



City of Delta
COUNCIL REPORT
Regular Meeting

F.05

To: **Mayor and Council**

File No.: **P19-09**

From: **Community Planning & Development Department**

Date: **June 11, 2020**

**Ladner Village Renewal Advisory Committee Recommendations:
Implementation Plan**

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

▪ **RECOMMENDATIONS:**

- A. THAT a seating and an entrance feature be installed on the Elliott Street Wharf and that the preliminary concept shown in Attachment D be referred to the Community Resilience and Economic Recovery Support Team (CRERST) for feedback prior to design finalization.
- B. THAT staff develop the terms of reference for a consulting study to prepare options for the redevelopment of the former Seven Seas Site and Spot on the Water Park, including options to reconfigure Chisholm Street and allow for future dike raising.
- C. THAT staff be authorized to retain a consultant for community engagement and planning services to support an update of the Official Community Plan for Ladner Village.
- D. THAT the redevelopment of the Delta Museum Annex as a mixed-use site be considered concurrently with the update of the Official Community Plan land use and height regulations for Ladner Village.
- E. THAT a public art policy be prepared for Council's consideration.
- F. THAT parking standards for Ladner Village and parking management recommendations made by the Committee be reviewed and a report be brought back to Council with recommendations.
- G. THAT amendments to the South Delta Revitalization Tax Exemption Program to incentivize Ladner Village renewal be brought forward for Council's consideration.
- H. THAT staff be authorized to retain a consultant to lead a branding exercise for new street and wayfinding signage within Ladner Village, an iconic entry sign for Ladner Village, and new signs directing passing traffic to Ladner Village.

- I. THAT staff prepare annual reports beginning in January 2021 to track the progress of Phases 1 and 2 Ladner Village Renewal initiatives and plan for the implementation of longer term actions in Phase 3.
- J. THAT subject to approval of Recommendation A, improvements to the Elliott Street Wharf be undertaken through remaining bequeathed funding that the City received for Ladner area projects.
- K. THAT a funding request for special Ladner Village Renewal initiatives be referred to the 2021 Council Business Plan workshop, and that this request include funding for a consultant study related to Chisholm road cross-section upgrades, dike upgrades, and the redevelopment of Delta-owned waterfront sites, and funding for the implementation of wayfinding signage and an iconic entry sign for Ladner Village.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration recommendations to implement Ladner Village Renewal Advisory Committee recommendations.

▪ **BACKGROUND:**

The Ladner Village Renewal Advisory Committee was established by Council in January 2019 to provide advice to Council on the renewal of Ladner Village. The Committee's mandate focused specifically on:

- Best utilization of Delta-owned buildings in Ladner Village;
- Possible streetscape and harbour waterfront design concepts;
- Branding/communications/marketing for Ladner Village Renewal; and
- Strategic incentives to attract development and policies to facilitate the renewal.

At the February 24, 2020 Regular Meeting, Council referred the Ladner Village Renewal Advisory Committee Final Report to staff for review of the recommendations and related implementation processes.

Council Policy:

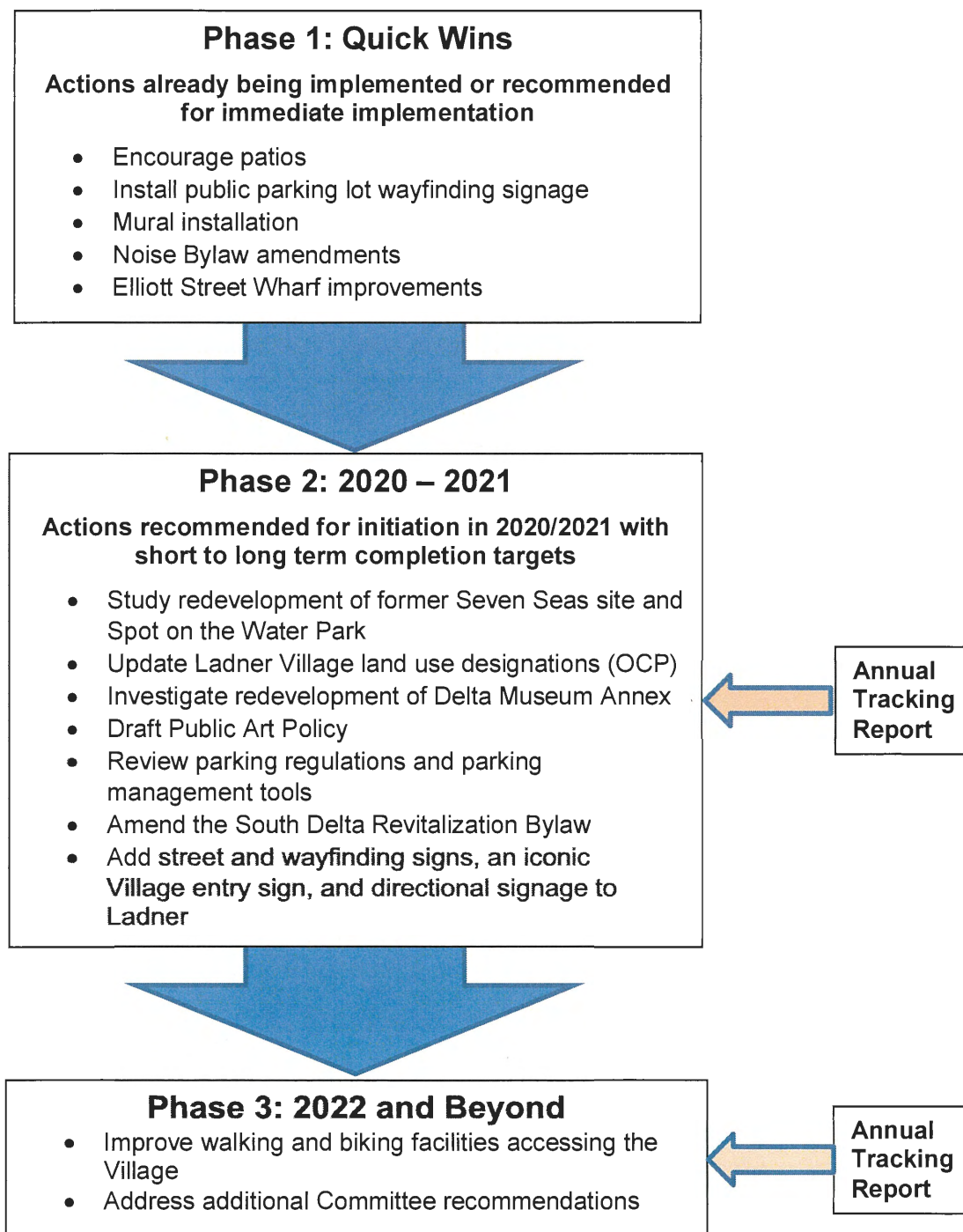
Schedule B.3 of the Official Community Plan, the Ladner Area Plan, establishes a vision, objectives, policies and future land use designations for west Ladner including Ladner Village.

▪ **DISCUSSION:**

In its final report (Attachment A), the Ladner Village Renewal Advisory Committee made 35 recommendations and identified 15 of them as priority actions. This report lays out a work plan for implementation of these recommendations in three phases.

Proposed Work Plan

The three phase implementation plan is summarized below and detailed in the following pages.



Phase 1 – Quick Wins

Phase 1 includes actions that have been or can be acted on immediately. The actions already being implemented have been part of Delta's new Hospitality Adjustment Plan or part of the regular work done jointly by staff and the Ladner Business Association.

Actions which are already being implemented include:

- Ladner Village Renewal Advisory Committee Final Report Recommendation E.3.2 to encourage patios is being implemented on a temporary basis through the COVID-19 Hospitality Adjustment Plan;
- Recommendation H.1.1 to improve wayfinding for the public parking lots is currently being finalized in consultation with the Ladner Business Association. An excerpt from the Ladner Village Parking Lot Wayfinding sign plan is included in Attachment B;
- A mural installation on 48 Avenue is currently being implemented following an early Committee recommendation supporting it (Attachment C); and
- Recommendation E.3.4 to create an activity zone is being supported by amendments to the Delta Noise Bylaw **as requested by Council**. This report is provided separately for the June 22, 2020 Regular Meeting.

Recommendation D.3.12 to improve the Elliott Street Wharf is recommended for immediate implementation. Conceptual design work has been completed for the installation of a place identification structure to highlight and draw people to the waterfront and for the installation of seating on the Wharf to invite people to pause and enjoy the space/place. A preliminary concept is provided in Attachment D, and it is proposed that the design be finalized in consultation with the Community Resilience and Economic Recovery Support Team (CRERST). Additional opportunities may include the provision of colourful tables and/or an iconic place identification feature with photo opportunities on the wharf itself (e.g. large block letters that spell out LADNER). Staff would report back to Council prior to proceeding with installation of the finalized design.

In 2016, Delta and the Province agreed to a 30 year water lot licence for the Elliott Street Wharf. Staff would contact staff at the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to notify them of the proposed works should Council approve this recommendation.

Phase 2 – 2020/2021

Phase 2 includes actions which are proposed for initiation in 2020 or 2021 with varying completion targets.

Three of the top priority Committee recommendations are:

- Redeveloping the former Seven Seas site and Spot on the Water Park, (Recommendation D.1.12);
- Examining options to reconfigure Chisholm Street and allowing for future dike raising (Recommendation E.2.12); and
- Updating Ladner Village land use designations (Recommendation F.1.12).

Prior to the redevelopment of the former Seven Seas site and Spot on the Water Park, there is a need for a more detailed review of options and consideration of the complex issues surrounding the reconfiguration of Chisholm Street and dike raising by a multi-disciplinary consultant team. A scope of work for this study would be issued in late 2020, with consulting work to be initiated in early 2021. This initiative is discussed in further detail in Attachment E.

In order to proceed in 2020/2021 with the update of the Official Community Plan for Ladner Village including updates to land use designations and development permit area guidelines, consultant support is needed. Consultants would facilitate a timely process and provide expertise in community engagement, land economics, and planning services including renderings to show implications of proposed policies. This initiative is discussed in further detail in Attachment F.

Redevelopment of the Delta Museum Annex Site as a mixed-use site (Recommendation D.2.1) is proposed to be implemented concurrently with the recommended update of the Official Community Plan for Ladner Village, which would be initiated in 2020. The intent would be to redevelop the site as a mixed-use site with commercial uses on the ground level and residential on the upper levels. Prior to a potential land disposition, work is required to pre-designate and pre-zone the site.

A number of Committee recommendations can be undertaken by staff beginning in 2021 including:

- Developing a Public Art Policy (Recommendation G.2.1);
- Reviewing parking standards (Recommendation H.1.2) and parking management tools (Recommendation H.1.1); and
- Amending the South Delta Revitalization Bylaw (Recommendation F.2.1) including examining the extension of the program beyond 2023, increasing municipal fee reductions and extending the maximum term of tax reductions.

The Committee has also recommended installing signage directing people to the Village (Recommendation G.1.1), adding new street and wayfinding signage within the Village and adding an iconic entry sign for the Village (Recommendation G.1.2). This work requires a branding exercise using consultant expertise. The branding exercise would be carried out in consultation with the Ladner Business Association and coordinated with the WELOVEDELTA marketing work being undertaken to support the economy community wide. The branding exercise would be initiated in 2020, with costing and implementation of the signage features to be considered starting in 2021.

Phase 3 – 2022 and Beyond

Phase 3 will focus on implementation of longer term recommendations in 2022 and beyond.

Recommendation H.2.1 to review walking and biking facilities accessing the Village will be considered in the context of any current transportation planning initiatives and capital works projects as well as future community wide reviews and active transportation planning initiatives. The Hospitality Adjustment Plan recently adopted by Council included exploring the repurposing of parking spaces and/or streets for pedestrian and

cyclist use. Experience gained through these measures will be assessed and applied to future consideration of active transportation planning in and around the Village.

