of the suggestions from those who selected “Other” included interest in enjoying the scenery and bird watching.

Q3: When do you visit Elliott Street Wharf?



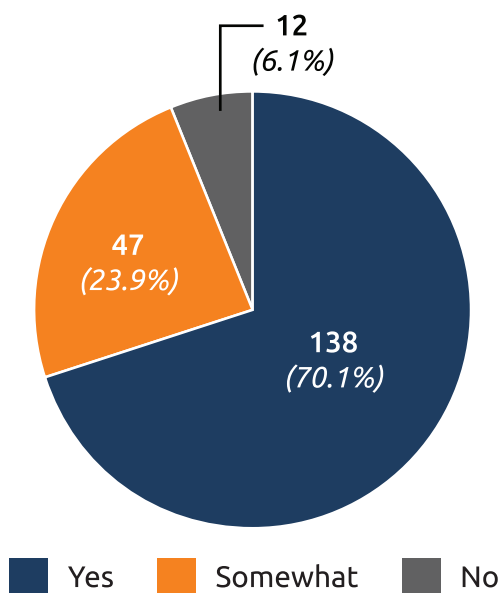
Elliott Street Wharf is a four-season destination for the majority of participants (64%).

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.

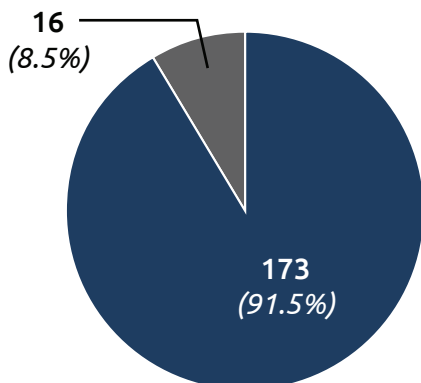
Development Suggestions:

- 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.

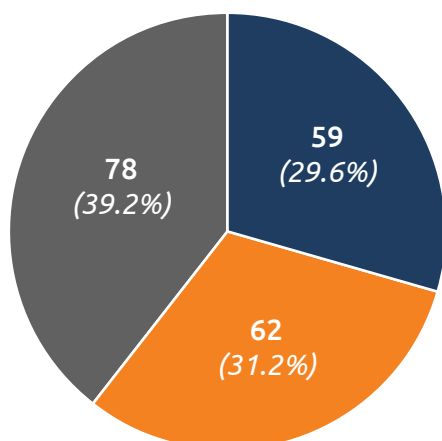
Conditional or Mixed Feelings:

- 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.

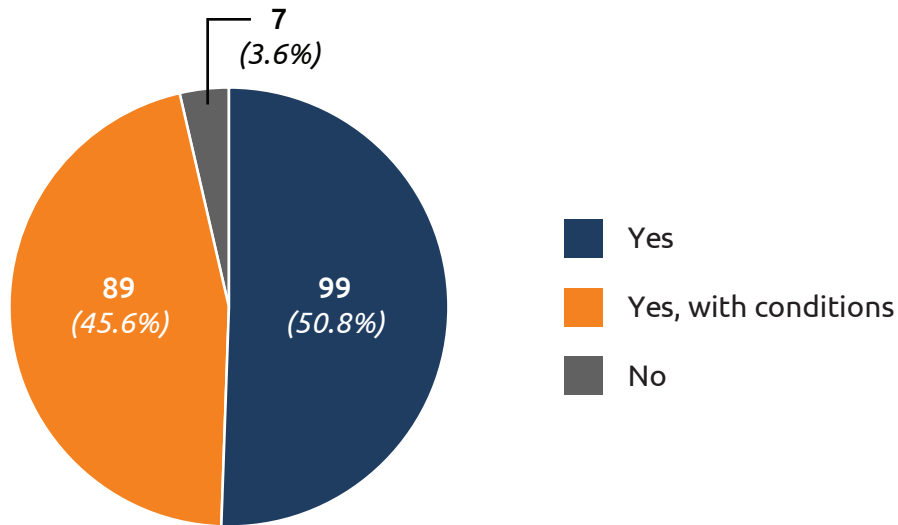
Q7: Do you currently participate in non-motorized watercraft activities, such as paddling or rowing, at Elliott Street Wharf?



■ 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.

