



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **6740-20**

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

Date: **February 2, 2026**

2026 Ladner Village Revitalization Action Plan

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

▪ **RECOMMENDATIONS:**

- A. THAT staff engage with the community on the proposed people-focused waterfront vision for Chisholm Street, and report back to Council with a summary of the engagement results.
- B. THAT the Ladner Village Parking Study be received for information.

▪ **PURPOSE:**

The purpose of this report is to provide Council with an update on progress made in 2025 toward the Ladner Village Revitalization Program priority projects and to outline the 2026 Ladner Village Revitalization Action Plan. This report also seeks Council's direction on advancing community engagement for the proposed people-focused waterfront vision for Chisholm Street and to receive the Ladner Village Parking Study for information.

▪ **BACKGROUND:**

In 2024, a Ladner Village Revitalization Staff Task Force was established to accelerate efforts to activate Ladner Village and advance redevelopment of the Ladner Waterfront. The interdisciplinary team identified six priority projects to be implemented over the next five years:

- Chisholm Street Wharf / Spot on the Water Park
- Chisholm Street
- Mixed Use Tourist Accommodation
- Elliott Street Wharf
- Pedestrian Events and Celebrations
- Ladner Village Branding and Wayfinding

This report summarizes progress on these priority projects and provides an overview of the 2026 Ladner Village Revitalization Action Plan.

▪ **DISCUSSION:**

What We Advanced in 2025 ...

In 2025, the City of Delta (“City”) advanced a series of major revitalization initiatives in Ladner Village, focused on strengthening the waterfront as a vibrant destination for both residents and visitors. Key milestones included:

- Completion of the final detailed design concepts for the Chisholm Street Wharf, featuring new gathering spaces, stepped seating, an enhanced promenade, projection lighting, a concession area, and full accessibility upgrades.
- Initiation of an expropriation process for 4867 and 4887 Chisholm Street (two land parcels adjacent to the Chisholm Street Wharf) to enhance pedestrian access along the waterfront and improve connectivity to Delta Street after the wharf is constructed.
- Implementation of enhancements at the Elliott Street Wharf, including a floating kayak launch, safer and more accessible ramp upgrades, and improved parking and access.
- Expansion of programming and economic activity at the Elliott Street Wharf through the formalization of a policy supporting fish sales, rentals, tours, and food trucks.
- Launch of a competitive process to secure a food and beverage concession operator for the Chisholm Street Wharf.
- Exploration of a mixed-use tourist accommodation opportunity through an Expression of Interest (“EOI”) process, which received five initial submissions. The EOI did not result in a final proponent, however the City continues to position the site for future redevelopment as discussed further below.
- Increased pedestrian-friendly events and placemaking efforts, including an expanded Ladner Village Market footprint and schedule, activation of the Bridge Street Pop-Up Park through a community mural event, outdoor play equipment, and movie night, and the delivery of seasonal concerts, wellness activities, and cultural programming.
- Launch of a competitive process for Ladner Village branding work.

What We Are Advancing in 2026 ...

The following section outlines the key updates and actions planned for 2026 to continue advancing the Ladner Village revitalization program. As these projects progress, focused community engagement and regular reporting to Council will be essential to ensure transparency, capture community feedback, and provide ongoing updates on project milestones and outcomes.

Chisholm Street Wharf / Spot on the Water Park

The Chisholm Street Wharf construction contract has been awarded to Canadian Landscape and Civil Services Ltd. Work is underway and expected to be completed by

June 2026. Upon completion, the waterfront space will be established as a Soccer Fan Zone for the FIFA World Cup 2026™.

Backporch Ltd. (a partnership between two Delta-based businesses, Barnside Brewing Co. and L'Aroma's) was selected as the concession operator for the Chisholm Street Wharf. The team's operational experience, local knowledge, and collaborative approach were key factors in their selection. Backporch's proposed operations include morning, afternoon, and evening food and beverage service, as well as planned activations such as live music, supporting the broader vision of creating a vibrant and welcoming waterfront destination in Ladner Village.