Additional longer term recommendations include:

- Recommendation D.4.1 to redevelop the Elliott Street parking lot as a mixed-use site (this site would be considered in Phase 2 as part of the Official Community Plan update and as part of the Chisholm Street redesign work, with redevelopment to be pursued in Phase 3 after these initiatives are complete);
- Recommendation E.3.5 to consider a pedestrian/cycle bridge to Ladner Harbour Park and amenity contributions to fund it;
- Recommendation G.1.3 to consider new signage to promote use of Ladner Harbour Park; and
- Recommendation H.2.3 to recruit bike and scooter sharing companies to locate in the Village.

The remaining 13 Committee recommendations generally require no specific action at this time and can be addressed by either carrying on with current policy directions or incorporating recommendations when implementing the work plan identified in this report. All of the Committee recommendations are provided for reference in Attachment G.

Monitoring Implementation:

The proposed work plan outlined in this report contains a number major projects which will require considerable staff time/resources. In order to track the progress on these initiatives and slot in the implementation of longer term actions, staff recommend that annual reports be submitted to Council and that the first one be scheduled for January 2021.

Community Consultation:

Community and/or stakeholder consultation will be undertaken for the following individual actions:

- The redevelopment of the former Seven Seas building and Spot on the Water Park;
- The update of the Official Community Plan for Ladner Village;
- Ladner Village parking standards;
- Delta Museum Annex redevelopment; and
- Ladner Village branding.

Consultation processes will be outlined in further detail for individual actions in future reports.

COVID-19 Implications:

Much of the implementation plan will support the work of the Community Resilience and Economic Recovery Support Team recently endorsed by Council to assist businesses survive and thrive during the pandemic. Given the COVID-19 circumstances, it is now more important than ever to support renewal and vitality of the Village.

Implications:

Financial Implications – Many of the above actions can be implemented by staff and undertaken within existing budgets; however, some of the Committee's recommendations involve additional studies and/or technical analysis and therefore require consideration of additional funding and/or use of special funds as outlined below.

The improvements to the Elliott Street Wharf are proposed to be undertaken with bequeathed funding that the City has received. Funding of \$785,000 has been provided to the City, and two projects have been identified in association with this funding: the Ladner Harbour Park Footbridge project, which is underway, and a plaza in Ladner Lions Park, pending Council's approval of the conceptual design. The improvements to the Elliott Street Wharf, including a gateway feature and chairs, is proposed to be funded with the remaining \$230,000 from the bequest.

Funding for a Ladner Village Official Community Plan update would be available through the existing budget for Community Planning & Development studies.

Funding for a branding exercise would be available through existing operating budgets, funded from the special requirements budget.

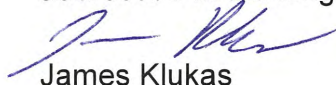
It is anticipated that a special funding allocation would be required for the recommended planning and engineering study relating to the redevelopment of the former Seven Seas site and Spot on the Water Park. Additionally, in 2021, following the branding exercise, there may be a need for funding for capital projects such as the addition of wayfinding signage, an iconic entry sign to Ladner Village or other place-making projects not currently included in Delta's Capital Plan. It is recommended that funding requests for these special initiatives be referred to the 2021 Council Business Plan workshop.

Interdepartmental Implications – Many of the implementation initiatives require an interdisciplinary approach with representation from multiple City of Delta departments. The Community Planning & Development Department will lead the Implementation Plan, working with inter-departmental project teams on a project by project basis.

South Delta Business Sustainability Implications – The recommendations for renewal in Ladner Village are consistent with the South Delta Sustainability Strategy.

■ CONCLUSION:

The report lays out a proposed three-phase work plan to implement the Ladner Village Renewal Advisory Committee recommendations for facilitating the renewal of Ladner Village. The report focuses on key priority actions identified by the Committee and proposes annual reporting to track progress and enable additional actions to be addressed in the long term.

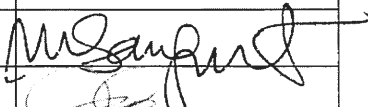
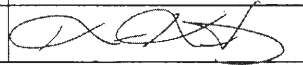


James Klukas

Acting Director of Community Planning & Development

Department submission prepared by: Laura Ryan, Urban Design Planner
LR/ph

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

Concurring Departments		
Department	Name	Signature
Deputy City Manager	Marcy Sangret	
Corporate Services	Mel Cheesman	
Engineering	Steven Lan	
Finance	Melanie Kerr	
Parks, Recreation & Culture	Ken Kuntz	

■ ATTACHMENTS:

- A. Ladner Village Renewal Advisory Committee Final Report
- B. Ladner Village Parking Lot Wayfinding Sign Plan
- C. Mural Installation on 48 Avenue
- D. Proposed Elliott Street Wharf Improvements
- E. Proposed Redevelopment of the former Seven Seas site and Spot on the Water Park
- F. Proposed Official Community Plan Update for Ladner Village
- G. Summary of Ladner Village Renewal Advisory Committee Recommendations



LADNER VILLAGE RENEWAL ADVISORY COMMITTEE FINAL REPORT

JANUARY 31, 2020

ACKNOWLEDGEMENTS

MESSAGE FROM THE CHAIR

This report represents the culmination of the Ladner Village Renewal Advisory Committee work and summarizes the Committee's views on the mandate items established by Delta Council.

I would like to offer my sincere thanks to Vice-Chair Councillor Dylan Kruger, all of the members of the Ladner Village Renewal Advisory Committee, and Delta staff for their hard work and dedication. The Committee was able to cover all of the items under their mandate within a very tight timeline and have generated a comprehensive list of measures and actions that can be undertaken to improve Ladner Village. Special thanks are also given to the panelists who provided valuable information to the Committee members on key topics, and the Tour Leaders for the Committee's tours of White Rock, Steveston and New Westminster.

Councillor Bruce McDonald, Chair

Committee Members:

Councillor Bruce McDonald, Chair
Councillor Dylan Kruger, Vice-Chair
Todd Allan
Patricia Cleave
Andrea Frustaci
Sarah Gallop
Mandip Gill
Janice Lawlor-Cooper
Amy McFee
Jill McKnight
Sharon Townsend

Tour Leaders:

Carl Isaak, City of White Rock
Barry Konkin, City of Richmond
Jessica Lee, City of Richmond
Mike Watson, City of New Westminster
Lynn Roxburgh, City of New Westminster

Invited Panelists:

Brian Hart, Brian G. Hart & Company
Joe Muego, Hearth Architectural Inc.
Wesley Wollin, Buro 47 Architecture
Bob Ransford, Vice President of
Development, Century Group
Deep Dhillon, Real Estate Advisor,
Rennie and Associates
Robin Glover, Vice President of
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Staff Liaisons:

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A

BACKGROUND

The Ladner Village Renewal Advisory Committee was established by Council in 2019 to provide recommendations on the renewal of Ladner Village. The Committee was tasked with providing advice specifically on

- the best utilization of Delta-owned buildings in Ladner Village,
- possible streetscape and harbour waterfront design concepts,
- branding/communications/marketing for Ladner Village Renewal, and
- strategic incentives to attract development, and policies to facilitate the renewal.

Within one year of its inaugural meeting, the Committee was to provide a list of measures and actions that could be undertaken to improve Ladner Village.

The Committee met 10 times over 10 months discussing the items in the mandate. Two invited panel discussions were hosted, one with three local architects to discuss visionary ideas and encouraging redevelopment, and a second with three representatives of the real estate/development community to discuss development economics, marketing and incentivizing development. Background materials were provided to inform discussions including current policy directions and land use designations, Heritage Conservation Areas and Development Permit Areas in the Official Community Plan, an overview of heritage properties in the Village, an overview of previous efforts to develop the former Seven Seas site, waterlot leases, the South Delta Business Sustainability Strategy, South Delta Revitalization Tax Exemption Program and other requested information relating to discussions.

Committee members also attended tours of White Rock, Steveston, New Westminster and Fort Langley to see how other areas in the Lower Mainland are redeveloping, and to get ideas relating to the revitalization of Ladner Village.

Recommendations were proposed on each of the mandate topics as well as the added topic of Parking and Transportation. These recommendations were reviewed and priority, time frame and key recommendations determined. The resulting 35 recommendations, 15 of which have been identified as high priority actions, are discussed in further detail in the following pages. The recommended time frame for all recommendations is included in Appendix A.

B

VISION AND GUIDING PRINCIPLES

VISION

Ladner Village is a walkable, people-friendly place to live, work, shop, visit and play, with vibrant public spaces including opportunities to access and enjoy the waterfront and celebrate heritage features. The Village has year-round vitality, strong businesses and varied housing options for people to live and work in the heart of the community.

GUIDING PRINCIPLES

- Encourage a varied range of housing through smart densification in the Village core.
- Activate the waterfront for commercial development and public access.
- Support business sustainability through increased vibrancy in the Village.
- Make the Village a special place for people by preserving our past and embracing our future.

C

RECOMMENDED PRIORITY ACTIONS

The Committee went through a prioritization exercise to identify the top priority actions. While every recommendation is considered important, the following list identifies recommendations which were identified as one of the top five priorities by one or more Committee Members. The recommendations are discussed in further detail on the pages noted.

RECOMMENDATIONS



7 or more members considered these recommendations to be within the top 5 priorities:

PAGE

- | | |
|--|----|
| 1. Redevelop Former Seven Seas Site and Spot on the Water Park. | 9 |
| 2. Redevelop Delta Museum Annex as a Mixed-Use Site. | 10 |
| 3. Amend Official Community Plan land use and height designations. | 21 |



2 to 6 members considered these recommendations to be within the top 5 priorities:

- | | |
|--|----|
| 4. Study the viability of Chisholm Street reconfiguration further. | 15 |
| 5. Encourage patios and active nightlife to inspire overall livability. | 18 |
| 6. Prioritize Chisholm Street for redevelopment and actively look for opportunities to fill gaps on other Village streets. | 17 |
| 7. Improve the Elliott Street Wharf. | 11 |
| 8. Review opportunities for signage to direct people to Ladner Village. | 25 |
| 9. Establish measures to address current and future parking needs. | 26 |



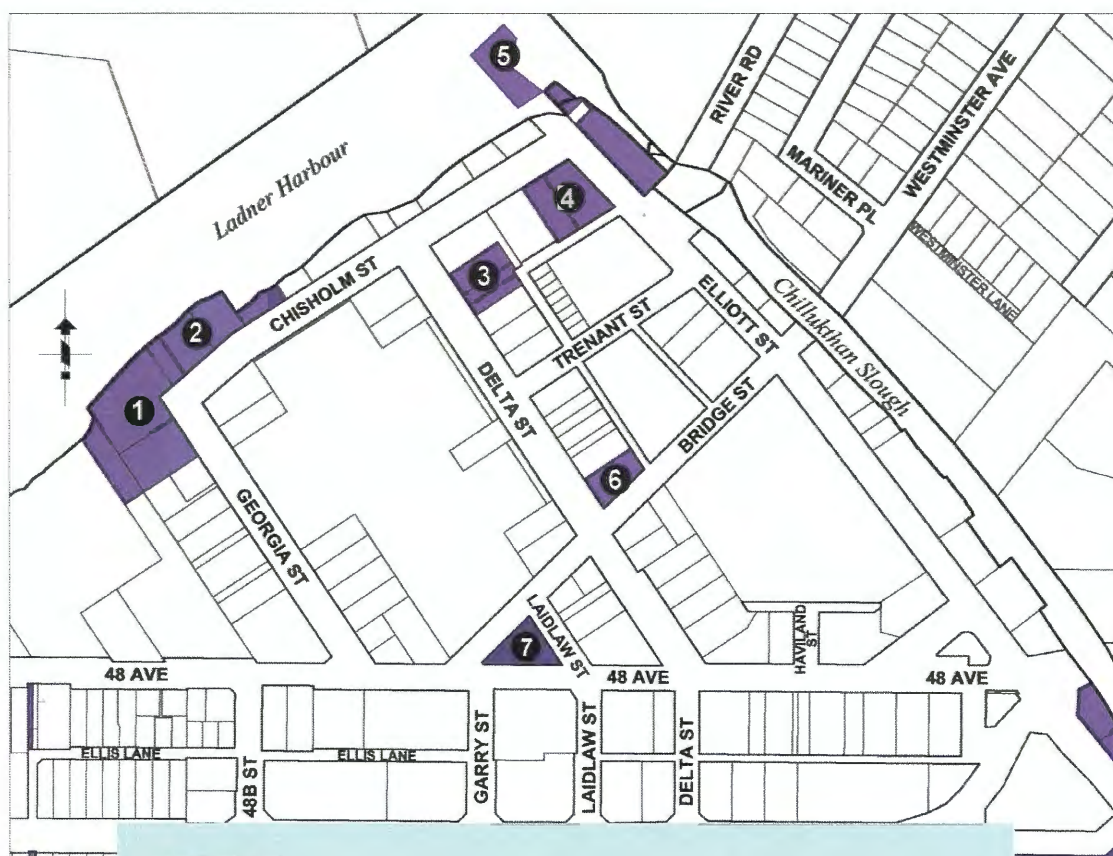
1 member considered these recommendations to be within the top 5 priorities:

- | | |
|---|----|
| 10. Explore initiatives for creative use of the streets and sidewalks. | 18 |
| 11. Consider new street and wayfinding signage and an iconic entry sign. | 25 |
| 12. Develop a public art policy. | 25 |
| 13. Focus on improvements to walking and biking facilities accessing the Village. | 26 |
| 14. Consider new parking regulations for Ladner Village. | 26 |
| 15. Trenant Lane: a vibrant pedestrian route. | 27 |

D

DELTA-OWNED LANDS – CATALYSTS FOR REVITALIZATION

The Committee reviewed details of seven Delta-owned properties for Ladner Village to consider opportunities for the best utilization of these sites in the future. To be a catalyst for revitalization, the Committee recommends redevelopment of four of the sites (Delta Museum Annex, Seven Seas site, Spot on the Water Park and the Elliott Street Parking Lot) and improvement to one, the Elliott Street Wharf.



LEGEND

- | | |
|-------------------------------|----------------------------|
| 1. Spot on the Water Park | 5. Elliott Street Wharf |
| 2. Former Seven Seas site | 6. Historic Municipal Hall |
| 3. Delta Museum Annex | 7. City Parking Lot |
| 4. Elliott Street Parking Lot | |

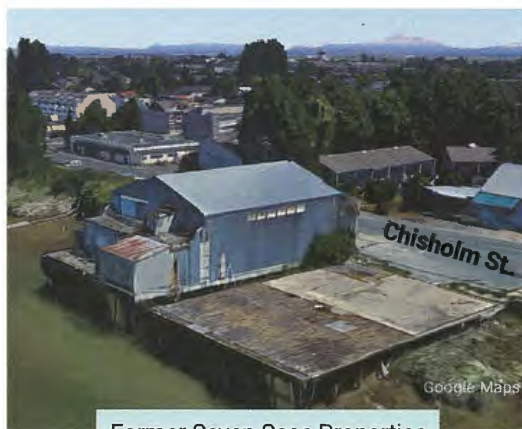
1. Redevelop Former Seven Seas Site and Spot on the Water Park

The former Seven Seas site provide an opportunity for redevelopment on the waterfront; however the lands have been stagnant for many years, the structures are deteriorating, and there is ongoing uncertainty and limitations with respect to the waterlot leases. Spot on the Water Park provides a green space in the Village; however it is not highly used. Combining these sites would create an opportunity to accommodate new development with both residential and commercial uses, improve waterfront access along both sites, retain some green park space, improve functionality, and accommodate parking in a less obtrusive way. The following recommendation would need to be considered together with Recommendation 2.1 in Part E.



RECOMMENDATIONS

- 1.1 Consolidate and redevelop the former Seven Seas site and Spot on the Water Park to allow a combination of waterfront park, residential, and commercial space. Public realm and park improvements should be along the water with development on the southern portion of Spot on the Water Park. Incorporate parking under the park and the redeveloped portion of the site and demolish the former Seven Seas building to allow for redevelopment of the upland portion to accommodate a restaurant, brew pub and other similar uses.
- 1.2 Re-designate and pre-zone (in concept only) the site consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.



Former Seven Seas Properties



Spot-on-the-Water Park

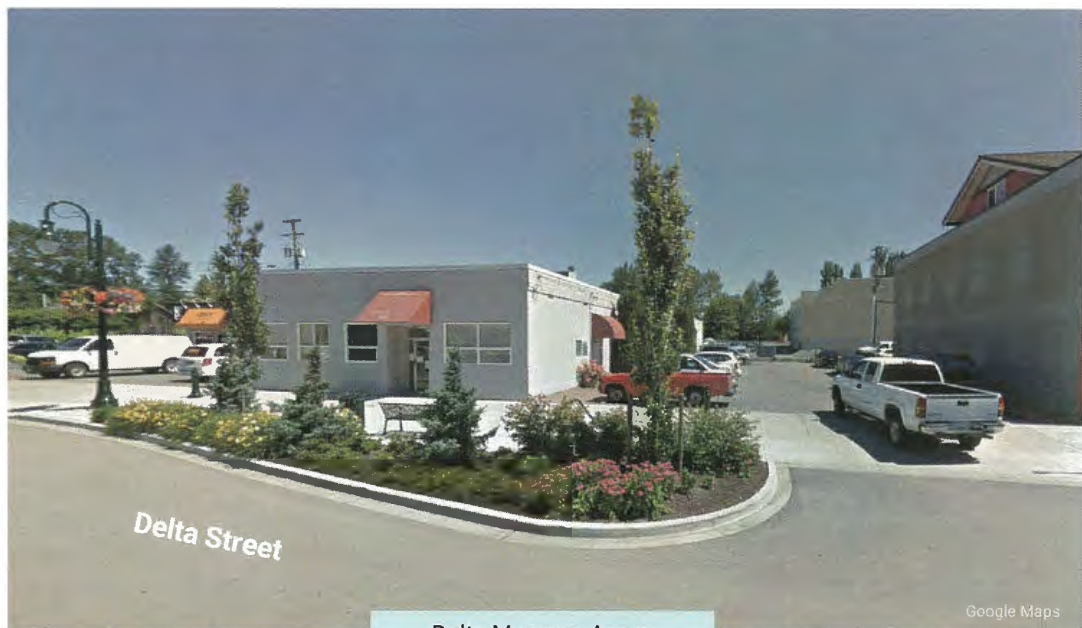
2. Redevelop Delta Museum Annex as a Mixed-Use Site

The Delta Museum Annex is currently not being used regularly and is located on one of the main shopping streets in the Village where retail uses should be encouraged. Retail continuity on Delta Street could be promoted by redevelopment into a mixed-use building accommodating needed residential on the upper levels, (and potentially office uses on the second level), and retail commercial uses on the ground level. While office uses on the ground level should not be prohibited, ideally retail uses should occupy the lower level in order to encourage more activity along Delta Street.

RECOMMENDATIONS



- 2.1 Redevelop the Delta Museum Annex site as a mixed-use project with ground floor commercial, residential above with the option for office space on the second level, and that this site be considered a priority for redevelopment.
- 2.2 Re-designate and pre-zone (in concept only) the site consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.



Delta Museum Annex
4910-4918 Delta Street

3. Improve the Elliott Street Wharf

The Elliott Street Wharf is an existing opportunity to provide people with a place to enjoy the waterfront. There are sample measures that could enhance the space and improve the connection between the Village and the waterfront. For example, improvements to the structure to highlight it with place signage and adding seating to invite people to enjoy the space.



RECOMMENDATION

- 3.1 Incorporate a place identification structure/feature and benches/chairs at the Elliott Street Wharf site. Consider uses to activate the space (e.g. fish sales).



Elliott Street Wharf
5000 Chisholm Street



sample signage



sample seating

4. Redevelop Elliott Street Parking Lot

The Elliott Street parking lot is located in a prime position in the Village which should accommodate more than surface parking. A recent parking survey showed that this lot is under utilized. Its peak use is between 4:00 PM & 6:00 PM weekdays when it is 57% full. While parking is important to the functioning of the Village, this site has the potential to accommodate more of the elements which are important to the renewal of Ladner Village.

Delta's Off-Street Parking Bylaw allows for property owners to provide cash-in-lieu of on-site parking spaces when redeveloping. Should redevelopment of this site be considered, there would be a need to accommodate public parking provided for through cash-in-lieu contributions. This could be on this site or elsewhere.

RECOMMENDATIONS

- 4.1 Redevelop the Elliott Street parking lot as a mixed-use site with commercial uses at grade, residential above with the option for office space on the second level, including the retention of some public parking on-site, and with consideration given to converting Elliott Street to a one-way street north of River Road to incorporate angled on-street parking.
- 4.2 Re-designate and pre-zone (in concept only) the site consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.



5. Retain Current Use of Historic Municipal Hall and City Parking Lot at 48 Avenue/Bridge Street/Laidlaw Street

The Committee concluded that two of the Delta-owned sites, the Historic Municipal Hall and the City parking lot at 48 Avenue/Bridge Street/Laidlaw Street, should be retained and be used for civic uses and public parking respectively. The upper level space in the Historic Municipal hall could potentially be used for artists. A recommendation regarding uses of the plaza in front of the Historic Municipal hall is discussed in Recommendation 3.3 in Part E of this report.

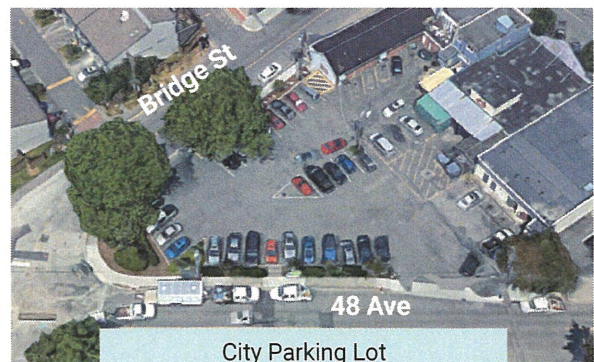
RECOMMENDATIONS

5.1 Retain the Historic Municipal Hall for civic uses.

5.2 Retain the City parking lot at 48 Avenue/Bridge Street/Laidlaw Street for public parking.



Historic Municipal Hall
4858 Delta Street



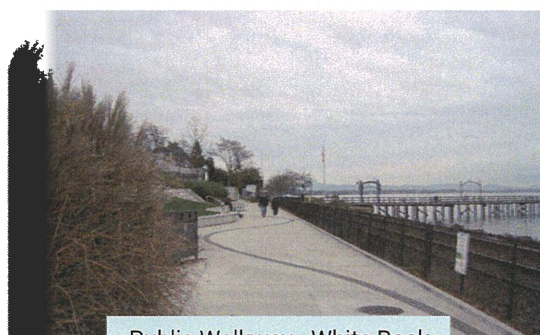
City Parking Lot
48 Avenue/Bridge Street/Laidlaw Street

E

VILLAGE STREETSCAPES AND LADNER HARBOURFRONT – PLACEMAKING & ACTIVATION OF PUBLIC SPACES

The Village streets and the harbourfront are key elements in creating vibrancy in Ladner Village. The physical design and programming of streetscapes and public spaces that occur along them and regulations which allow for activity are important in allowing for that vibrancy.