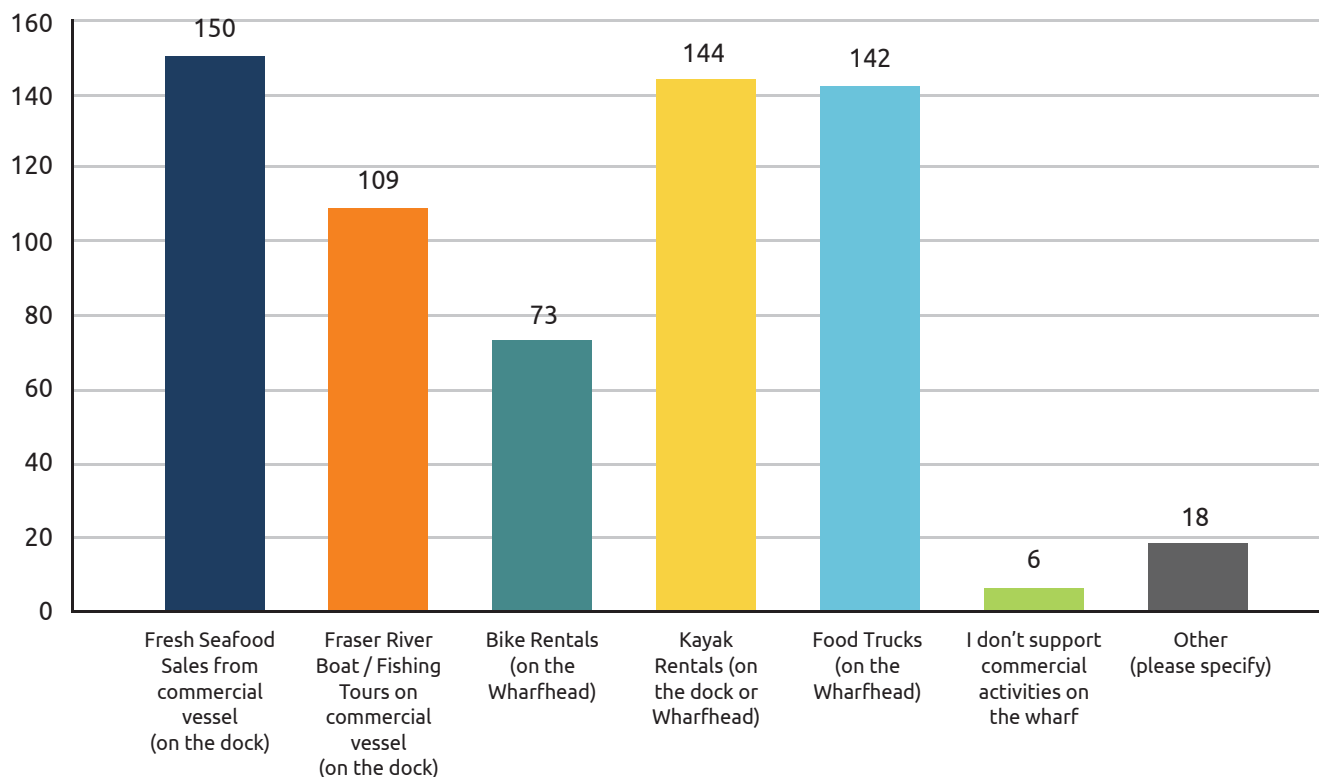
Community Concerns:

- 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.

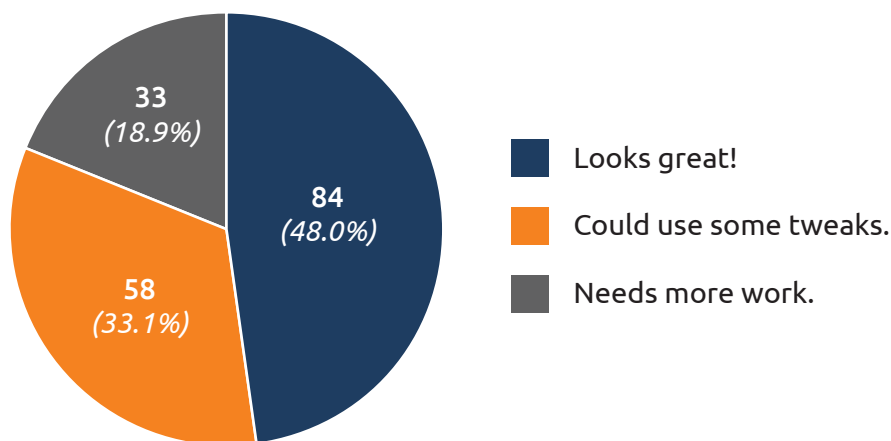
Accessibility and Safety:

- 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.

