



LADNER VILLAGE REVITALIZATION PROJECT

"Projects to Revitalize Ladner Village"



IMAGINE WHAT
YOU CAN DO
HERE



Community Engagement Report

October 2024

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

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ENGAGEMENT SNAPSHOT

(as of September 8, 2024)

How We Informed



2,106
Visitors to the website

189
Downloads of Fact Sheet

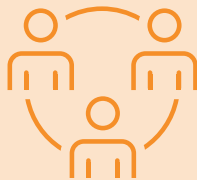


43
Participants and views of Online Info Session

2
Full Page Newspaper Ads



How People Engaged



7
Pop Up Events

211
Feedback Forms



180+
Sticky Note Comments

3
Presentations



WHAT WE HEARD

The City of Delta is moving forward on plans to revitalize Ladner Village. Given the time that has passed since the work was first introduced by the Ladner Village Renewal Advisory Committee, Council directed staff to re-engage with residents on seven key projects that form the Ladner Village Revitalization Program. Staff set up a booth during Ladner May Days and most weekends during the popular Ladner Village Market to discuss the seven projects and invited residents to formally share their thoughts through an online feedback form. Most of the projects are still in the preliminary stages and feedback received during this initial engagement will shape how they progress.

Below are the themes drawn from the discussions during the events and the feedback received through the online form specific to the seven projects in the Ladner Village Revitalization Program:

- **“Play Here” Destination Playground at Spot-on-the-Water Park** – While there is support for revitalizing this area and including play equipment, discussions with residents indicated that other parks nearby have more land and parking and may be better suited for a destination playground. Some suggested that Spot-on-the Water Park could focus more on passive recreation such as picnicking or bird watching.
- **“Socialize Here” Chisholm Street Wharf** – Upgrades to the Chisholm Street Wharf generated the greatest support from participants. Many see the potential for the wharf to be a destination for both tourists and locals. They see opportunity to activate the space year-round with events, festivals, food trucks, retail stalls and live music.
- **“Getaway Here” Tourist Accommodation** – This is one of the first projects to move forward and may lead to some of the biggest changes in Ladner Village. Residents were fairly split in their opinions on this initiative as a result. Analysis of the comments showed that while most agree that it will inject vibrancy into Ladner Village, there are many who are concerned about parking, traffic and the displacement of local businesses.
- **“Walk, Bike and Drive Here” Chisholm Street One-Way and Multi-Use Pathway** – Participants are supportive of improvements to the flow of traffic on Chisholm Street, especially improvements that support safe active transportation including cycling and walking. Reservations about this project centred around potential loss of parking for residents and businesses in the area.
- **“Recharge Here” Elliott Street Wharf** – Upgrades to the Elliott Street Wharf was popular with participants due in part to the success of the Concert In The Parks series and the addition of lighting and colourful seating. Participants would like to see upgrades that support more of this vibrancy and celebrate the natural surroundings and environment such as the addition of a kayak and paddleboard launch.
- **“Celebrate Here” Events and Activations** – Many participants enjoy the events in Ladner Village such as the market and pop-up park. Participants with reservations expressed concerns about impacts to parking and local businesses.
- **“Explore Here” Branding and Wayfinding** – Popular murals in the village underpinned support for a branding and wayfinding strategy with many expressing excitement for designs that could reflect Ladner’s history and local culture. Reservations were driven by concerns with the fit of the ‘blue sign’ and fears of loss of heritage and character.