Chisholm Street is the main waterfront street and should be prioritized for redevelopment on both the north and south sides.



Public Walkway - White Rock

1. Ladner Harbourfront

RECOMMENDATIONS

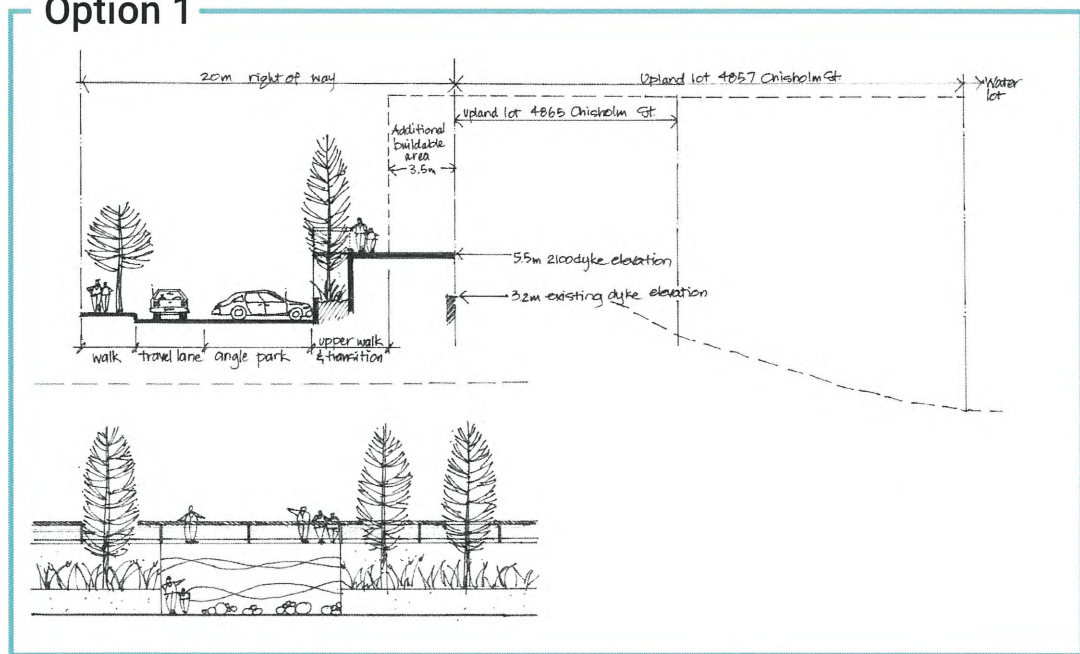
- 1.1 Encourage Delta to continue to negotiate with the Province to secure long term water lot leases which permit a wider range of uses.
- 1.2 In the meantime, focus efforts on developing upland portion of lots or using as open space as applicable.
- 1.3 Use water lot leases adjacent to Delta-owned lands for public access and walkways.

2. Chisholm Street Reconfiguration and Retail Continuity

The Committee discussed a number of options for the redesign of Chisholm Street as a catalyst for revitalization of the waterfront and the Village overall. One potential approach involves reducing the right-of-way width and converting the road to a one-way configuration so as to increase the size of the upland lots to render them developable (where possible) without the adjacent, associated water lots.

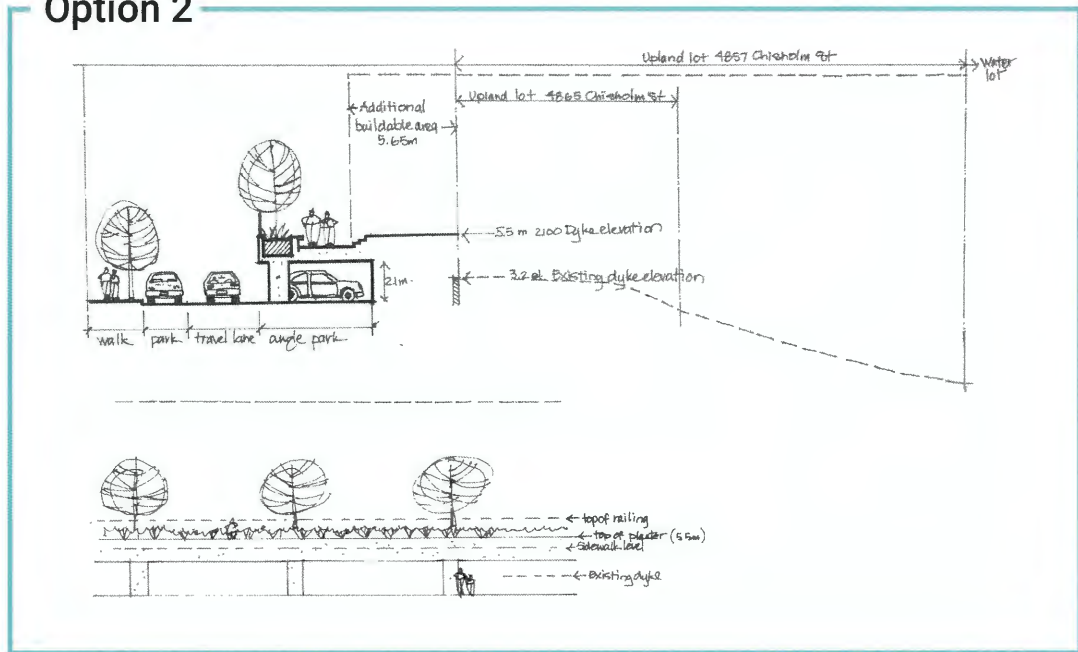
Three of the options looked at by the Committee:

Option 1

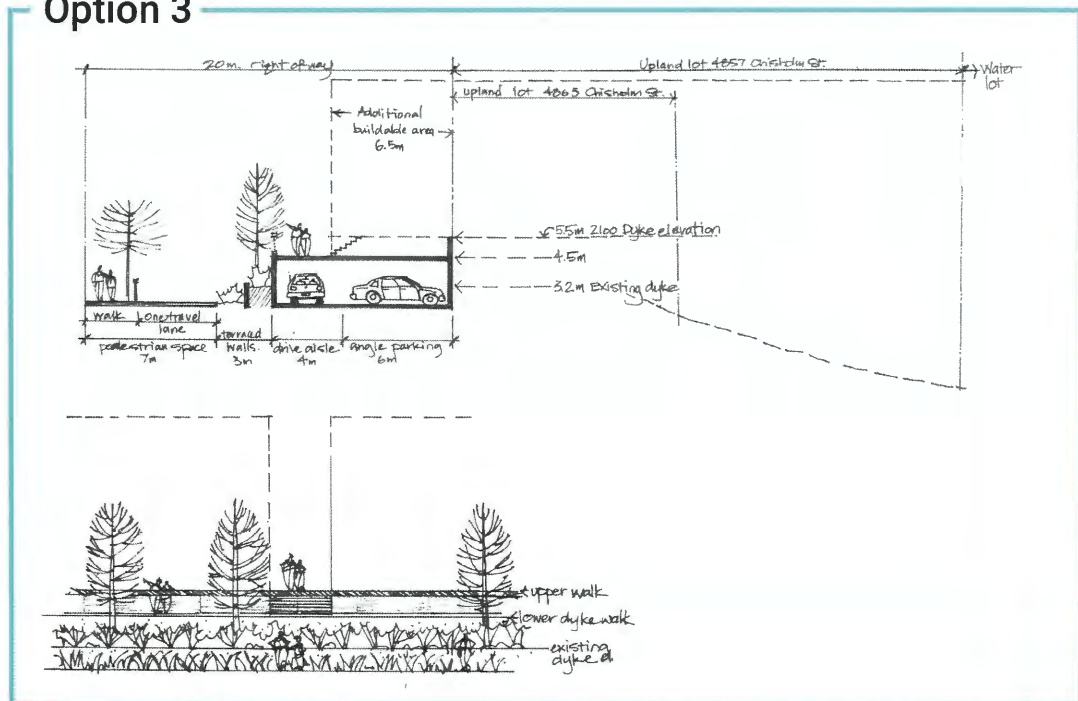


E. Village Streetscapes and Ladner Harbourfront – Placemaking & Activation of Public Spaces

Option 2



Option 3



RECOMMENDATIONS



2.1 Commission a study to further examine the option for raising the dike, narrowing Chisholm Street and converting it to a one-way street and adding the portion of the unused right-of-way to upland parcels to increase developable area of lots on the north side with the following considerations in mind:

- Incorporate a combination of development and open space.
- Provide a gradual transition to increase dyke height along the north side of Chisholm Street (e.g. through terracing, where possible).
- View lines should be considered when proceeding with a design concept.
- A focal point at the north end of Delta Street could be created to invite people up to the water.
- Angle parking appears to better address parking needs and provide more parking spaces.
- Incorporate a continuous walkway on the north side of Chisholm Street along the water, where possible.



2.2 Priorize Chisholm Street for redevelopment and actively look for opportunities to fill gaps on Delta, Bridge, Trenant and other Village streets.

3. Activate Village Streets and Open Spaces

Ladner Village is host to a number of annual events including the Ladner Village Market, Tour de Delta and many events organized through the Ladner Business Association which enliven the streets on a temporary basis. Seasonal use of sidewalks for patios associated with restaurants also animates streets.



Ladner Village Market

The Committee reviewed Ladner streets and programs in other areas for opportunities to add further vitality to the Village. While there are many places where space exists to accommodate patios and other uses, some areas are restricted due to limited or zero front setbacks as well as the location of elements (street furniture, lighting, etc.) on the street. Future redevelopment and road works can work towards improving this situation.

Creative use of the streets by local businesses can also be facilitated and promoted with information packages which highlight opportunities and benefits, illustrating good examples and clearly outlining regulations.

Noise regulations may work against creating vibrancy in the Village and the Committee expressed interest in creating an activity zone to support the desire for vibrancy.

The Committee reviewed a variety of programs for creative use of streets implemented to revitalize and draw more people to areas. In some cases, conversion of roadways to people places (whether temporary or permanent) has been effective at creating low-cost, high impact public spaces.

RECOMMENDATIONS

3.1 Street Design

- With any future retrofitting of streets and with any new development, the creation of vibrant streets should be prioritized by
 - creating areas for patios and retail display next to buildings,
 - defining clear and safe pedestrian routes;
 - using street trees and landscaped areas to define spaces for gathering,
 - incorporating power sources to facilitate events,
 - considering the placement of lighting and other street furniture to maximize flexible usable space, and
 - incorporating elements to reflect local history.



3.2 Patios

- Encourage patios and active nightlife to inspire overall livability in the Village.
- Develop a user-friendly package/brochure to summarize the regulations and permit process as well as to promote sidewalk patios.



3.3 Activities – programming streets and open spaces

- Explore initiatives for creative use of the streets and sidewalks which could be implemented to draw people into Ladner Village and encourage social interaction with the goal of undertaking a pilot project in 2020 (e.g. parklet or temporary road for park space).



RECOMMENDATIONS cont'd...

- Encourage outdoor performances and programmed events (e.g. busking, artists).
- Encourage more street closures for community events after business hours (e.g. a dinner on Delta Street).
- Explore more regular programming to animate the plaza space in front of the historic Municipal Hall (e.g. public piano, historic reenactments).



3.4 Allow for Noise

- Research regulations relating to establishing activity zones where noise levels could be louder, including a review of their effectiveness and implications, and consider potential amendments to the Noise Control Bylaw for Ladner Village.



3.5 Connect to Open Spaces

- Consider opportunities to build a pedestrian/cycle bridge to Ladner Harbour Park to connect the Park's amenity spaces as an extension of Ladner Village and as a potential long-term solution to alleviate parking constraints in Ladner Village.
- Consider opportunities to require amenity contributions to fund a new pedestrian/cycle bridge to Ladner Harbour Park.