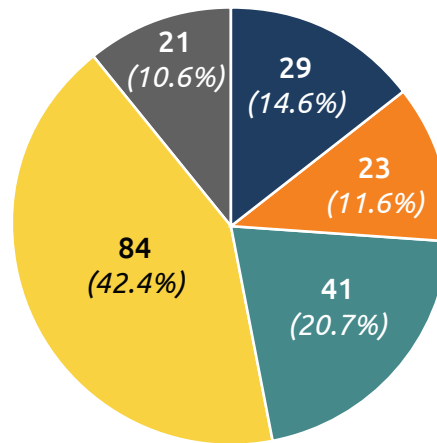
Concerns About Parking and Access:

- 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.

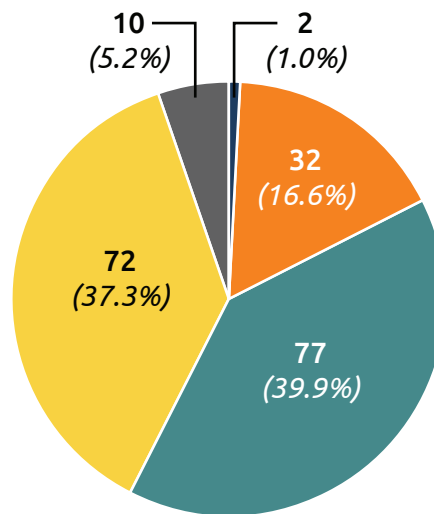
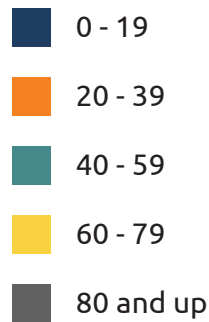
Desire for Broader Revitalization:

- 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.

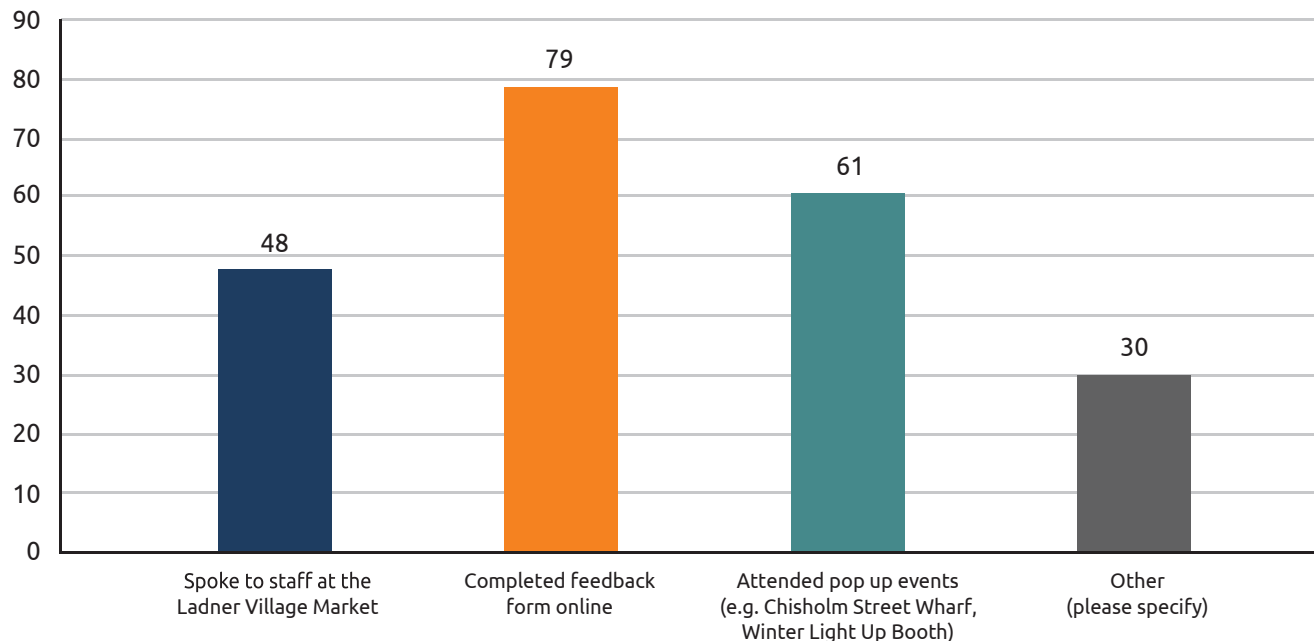
Q12: How long have you lived in Ladner?



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