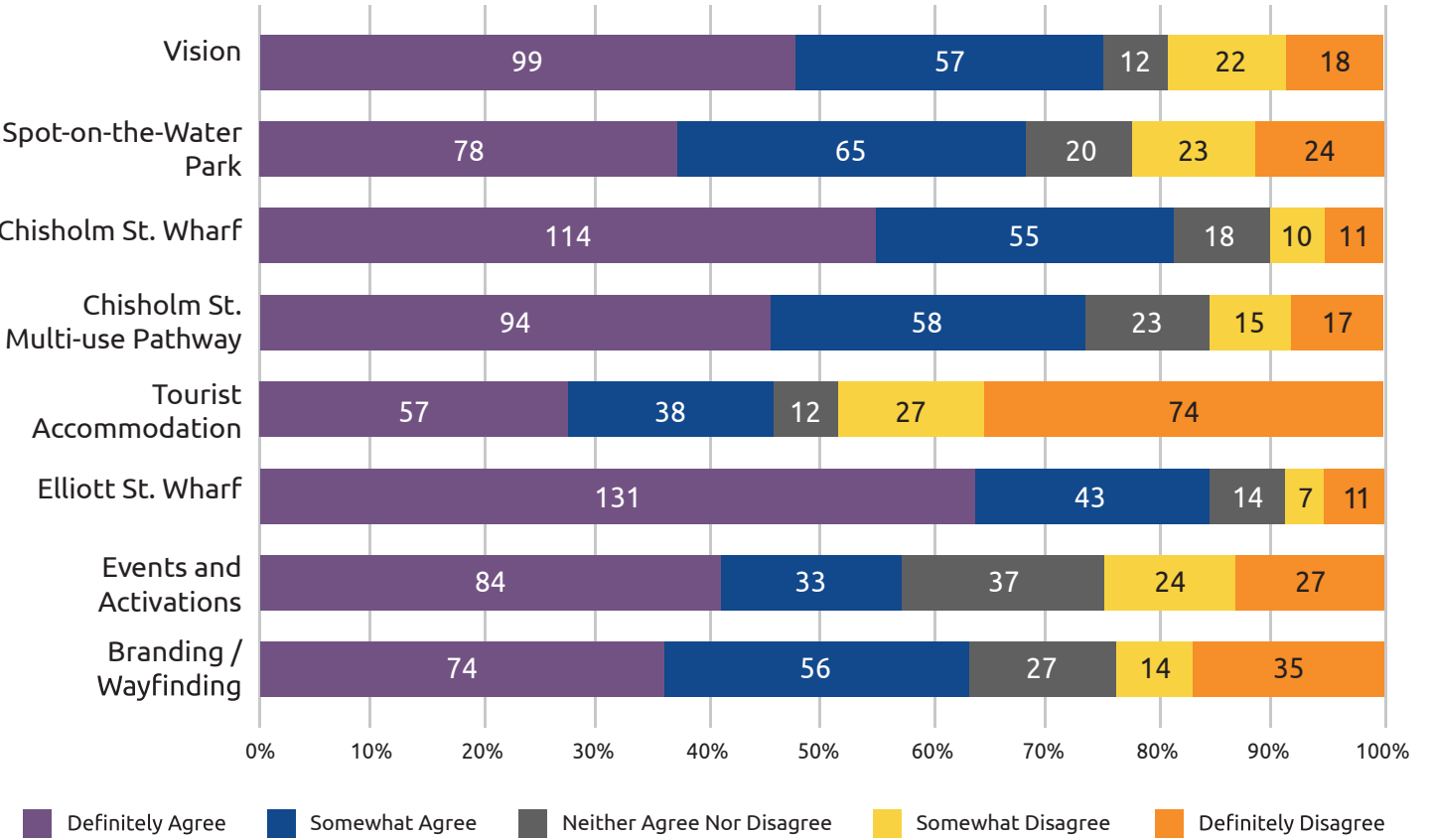
The feedback received during the engagement process will be included in the body of this report. The findings will guide City staff in preparing for further community engagement and refining the proposed projects.



75% of participants agree or definitely agree with the vision to revitalize Ladner Village.

At-A-Glance

Participants were asked if the vision for the Ladner Village revitalization and to what extent the seven projects will advance the vision. The chart below summarizes the responses highlighting strong support for most projects and some reservation about plans for a tourist accommodation.