F

ACTIONS TO FACILITATE RENEWAL – ATTRACTING DEVELOPMENT

The Committee feels that one of the most important factors in the renewal of Ladner Village is introducing more residential uses. More people living in the Village will increase vibrancy, support businesses and work towards the vision of making it a place to live, work, shop, visit and play. The Official Community Plan needs to allow for and encourage this increased density through an increase in building heights and densities permitted in the Village.

Building terracing should be required along street edges so that streets maintain their village scale with 3 to 4 storeys maximum along the street (with total height up to 6 storeys in some locations). Building terracing should also be incorporated to provide transitions where adjacent buildings are lower.

Land uses should focus retail on the ground/street level working towards retail continuity and an interesting walkable streetscape. New developments should be encouraged to provide space for office uses on the second level so that ground level space is available for retailers. Along the north side of Chisholm Street uses should be focused around entertainment, restaurants/pubs, retail, water oriented recreation and public space. Office uses should not be permitted on the ground floor in this area.

In addition to establishing a framework that allows for increased density, further incentives are recommended in order to encourage revitalization. The South Delta Revitalization Tax Exemption Program was established to encourage investment in Ladner and Tsawwassen however it has had low uptake and Committee members support more aggressive development incentives.



Three storey mixed-use building in Surrey



Three/four storey mixed-use building in White Rock



Terracing on upper levels of taller buildings

1. Land Use and Building Height Amendments:

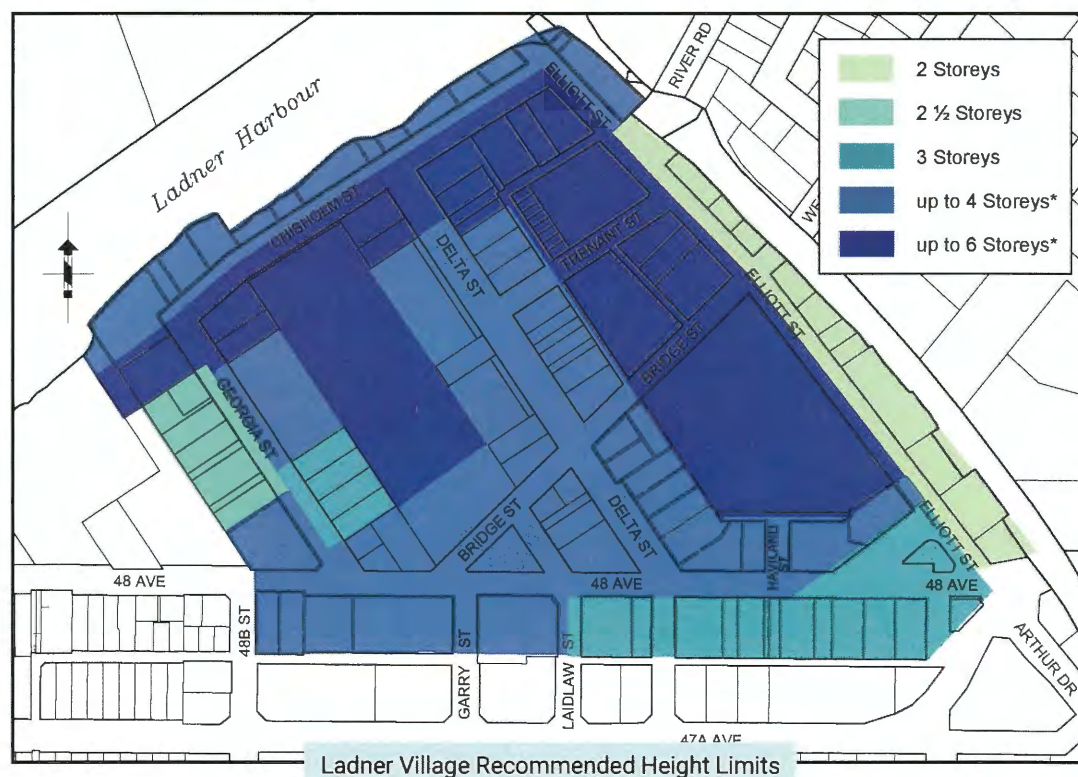
The mix of uses permitted in the Village works to provide the range of needed services. More residential uses are needed to support the Village vitality, business sustainability and to provide housing options for residents.



RECOMMENDATION

- 1.1 Amend Official Community Plan land use and height designations in Ladner Village to encourage mixed-use and increased residential density.

The Committee undertook a high-level exercise and identified potential for heights up to those shown on the map in order to revitalize the Village.



*Terrace upper storeys of taller buildings along streets and next to lower buildings.

2. South Delta Revitalization Tax Exemption Program

The South Delta Revitalization Tax Exemption Program Bylaw was adopted by Council in 2016. This bylaw enables eligible projects to have property taxes frozen for up to 3 years, and municipal fee reductions of up to 60%, including building permit, plumbing permit and land use application fees. The bylaw specifies that no further tax exemption certificates will be issued after December 21, 2023.

The South Delta Revitalization Tax Exemption Program Bylaw includes minimum criteria that need to be met in order to be considered an Eligible Project and qualify for the incentives offered under the program. The Committee discussed the potential of reducing the threshold for Eligible Projects to help encourage further development in Ladner Village.

RECOMMENDATION

- 2.1 Re-examine the South Delta Revitalization Tax Exemption Program and amend it by
- extending the program beyond 2023,
 - increasing the percentage of municipal fee reductions that can be offered,
 - adding Development Cost Charge (DCC) reductions, and
 - extending the maximum term of tax reductions.

3. Ladner Village Design Guidelines and Heritage

The current Development Permit Area Guidelines, with the exception of the Ladner Village Waterfront Development Permit Area Guidelines, are out of date and vague. Clear guidelines can help to achieve a desired look and scale of development, and streamline the development process by clarifying the City's basic expectations for new projects.

The heritage buildings and features including the original road network and narrow lot frontages are important to the overall unique character of Ladner Village. In general, the Committee feels that it is important to preserve these existing heritage buildings and features.

Design guidelines should highlight heritage buildings by guiding new buildings to reflect the current era while being compatible with adjacent heritage buildings, rather than encouraging a heritage look to all new construction. Guidelines should also allow design flexibility and creativity.

RECOMMENDATIONS

- 3.1 Base Ladner Village design guidelines on a hybrid model which incorporates heritage inspired aspects on modern contemporary design.
- 3.2 Include existing heritage buildings, except for Massey's Marine Shop and the Brackman-Ker Granaries buildings, in a new heritage conservation area.



#1- Lanning, Fawcett & Wilson, Ltd



#8 - Historic Municipal Hall



#9 - Post Office

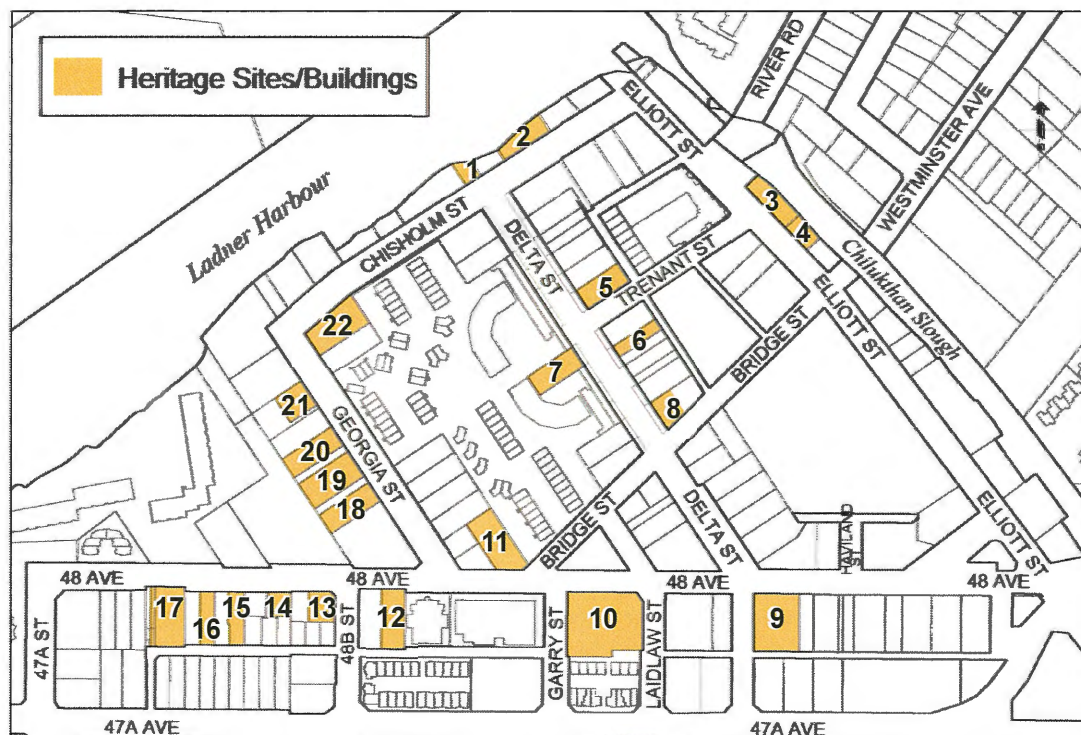


#2- Massey's Marine Shop



#23 - Brackman-Ker Granaries

F. Actions to Facilitate Renewal – Attracting Development



- | | | |
|--|--|--|
| 1. Lanning, Fawcett & Wilson, Ltd
year built 1907, 4907 Chisholm St | 9. Post Office
year built 1952, 5010 48 Ave | 17. Todd Residence
year built 1894, 4806 48 Ave |
| 2. Massey's Marine Shop
year built 1937, 4915 Chisholm St | 10. St. Andrews Presbyterian Church
year built 1893, 4960 48 Ave | 18. Clausen Residence
year built 1890, 4827 Georgia St |
| 3. Jordan's Stables
year built 1910, 4930 Elliott St | 11. Baker Residence
year built 1922, 4919 48 Ave | 19. Lord Residence
year built 1945, 4837 Georgia St |
| 4. Maternity Home
year built 1920, 4916 Elliott St | 12. Charles Lord Residence
year built 1889, 4880 48 Ave | 20. Moffit/Leary Residence
year built 1891, 4847 Georgia St |
| 5. Bank of Montreal
year built 1919, 4896 Delta St | 13. Roycroft - Grant Residence
year built 1904, 4880 48 Ave | 21. Letheren Residence
year built 1921, 4861 Georgia St |
| 6. Pat McCrea's Pool Hall
year built 1912, 4878/4880 Delta St | 14. Niemetz Residence
year built 1947, 4840 48 Ave | 22. Brackman-Ker Granaries
year built 1904, 4860 Chisholm St |
| 7. Odd Fellows Lodge,
year built 1904, 4873 Delta St | 15. Ellis Residence
year built 1920, 4826 48 Ave | |
| 8. Delta Municipal Hall/
Ladner Clock Tower
year built 1912, 4858 Delta St | 16. Williamson Residence
year built 1892, 4820 48 Ave | |

G

BRANDING/COMMUNICATIONS/ MARKETING

The Committee reviewed the South Delta Business Sustainability Strategy and discussed additional initiatives relating to Ladner Village specific branding with vibrant colours and a unique look for signage, public art, murals and temporary streetscape installations. There was also discussion around economic development work that the Ladner Business Association and Delta could undertake to target specific anchor stores and restaurants to create a draw into the Village as well as around promoting local parks to bring people to recreational amenities near the Village.

In one of the initial meetings, the Committee recommended a proposal for a mural to be established on the Telus building on 48 Avenue. As a result, a Delta Mural Process was established to develop and maintain murals in Delta. Opportunities for additional murals should be pursued and promoted in the Village.

RECOMMENDATIONS

1. Signage



- 1.1 Review opportunities to incorporate signage to raise awareness of and direct people to Ladner Village.