The City is also in the process of expropriating 4867 and 4887 Chisholm Street and is working with Perry & Associates, the project's landscape architect, to incorporate these properties into the future boardwalk promenade following completion of the wharf.

Chisholm Street

Building on the Chisholm Street Wharf project, the City is also advancing plans to improve Chisholm Street as a key connection between Ladner Village and the waterfront. Chisholm Street is envisioned as an animated shared community space, bringing together the waterfront, local businesses, and the character of Ladner Village, while providing a hub for events and everyday activities. The proposed design would transform Chisholm Street from a traffic-focused corridor into a people-focused waterfront street, one that supports local businesses, encourages walking and cycling, and creates a vibrant destination. To support this vision the following key principles have been considered:

- Prioritizing public space for placemaking, safety, and the waterfront experience by reconfiguring Chisholm Street and Elliott Street (north of River Road) from two-way vehicular traffic to allow for one-way, westbound vehicular traffic.
- Supporting a destination-oriented environment that balances access with vibrancy, emphasizing people, activity, and economic vitality over vehicle throughput.
- Providing safe pedestrian and cycling routes along the waterfront.
- Connecting the waterfront to existing trails, including the Millennium Trail through Ladner Village and towards Wellington Point Park.
- Retaining as much parking as possible for visitors and local residents by converting perpendicular parking to angled parking.
- Enhancing the area's appearance through thoughtful design features, landscaping, and tree planting to highlight the natural beauty and provide cooling shade.
- Creating public activation space for food trucks, pop-up events, and street performances.

Staff have developed a preliminary design concept for Council and the community to review (Attachment A). Key elements include a new traffic circle at Chisholm Street and Georgia Street, a multi-use pathway, widened sidewalks connecting Elliott Street to

Delta Street, landscaped areas, and angled parking along the north side of Chisholm Street.

Advancing this project will also require coordinated undergrounding of overhead electrical lines and renewal of aging underground utilities, including water, sanitary, and drainage infrastructure. Completing these upgrades together will ensure the street is rebuilt in a cost-effective and efficient manner. Timing considerations are discussed below.

Ladner Village Parking

In May 2025, staff retained a consultant to undertake a Ladner Village parking study (Attachment B). The study determined that peak parking demand in the village centre occurs mid-day on weekdays with 424 of the 559 existing public parking spaces being occupied. During this peak period, demand along Chisholm Street remained low. The study also evaluated the proposed one-way road configuration and the anticipated loss of the public parking lot at the corner of Chisholm Street and Elliott Street. While the one-way configuration would reduce the parking supply along the waterfront by 69 parking spaces, the findings indicate that there is sufficient overall parking capacity within the village. The study further concludes that the proposed waterfront improvements are not expected to increase parking pressure in the village centre, as most related activity would occur outside of peak parking periods. However, there will be a need to implement parking management such as time-restricted parking to encourage turnover during peak periods.

Project Schedule

The proposed one-way configuration for Chisholm Street will advance to detailed design after consultation is finalized and Council has reviewed the outcomes. Any construction would be contingent on a future Council decision and allocation of funding in the five-year Capital Plan. In the interim, staff will explore opportunities to improve connections to the Chisholm Street Wharf - such as bike lane pavement markings and enhanced crosswalks - to support accessibility and activation of the waterfront while longer-term transportation and infrastructure plans are developed.

Community Engagement Plan

The proposed reconfiguration is anticipated to be a change for the visitors and residents of Ladner Village. To ensure they are aware of what is proposed and can provide feedback, staff are recommending the City undertake an engagement program (Attachment C). If supported by Council, staff will begin engagement with the community regarding the Chisholm Street one-way design concept and report back to Council with a summary of the engagement findings in April 2026.

City-Owned Properties Update

Earlier this year, the City issued a Request for Proposals ("RFP") for a mixed-use tourism accommodation development on a consolidated 1.2-acre City-owned site in Ladner Village, assembled through property acquisitions to support waterfront revitalization.