- Incorporate signage on 47A Avenue alerting people travelling to Westham Island that the Ladner Village is directly to the north and inviting them to visit.
- Incorporate signage at the south end of the Massey Tunnel making people aware that Ladner Village can be accessed from the first exit.



- 1.2 Consider unique and vibrant street and wayfinding signage for Ladner Village, including a statement/iconic entry sign in a highly visible location.

- 1.3 Provide new signage to increase awareness of the Ladner Harbour Park and park usage (e.g. walking trails, hosted events, playground, availability, off-leash dog park [if established], hosted events).

2. Public Art and Temporary Streetscape Installations



- 2.1 Develop a public art policy to encourage public art in Ladner Village.

- 2.2 Delta to work with the Ladner Business Association to establish a joint program to provide temporary interesting facades/ streetscape improvements for empty storefronts (e.g. window art, benches, landscaping).



H

PARKING AND TRANSPORTATION

The Village is a walkable people place, accommodating convenient on-street and close-by public parking which allows for new development to be in keeping with the historic Village form. While availability of parking is raised as an issue regularly, during major events (Ladner Village Market, Tour de Delta, etc.) thousands of people make their way to the Village and the Village is able to function with the current number of parking spaces available. Recent improvements to bylaws and enforcement have been helpful and a number of recommendations are proposed regarding parking and encouraging alternative modes of transportation.

Future redevelopment would bring vitality and should work towards improving the pedestrian friendly environment. Parking should be hidden behind buildings and internally on larger sites rather than being the focus on the street. When larger sites redevelop, the City should explore the extension of existing lanes and opportunities for re-establishing historic streets.



RECOMMENDATIONS

1. Parking Management

- 1.1 Establish short term and long term measures in order to address current and future parking needs in Ladner Village.
 - Potential short term measures:
 - Reduce parking limits from three hours to two hours (i.e. along 48 Avenue and along portions of Delta Street between 48 Avenue and Trenant Street).
 - Increase bylaw enforcement to assist with parking changes.
 - Encourage patrons to use other forms of transportation, i.e. walking or biking, to access Ladner Village.
 - Provide improved signage for the three public parking lots. (Handouts are available at Ladner Village businesses that provide the location of public parking lots and washrooms.)
 - Explore locations where employee parking can be accommodated. Ensure businesses are aware and advise their employees of these locations.

RECOMMENDATIONS cont'd...

- Potential long term measures:
 - Engage with the Province regarding the underutilization of Ladner Harbour Park and discuss beneficial solutions for both parties, including the idea of a pedestrian foot bridge from Ladner Harbour Park to Ladner Village and parking/development options across the slough.



- 1.2 Consider extending the Mixed Use Ladner Waterfront Zone parking regulations to all of Ladner Village so that the parking requirements for new commercial and residential developments are lower and provided at the same minimum required rates throughout the Village.
- 1.3 Maintain a low cash-in-lieu of parking amount in order to incentivize development in Ladner Village.

2. Promote Walking, Cycling and Transit



- 2.1 Focus on improvements to walking and biking facilities accessing the Village, and in particular within a 10-minute/800 metre distance, to encourage people to bike and walk into the Village area as a way to reduce parking needs.



- 2.2 Continue Trenant Lane and make it a vibrant pedestrian route that provides for an alternate return route.
- 2.3 In the longer term, recruit bike and scooter sharing companies to locate in the Village.
- 2.4 Consult with Translink to discuss opportunities to improve transit to the Ladner Village.

APPENDIX A

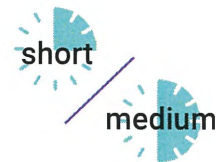
Proposed Time Frame for Implementation of Recommendations

PART D: Delta-owned Lands – Catalysts for Revitalization:

Time frame



- 1.1 Consolidate and redevelop the former Seven Seas site and Spot on the Water Park to allow a combination of waterfront park, residential, and commercial space. Public realm and park improvements should be along the water with development on the southern portion of Spot on the Water Park. Incorporate parking under the park and the redeveloped portion of the site and demolish the former Seven Seas building to allow for redevelopment of the upland portion to accommodate a restaurant, brew pub and other similar uses.



- 1.2 Re-designate and pre-zone (in concept only) the site consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.



- 2.1 Redevelop the Delta Museum Annex site as a mixed-use project with ground floor commercial, residential above with the option for office space on the second level, and that this site be considered a priority for redevelopment.



- 2.2 Re-designate and pre-zone (in concept only) the site consistent with recommendations in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.



- 3.1 Incorporate a place identification structure/feature and benches/chairs at the Elliott Street Wharf site. Consider uses to activate the space (e.g. fish sales).



- 4.1 Redevelop the Elliott Street Parking Lot as a mixed-use site with commercial uses at grade, residential above with the option for office space on the second level, including the retention of some public parking on-site, and with consideration given to converting Elliott Street to a one-way street north of River Road to incorporate angled on-street parking.



- 4.2 Re-designate and pre-zone (in concept only) the site consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.

- 5.1 Retain the Historic Municipal Hall for civic uses.

- 5.2 Retain the City Parking Lot at 48 Avenue/Bridge Street/Laidlaw Street for public parking.

PART E: Village Streetscapes and Ladner Harbourfront Placemaking & Activation of Public Spaces

Time frame

- 1.1 Encourage Delta to continue to negotiate with the Province to secure long term water lot leases which permit a wider range of uses.
- 1.2 In the meantime, focus efforts on developing upland portion of lots or using as open space as applicable.
- 1.3 Use water lot leases adjacent to Delta-owned lands for public access and walkways.



- 2.1 Commission a study to further examine the option for raising the dike, narrowing Chisholm Street and converting it to a one-way street and adding the portion of the unused right-of-way to upland parcels to increase developable area of lots on the north side with the following considerations in mind:
 - Incorporate a combination of development and open space.
 - Provide a gradual transition to increase dyke height along the north side of Chisholm Street (e.g. through terracing, where possible).
 - View lines should be considered when proceeding with a design concept.
 - A focal point at the north end of Delta Street could be created to invite people up to the water.
 - Angle parking appears to better address parking needs and provide more parking spaces.
 - Incorporate a continuous walkway on the north side of Chisholm Street along the water, where possible.



- 2.2 Prioritize Chisholm Street for redevelopment and actively look for opportunities to fill gaps on Delta, Bridge, Trenant and other Village streets.



3.1 Street design

- With any future retrofitting of streets and with any new development, the creation of vibrant streets should be prioritized by
 - creating areas for patios and retail display next to buildings,
 - defining clear and safe pedestrian routes,
 - using street trees and landscaped areas to define spaces for gathering,
 - considering the placement of lighting and other street furniture to maximize flexible usable space, and
 - incorporating elements to reflect local history.





3.2 Patios

- Encourage patios and active nightlife to inspire overall livability in the Village.
- Develop a user-friendly package/brochure to summarize the regulations and permit process as well as to promote sidewalk patios.

Time frame



3.3 Activities – programming streets and open spaces

- Explore initiatives for creative use of the streets and sidewalks which could be implemented to draw people into Ladner Village and encourage social interaction with the goal of undertaking a pilot project in 2020 (e.g. parklet or temporary road for park space).
- Encourage outdoor performances and programmed events (e.g. busking, artists).
- Encourage more street closures for community events after business hours (e.g. a dinner on Delta Street).
- Explore more regular programming to animate the plaza space in front of the historic Municipal Hall (e.g. public piano, historic reenactments).



3.4 Allow for Noise

- Research regulations relating to establishing activity zones where noise levels could be louder, including a review of their effectiveness and implications, and consider potential amendments to the Noise Control Bylaw for Ladner Village.



3.5 Connect to Open Spaces

- Consider opportunities to build a pedestrian/cycle bridge to Ladner Harbour Park to connect the Park's amenity spaces as an extension of Ladner Village and as a potential long-term solution to alleviate parking constraints in Ladner Village.
- Consider opportunities to require amenity contributions to fund a new pedestrian/cycle bridge to Ladner Harbour Park.



PART F: Actions to Facilitate Renewal – Attracting Development

Time frame



- 1.1 Amend Official Community Plan land use and height designations in Ladner Village to encourage mixed-use and increased residential density.



- 2.1 Re-examine the South Delta Revitalization Tax Exemption Program and amend it by

- extending the program beyond 2023,
- increasing the percentage of municipal fee reductions that can be offered,
- adding Development Cost Charge (DCC) reductions, and
- extending the maximum term of tax reductions.



- 3.1 Base Ladner Village design guidelines on a hybrid model which incorporates heritage inspired aspects on modern contemporary design.

- 3.2 Include existing heritage buildings, except for Massey's Marine Shop and the Brackman-Ker Granaries buildings, in a new heritage conservation area.



PART G: Branding/Communications/Marketing

Time frame

1. Signage



- 1.1 Review opportunities to incorporate signage to raise awareness of and direct people to Ladner Village.

- Incorporate signage on 47A Avenue alerting people travelling to Westham Island that the Ladner Village is directly to the north and inviting them to visit.
- Incorporate signage at the south end of the Massey Tunnel making people aware that Ladner Village can be accessed from the first exit.



- 1.2 Consider unique and vibrant street and wayfinding signage for Ladner Village, including a statement/iconic entry sign in a highly visible location.

- 1.3 Provide new signage to increase awareness of the Ladner Harbour Park and park usage (e.g. walking trails, hosted events, playground, availability, off-leash dog park [if established], hosted events).

2. Public Art and Temporary Streetscape Installation



- 2.1 Develop a public art policy to encourage public art in Ladner Village.

- 2.2 Delta to work with the Ladner Business Association to establish a joint program to provide temporary interesting facades/streetscape improvements for empty storefronts (e.g. window art, benches, landscaping).



PART H: Parking and Transportation

Time frame

1. Parking Management



- 1.1 Establish short term and long term measures in order to address current and future parking needs in Ladner Village.
- Potential short term measures:
 - Reduce parking limits from three hours to two hours (i.e. along 48 Avenue and along portions of Delta Street between 48 Avenue and Trenant Street).
 - Increase bylaw enforcement to assist with parking changes.
 - Encourage patrons to use other forms of transportation, i.e. walking or biking, to access Ladner Village.
 - Provide improved signage for the three public parking lots. (Handouts are available at Ladner Village businesses that provide the location of public parking lots and washrooms.)
 - Explore locations where employee parking can be accommodated. Ensure businesses are aware and advise their employees of these locations.
 - Potential long term measure:
 - Engage with the Province regarding the underutilization of Ladner Harbour Park and discuss beneficial solutions for both parties, including the idea of a pedestrian foot bridge from Ladner Harbour Park to Ladner Village and parking/development options across the slough.



- 1.2 Consider extending the Mixed Use Ladner Waterfront Zone parking regulations to all of Ladner Village so that the parking requirements for new commercial and residential developments are lower and provided at the same minimum required rates throughout the Village.
- 1.3 Maintain a low cash-in-lieu of parking amount in order to incentivize development in Ladner Village.



2. Promote Walking, Cycling and Transit



- 2.1 Focus on improvements to walking and biking facilities accessing the Village, and in particular within a 10-minute/800 metre distance, to encourage people to bike and walk into the Village area as a way to reduce parking needs.



- 2.2 Continue Trenant Lane and make it a vibrant pedestrian route that provides for an alternate return route.



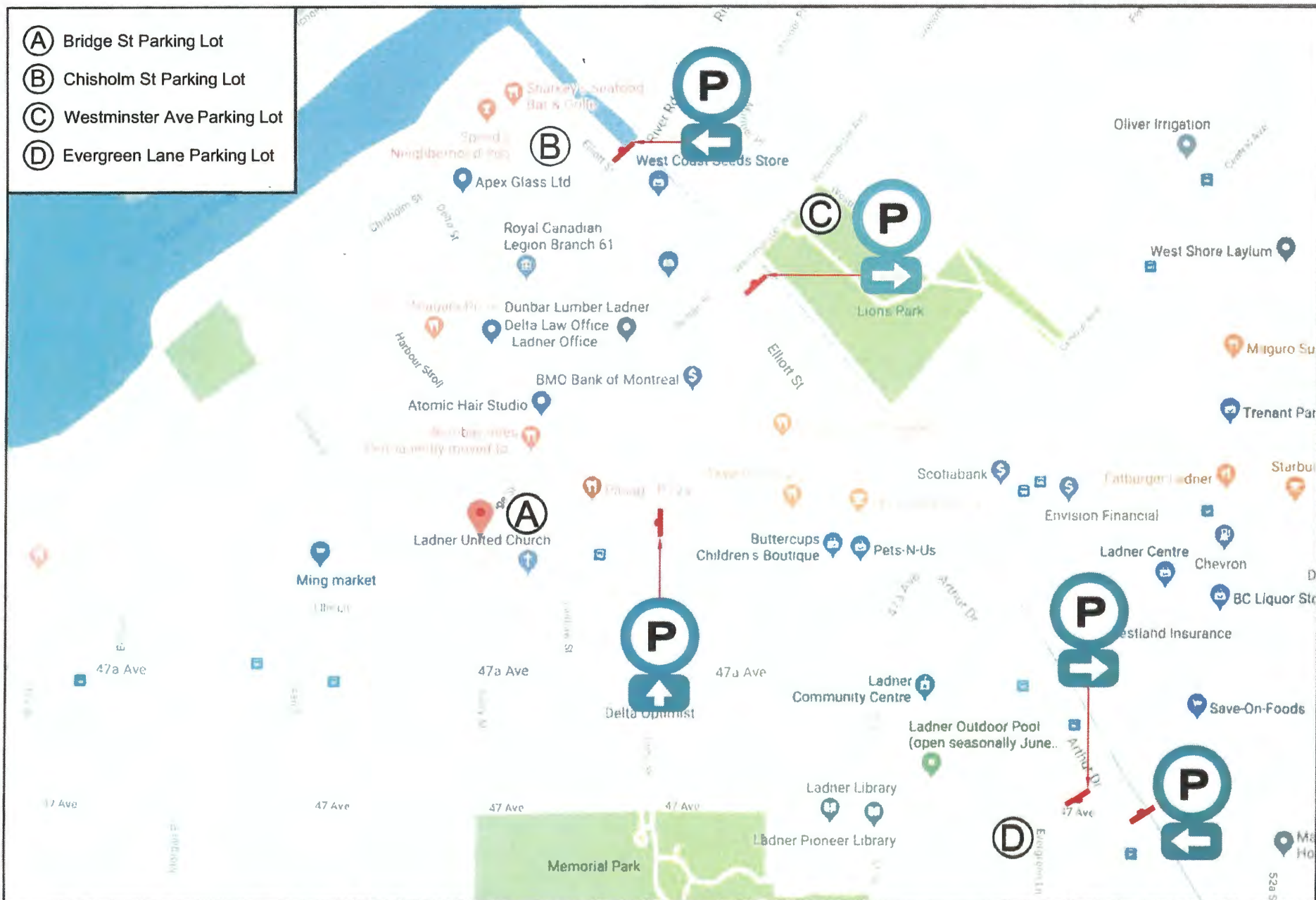
- 2.3 In the longer term, recruit bike and scooter sharing companies to locate in the Village.



- 2.4 Consult with Translink to discuss opportunities to improve transit to the Ladner Village.



- (A) Bridge St Parking Lot
- (B) Chisholm St Parking Lot
- (C) Westminster Ave Parking Lot
- (D) Evergreen Lane Parking Lot



City of Delta

4500 CLARENCE TAYLOR CRESCENT, DELTA, B.C., CANADA V4K-3E2

ENGINEERING DEPARTMENT

TEL : (604) 946-3260

FAX : (604) 946-7492

Engineering Dept. - Roads & Transportation

Traffic Order Implementation Drawing

Ladner Village Parking Lot Wayfinding Signs

* Note: Drawing is Not to Scale



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Engineering Dept. - Roads & Transportation

Traffic Order Implementation Drawing

Bridge St Parking Lot - Wayfinding Sign

* Note: Drawing is Not to Scale



City of Delta

4500 CLARENCE TAYLOR CRESCENT, DELTA, B.C., CANADA V4K-3E2

ENGINEERING DEPARTMENT

TEL : (604) 948-3280

FAX : (604) 940-7492

Engineering Dept. - Roads & Transportation

Traffic Order Implementation Drawing

Chisholm St Parking Lot -Entrance Sign

* Note: Drawing is Not to Scale

Mural being installed on Telus Building on 48 Avenue



Elliott Street Wharf Conceptual Place Identification Feature



Elliott Street Wharf Conceptual Seating Plan



Further Discussion of Redevelopment of Former Seven Seas Site and Spot on the Water Park and Reconfiguration of Chisholm Street

1. Redevelopment of the Former Seven Seas Site and Spot on the Water Park:

The consolidation and redevelopment of the former Seven Seas site and Spot on the Water Park was considered a top priority action by the Committee. The consolidation of the two sites was proposed in order to create a multi-family or potentially a mixed-use development site located on the southern portion of the park site which would not be hindered by the waterlot lease restrictions, a waterfront focused public open space along the riverfront, and parking underneath. The Committee felt that the former Seven Seas building should be demolished as part of this redevelopment and the opportunity should be explored to incorporate a new building on the upland lot to accommodate a restaurant, brew pub or other similar uses. Staff recommend that three redevelopment concepts be prepared. While the focus would be on developing options for the complete redevelopment of the Seven Seas building, there may be an innovative option that allows for retention a portion of the existing structure (similar to iconic waterfront features in New Westminster and North Vancouver) and one of the three options could potentially allow for design flexibility to consider this possibility. Components to be considered in three options would include:

- Public realm/park along the waterfront (all options to include this).
- Residential/mixed use on south portion of park.
- Parking under the park and residential/mixed use for development and public.
- Demolish (or repurpose portions of) the former Seven Seas building and add new waterfront building on the upland portion of the site for a waterfront market, restaurant or hotel.
- Demolish (or repurpose portions of) the former Seven Seas building, develop the former Seven Seas site as a public waterfront park/public realm.

2. Study of the Viability of Chisholm Street Reconfiguration:

The redesign of Chisholm Street was considered to be an important component of redevelopment of the Delta-owned waterfront properties. The Committee explored the idea of reconfiguring Chisholm Street to a one-way street as a catalyst for waterfront revitalization. By reducing the right-of-way width the area of the upland lots could be increased so the upland lots could be developed without using the waterlots. This was also seen as an opportunity to create an interesting public realm providing people with access to the waterfront and addressing flood proofing considerations. Important considerations identified included:

- Incorporate a combination of development and open space along the north side of Chisholm Street.
- Provide a gradual transition to increase dike height along the north side of Chisholm Street (e.g. through terracing, where possible).
- View lines should be considered when proceeding with a design concept.
- A focal point at the north end of Delta Street could be created to invite people up to the water.
- Angled parking appears to better address parking needs and provide more parking spaces.
- Incorporate a continuous walkway on the north side of Chisholm Street along the water, where possible.

- Consider future opportunities for the redevelopment of the municipal parking lot at Chisholm Street and Elliott Street.

Given the complexity of this proposal, study would be required prior to implementation, in order to confirm the ultimate road cross-section and associated dike upgrades.

Staff are recommending that these two priority actions be considered in one study and that a multi-disciplinary team be retained to:

- Develop three possible concepts for the redevelopment of the consolidated Spot on the Water Park and the former Seven Seas site addressing component identified in item 1 above.
- Examine the redesign of Chisholm Street including dike raising and addressing considerations identified by the Committee identified in item 2 above.
- Examine options for redevelopment in partnership with Delta and by private developers.

The multi-disciplinary team would include:

- Landscape architect
- Waterfront development/flood protection engineering specialist
- Architect
- Roads/transportation engineer
- Land economist

G:\Current Development\PROJECT FILES\19\19-09 - Ladner Village Renewal Advisory Committee\Council\Report on implementation of Committee Recommendations\Attachment C Further discussion of Seven Seas and Spot on the Water redevelopment.docx

Further Discussion of Official Community Plan Update for Ladner Village

Amend Official Community Plan Land Use and Height Designations

Amending the Official Community Plan land use and height designations for Ladner Village was identified by the Committee as a key action to facilitate renewal and attract development. Updates for the Ladner waterfront were incorporated in the Ladner Area Plan in 2012, however, the rest of the Village has not been updated since 1998 when the original Ladner Area Plan was adopted. An Official Community Plan update is a key step in implementing many of the Committee's recommendations and would include updates to land use designations and Development Permit Area guidelines for the Village. Staff recommend that a consultant be retained for community engagement and planning services to support an update of the Official Community Plan for Ladner in order to expedite the process. Consultants would facilitate a timely process and provide expertise in community engagement, land economics and planning services including renderings to show implications of proposed policies.

The consultant team would be retained to:

- Review/analyze the committee recommendations for land use, density and building height.
- Carry out case studies and illustrate the potential implications.
- Carry out a consultation process with all stakeholders.
- Provide design guidelines for the Village based on the Committee's recommended approach to both design and heritage guidelines.
- Provide an updated set of objectives, policies and implementation strategies for Ladner Village for incorporation into the Official Community Plan.

The consultant team would include:

- Planner
- Architect/landscape architect
- Land economist

Summary of Ladner Village Renewal Advisory Committee Recommendations

Shaded recommendations are top 15 priority actions identified by the Committee

Committee Recommendation	Next Steps	Who	Timing
D. Delta-owned Properties			
Chisholm Street and Properties on the Waterfront			
1.1 Consolidate and redevelop the former Seven Seas site and Spot on the Water Park to allow a combination of waterfront park, residential, and commercial space. Public realm and park improvements should be along the water with development on the southern portion of Spot on the Water Park. Incorporate parking under the park and the redeveloped portion of the site and demolish the former Seven Seas building to allow for redevelopment of the upland portion to accommodate a restaurant, brew pub and other similar uses.	Retain a consultant to prepare options for the redevelopment of the Former Seven Seas Site and Spot on the Water Park, including options to reconfigure Chisholm Street and allow for future dike raising. Further discussion of this priority action is provided in Attachment E.	Lead: CP&D Support: Eng, Corp. Services, PRC	2020/2021
1.2 Re-designate and pre-zone (in concept only) the former Seven Seas site and Spot on the Water Park consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.	This would be implemented through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021
Delta Museum Annex Site			
2.1 Redevelop the Delta Museum Annex site as a mixed-use project with ground floor commercial, residential above with the option for office space on the second level, and that this site be considered a priority for redevelopment.	This would be considered concurrently with the Official Community Plan for Ladner Village and involve pre-designating and pre-zoning the lands for development.	Lead: CP&D Support: Corp. Services	2020/2021
2.2 Re-designate and pre-zone (in concept only) the Delta Museum Annex Site consistent with recommendations in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.	This would be implemented through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021
3.1 Incorporate a place identification structure/feature and benches/chairs at the Elliott Street Wharf site. Consider uses to activate the space (e.g. fish sales).	Preliminary concept plans are included in this report for referral to the Community Resilience and Economic Recovery Support Team (CRERST).	Lead: PR&C Support: CP&D, Communications	Short
4.1 Redevelop the Elliott Street Parking Lot as a mixed-use site with commercial uses at grade, residential above with the option for office space on the second level, including the	This is proposed to be considered in Phase 2 during the Official Community Plan update and review of the Chisholm Street cross-	Lead: CP&D, Support: Corp. Services	2022 and beyond