This process did not result in any viable proposals with shortlisted proponents citing market volatility, financing challenges, and broader economic uncertainty. The search for options continues.

The City continues to advance key steps to ensure the site is positioned for future redevelopment. This includes progressing site readiness work such as rezoning for mixed use, environmental compliance, servicing design, and interim activation opportunities through community-focused temporary uses.

Elliott Street Wharf

A temporary gateway banner sign will be installed at the Elliott Street Wharf to improve visibility of the wharf from the street and to better inform residents and visitors about public fish sales occurring on the dock. A permanent gateway sign will be developed as part of the Chisholm Street one-way project when broader streetscape improvements in the area advance.

Pedestrian Activities and Celebrations

The City has awarded the Ladner Village Market operator contract to For the Love of Local Foundation, a not-for-profit organization that will subcontract operations to The Collective Markets, to deliver the market over the next three years. To support safe and successful event delivery, the City will also install removable bollards throughout Ladner Village to enhance security for events in the village. Staff are proposing to relocate the Bridge Street Pop-Up Park to the City-owned site at the corner of Delta Street and Chisholm Street, where it would be activated with pop-up play equipment and host food vendors. Daily programming will also be delivered at the Chisholm Street Wharf Soccer Fan Zone during the FIFA World Cup 2026™ to animate the waterfront throughout the tournament. In addition, the Elliott Street Wharf will continue to host pop-up events, such as Friday Night Lights (sunset concerts).

Ladner Village Branding and Wayfinding

The City has retained the consultant Partners & Hawes to develop a brand identity and iconography for Ladner Village. This work represents the first phase of a broader, multi-stage initiative that will also include the creation and implementation of a comprehensive wayfinding and signage plan, including gateway, directional, and interpretive signage throughout the area.

Staff recognize the need for a permanent gateway sign at Elliott Street Wharf, while emphasizing the importance of ensuring its design aligns with the signage planned for Chisholm Street Wharf and the related roadway enhancements along Chisholm Street. The consultant has developed a unifying brand idea - *Shaped by the River* - for Ladner Village, that will act as the strategic foundation for brand identity development and storytelling. This concept was informed by a comprehensive village tour, interviews with community members, and historical research. A separate report is being presented at the February 23, 2026 Regular Meeting to introduce the brand concepts and recommend engagement with the community before presenting a finalized brand for Council's consideration in April 2026.

Implications:

Financial Implications - The Chisholm Street Wharf and Spot on the Water Park improvements were included in the City's 2025 Capital Plan at \$4.5M. Chisholm Street utilities design and pre-servicing are budgeted in the City's 2026 Capital Plan at \$0.5M. Funding to support the Ladner Village Market and various recreation and cultural programming initiatives is included within the City's 2026 Operating Budget. Future infrastructure work on Chisholm Street and any additional financial implications associated with the City-owned properties will be brought forward for Council consideration as options are further developed.

CONCLUSION:

The 2026 Ladner Village Revitalization Action Plan demonstrates the City's ongoing commitment to enhancing Ladner Village as a vibrant and connected waterfront destination. Significant progress toward priority projects was achieved in 2025.

In 2026, the City will focus on completing the Chisholm Street Wharf project, undertaking community engagement on the proposed people-focused waterfront vision for Chisholm Street, and continuing broader revitalization efforts to strengthen the waterfront and village centre. This includes further investment in pedestrian activities, celebrations, and waterfront programming, as well as advancing Ladner Village branding work to support a cohesive identity and welcoming experience for residents and visitors. Together, these initiatives will strengthen public spaces, improve access and connectivity, support local economic activity, and reinforce Ladner Village's distinct waterfront identity.



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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	JoAnne Kleb	JK
Corporate Services	Mike Brotherston	MB
Development	Tanya Mitchner	TM
Engineering	Steven Lan	SL
Facilities and Major Projects	Doreann Mayew	DM
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

- A. Chisholm Street One-Way Design Concept
- B. Ladner Village Parking Study
- C. Chisholm Street Community Engagement Plan