Summary of Ladner Village Renewal Advisory Committee Recommendations

Shaded recommendations are top 15 priority actions identified by the Committee

Committee Recommendation	Next Steps	Who	Timing
retention of some public parking on-site, and with consideration given to converting Elliott Street to a one-way street north of River Road to incorporate angled on-street parking.	section, with redevelopment to occur in Phase 3.		
4.2 Re-designate and pre-zone (in concept only) the Elliott Street Parking Lot consistent with Recommendation 1.1 in Part F regarding desired future land uses and height, prior to marketing it for sale and redevelopment.	This would be implemented through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021
5.1 Retain the Historic Municipal Hall for civic uses.	No action required		
5.2 Retain the City Parking Lot at 48 Avenue/Bridge Street/Laidlaw Street for public parking.	No action required		

E. Village Streetscapes and Ladner Harbourfront Placemaking and Activation of Public Spaces			
1.1 Encourage Delta to continue to negotiate with the Province to secure long term water lot leases which permit a wider range of uses.	On-going	Lead: Corp. Services	On-going
1.2 In the meantime, focus efforts on developing upland portion of lots or using as open space as applicable.	Consider in association with redevelopment of the former Seven Seas site and Spot on the Water Park. (Recommendation D.1.1)	Lead: CP&D Support: Corp. Services	2020/2021
1.3 Use water lot leases adjacent to Delta-owned lands for public access and walkways.	Consider in association with redevelopment of the former Seven Seas site and Spot on the Water Park. (Recommendation D.1.1)	Lead: CP&D Support: Corp. Services	2020/2021
2.1 Commission a study to further examine the option for raising the dike, narrowing Chisholm Street and converting it to a one-way street and adding the portion of the unused right-of-way to upland parcels to increase developable area of lots on the north side with the following considerations in mind: <ul style="list-style-type: none"> Incorporate a combination of development and open space. Provide a gradual transition to increase dike height along the north side of Chisholm Street (e.g. through terracing, where possible). View lines should be considered when proceeding with 	A joint study of this and the redevelopment of the former Seven Seas site and Spot on the Water Park is recommended (Recommendation D.1.1). Further discussion of this priority action is provided in Attachment C.	Lead: CP&D Support: Eng, Corp. Services, PRC	2020/2021

Summary of Ladner Village Renewal Advisory Committee Recommendations

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Committee Recommendation	Next Steps	Who	Timing
<p>a design concept.</p> <ul style="list-style-type: none"> • A focal point at the north end of Delta Street could be created to invite people up to the water. • Angled parking appears to better address parking needs and provide more parking spaces. • Incorporate a continuous walkway on the north side of Chisholm Street along the water, where possible. 			
2.2 Prioritize Chisholm Street for redevelopment and actively look for opportunities to fill gaps on Delta, Bridge, Trenant and other Village streets.	This would be addressed through the update of the Official Community Plan for Ladner Village.	Lead: CP&D	2020/2021
<p>3.1 Street Design</p> <p>With any future retrofitting of streets and with any new development, the creation of vibrant streets should be prioritized by:</p> <ul style="list-style-type: none"> • Creating areas for patios and retail display next to buildings; • Defining clear and safe pedestrian routes; • Using street trees and landscaped areas to define spaces for gathering; • Considering the placement of lighting and other street furniture to maximize flexible usable space; and • Incorporating elements to reflect local history. 	This would be addressed through update of Official Community Plan for Ladner Village (Recommendation F.1.1) and continued interdepartmental coordination on capital works.	Lead: CP&D	2020/2021
<p>3.2 Patios</p> <ul style="list-style-type: none"> • Encourage patios and active nightlife to inspire liveability in the Village. • Develop a user-friendly package/brochure to summarize the regulations and permit process as well as to promote sidewalk patios. 	This recommendation has been implemented on a temporary basis through the COVID-19 Hospitality Adjustment Plan. Staff will be reporting back on the success of the program and make recommendations for potential future more permanent changes.	Lead: Eng Support: CP&D	2020/2021
<p>3.3 Activities – programming streets and open spaces</p> <ul style="list-style-type: none"> • Explore initiatives for creative use of the streets and sidewalks which could be implemented to draw people into Ladner Village and encourage social interaction with the goal of undertaking a pilot project in 2020 (e.g. parklet or temporary road for park space). 	At the May 11, 2020 Regular Meeting Council directed staff to consult with stakeholders including owners and tenants to develop a Patio and Public Spaces pilot project to provide additional patio and physical distancing opportunities through the	Eng, PRC, CP&D in collaboration with the CRERST.	2020

Summary of Ladner Village Renewal Advisory Committee Recommendations

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Committee Recommendation	Next Steps	Who	Timing
<ul style="list-style-type: none"> Encourage outdoor performances and programmed events (e.g. busking, artists). Encourage more street closures for community events after business hours (e.g. a dinner on Delta Street). Explore more regular programming to animate the plaza space in front of the historic Municipal Hall (e.g. public piano, historic reenactments). 	temporary closures of certain parking spaces and/or streets. This work is ongoing.		
3.4 Allow for Noise <ul style="list-style-type: none"> Research regulations relating to establishing activity zones where noise levels could be louder, including a review of their effectiveness and implications, and consider potential amendments to the Noise Control Bylaw for Ladner Village. 	At the May 11, 2020 Regular Meeting Council directed staff to report back with recommendations for amendments to the Delta Noise Bylaw to create activity zones allowing for vitality in commercial centres and staff are actively working on this. This report is being provided for the June 22, 2020 Regular Meeting.	Lead: CP&D	2020
3.5 Connect to Open Spaces <ul style="list-style-type: none"> Consider opportunities to build a pedestrian/cycle bridge to Ladner Harbour Park to connect the Park's amenity spaces as an extension of Ladner Village and as a potential long-term solution to alleviate parking constraints in Ladner Village. Consider opportunities to require amenity contributions to fund a new pedestrian/cycle bridge to Ladner Harbour Park. 	Consider in longer term.	PRC, CP&D, Eng	2022 and beyond
F. Facilitating Renewal – Changes to the Framework			
1.1 Amend Official Community Plan land use and height designations in Ladner Village to encourage mixed-use and increased residential density.	Retain a consultant for community engagement and planning services to support an update of the Official Community Plan for Ladner Village including updates to land use designations and development permit area guidelines. Refer to Attachment F for further discussion of this proposal.	Lead: CP&D Support: Eng, PRC	2020/2021

Summary of Ladner Village Renewal Advisory Committee Recommendations

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Committee Recommendation	Next Steps	Who	Timing
2.1 Re-examine the South Delta Revitalization Tax Exemption Program and amend it by <ul style="list-style-type: none"> extending the program beyond 2023; increasing the percentage of municipal fee reductions that can be offered; adding Development Cost Charge (DCC) reductions; and extending the maximum term of tax reductions. 	Bring forward amendments to the South Delta Revitalization Tax Exemption Program addressing Committee recommendations for Council's consideration.	Lead: Corp. Services	2021
3.1 Base Ladner Village design guidelines on a hybrid model which incorporates heritage inspired aspects on modern contemporary design.	Recommendation to be addressed through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021
3.2 Include existing heritage buildings, except for Massey's Marine Shop and the Brackman-Ker Granaries buildings, in a new heritage conservation area	Undertake process to establish a Heritage Conservation Area, including consultation with the HAC, through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021

G. Branding/Communications/Marketing			
1.1 Review opportunities to incorporate signage to raise awareness of and direct people to Ladner Village. <ul style="list-style-type: none"> Incorporate signage on 47A Avenue alerting people travelling to Westham Island that the Ladner Village is directly to the north and inviting them to visit. Incorporate signage at the south end of the Massey Tunnel making people aware that Ladner Village can be accessed from the first exit. 	Retain a consultant to lead a branding exercise in consultation with the Ladner Business Association and in coordination with the broader marketing work being undertaken through the WELOVEDELTA campaign.	Lead: ENG Support: LBA, Corporate Services	2020/2021
1.2 Consider unique and vibrant street and wayfinding signage for Ladner Village, including a statement/iconic entry sign in a highly visible location.	Retain a consultant to lead a branding exercise in consultation with the Ladner Business Association and in coordination with the broader marketing work being undertaken through the WELOVEDELTA campaign.	Lead: Corporate Services Support: LBA/CP&D	2020/2021
1.3 Provide new signage to increase awareness of the Ladner Harbour Park and park usage (e.g. walking trails, hosted	Consider in the context of Delta park signage plan.	Lead: PRC	2022 and beyond

Summary of Ladner Village Renewal Advisory Committee Recommendations

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Committee Recommendation	Next Steps	Who	Timing
events, playground, availability, off-leash dog park [if established], hosted events).			
2.1 Develop a public art policy to encourage public art in Ladner Village.	Bring forward a public art policy for Council's consideration.	Lead: PRC Support: Strategic Initiatives	2020/2021
2.2 Delta to work with the Ladner Business Association to establish a joint program to provide temporary interesting façades/streetscape improvements for empty storefronts (e.g. window art, benches, landscaping).	Discuss/consider in the context of work being carried out by the CRERST.	Lead: Corp. Services, PRC Support: LBA	2021

H. Parking and Transportation			
Parking Management 1.1 Establish short term and long term measures in order to address current and future parking needs in Ladner Village. <ul style="list-style-type: none"> Potential short term measures: <ul style="list-style-type: none"> Reduce parking limits from three hours to two hours (i.e. along 48 Avenue and along portions of Delta Street between 48 Avenue and Trenant Street). Increase bylaw enforcement to assist with parking changes. Encourage patrons to use other forms of transportation, i.e. walking or biking, to access Ladner Village. Provide improved signage for the three public parking lots. (Handouts are available at Ladner Village businesses that provide the location of public parking lots and washrooms.) Explore locations where employee parking can be accommodated. Ensure businesses are aware and advise their employees of these locations. Potential long term measure: Engage with the Province regarding the underutilization of Ladner Harbour Park and discuss beneficial solutions for both parties, including the idea of a pedestrian foot bridge 	Review recommended parking management strategies when reviewing the Village parking standards.	Lead: Eng Support: PUC, LBA	2020/2021

Summary of Ladner Village Renewal Advisory Committee Recommendations

Shaded recommendations are top 15 priority actions identified by the Committee

Committee Recommendation	Next Steps	Who	Timing
from Ladner Harbour Park to Ladner Village and parking/development options across the slough.			
1.2 Consider extending the Mixed Use Ladner Waterfront Zone parking regulations to all of Ladner Village so that the parking requirements for new commercial and residential developments are lower and provided at the same minimum required rates throughout the Village.	Complete a review of parking in the Village, consider the impact of applying a reduced parking standard, and review parking standards in nearby municipalities with the Village Area Plan update.	Lead: CP&D	2020/2021
1.3 Maintain a low cash-in-lieu of parking amount in order to incentivize development in Ladner Village.	No action required		
Promote Walking, Cycling and Transit 2.1 Focus on improvements to walking and biking facilities accessing the Village, and in particular within a 10-minute/800 metre distance, to encourage people to bike and walk into the Village area as a way to reduce parking needs.	Consider active transportation planning in the context of any current transportation planning initiatives and future community wide reviews and capital works projects.	Lead: Eng Support: CP&D	2022 and beyond
2.2 Continue Trenant Lane and make it a vibrant pedestrian route that provides for an alternate return route.	This idea would be explored further through the update of the Official Community Plan for Ladner Village. (Recommendation F.1.1)	Lead: CP&D	2020/2021
2.3 In the longer term, recruit bike and scooter sharing companies to locate in the Village.	Consider in longer term		2022 and beyond
2.4 Consult with Translink to discuss opportunities to improve transit to the Ladner Village.	Consider in the regular discussions with TransLink.	Lead: Eng	Ongoing