1. INTRODUCTION

In 2020, the Ladner Village Renewal Advisory Committee (LVRAC) provided their recommendations to Council to revitalize Ladner Village, following a multi-year process involving community members and local businesses. Efforts to implement the plan were slow as a result of the pandemic and the City is now preparing to move forward with the recommendations. Recognizing that it has been some time since the plans were discussed with the community, Council directed staff to undertake an engagement program to re-engage residents with the work and invite input into the key projects as they progress. The seven projects that were the focus of this engagement include:

- Destination Playground at Spot-on-the-Water Park
- Upgrades to Chisholm Street Wharf
- Multi-Use Pathway and Traffic Changes to Chisholm Street
- Tourist Accommodation on the Former Delta Hotel Site
- Restoration of Elliott Street Wharf
- Celebrations, Activations, and Special Events in Ladner Village
- Branding, Signage, and Wayfinding Strategy

This report summarizes the community feedback received during the engagement process, which will guide the next steps for these projects. Updates will continue to be provided to Delta Council as the revitalization efforts progress.

2. OUR APPROACH

The focus of the Ladner Village Revitalization Engagement Program was to re-engage residents about LVRAC's work and final report recommendations, and to invite residents to provide their feedback as individual projects as they advance. A complete list of activities is available in the Engagement Timeline in Attachment A.

Project Website

A dedicated program web page was launched on the City's engagement platform, Let's Talk Delta, to provide a central resource for all information about the plans for Ladner Village revitalization and the individual projects.



[Home](#) [City of Delta](#) [Why Engage?](#) [FAQs](#) [Projects](#) [Sign in](#) [Register](#)



LADNER VILLAGE REVITALIZATION

We want to hear from you!

[Home](#) / [Ladner Village](#)

Ladner Village

[f](#) [t](#) [in](#) [e](#)

Imagine what you can do in Ladner Village

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

GETAWAY HERE

A possible tourist accommodation is one of the first revitalization projects to advance. This exciting project is intended to inject vibrancy into the village and support local businesses. This summer, the City invited residents to provide their ideas for a tourist accommodation in Ladner Village. The feedback gathered was used to set the criteria in the Expression of Interest. The results of the engagement and the EOI will be reviewed with Council at their meeting on Sept. 23 and are available in the "Getaway Here" section of the site.



[FEEDBACK](#) [IDEAS](#) [WHAT'S MISSING?](#) [FORUM](#) [NEWS FEED](#)

CLOSED: This survey has concluded.

Feedback Form - Getaway Here

Please review the Getaway Here Fact Sheet and then complete this form before July 28, 2024 to share your views on a proposed tourist accommodation on the former Delta Hotel site in Ladner Village. (If you completed the form to provide feedback on the overall plan to revitalize Ladner Village, you may see some questions repeat.)

[f](#) [t](#) [in](#) [e](#)

CLOSED: This survey has concluded.

Feedback Form - Projects to Revitalize Ladner Village

The City of Delta is moving forward on plans to revitalize Ladner Village and the community is invited to get involved. Review the map to familiarize yourself with the projects that will advance over the next few years and then share your comments and suggestions. This feedback form will remain open through to August 31, 2024. The feedback collected will be reviewed regularly and considered by staff as the City prepares to move the projects forward.

[f](#) [t](#) [in](#) [e](#)

Watch Our Online Info Session

[Ladner Village Revitalization](#)

Next information session

Sept 23, 2024

5:00 PM - 6:00 PM

[See the schedule for more dates](#)



Imagine what you can do here!



Flipbook by [iSSUU](#) [Publish for free](#)

"Getaway Here" Tourism Accommodation Project

 Council Report Ladner Village Hotel Development Expression of Interest (Sept 23, 2024)

 "Getaway Here" Engagement Report August 2024 (2.71 MB) (pdf)

 Petition 1A Online (1.72 MB) (pdf)

 Petition 1B (3.12 MB) (pdf)

 Petition 2 (317 KB) (pdf)

Get the background

 Getaway Here

 Getaway Here Fact Sheet (2.63 MB) (pdf)

 Tourist Accommodation Feasibility Study

 Council Reports

 2024-03-18 Ladner Village Revitalization Update

Related projects

Archived Projects

 Ladner Village Revitalization

Page last updated: 24 Sep 2024, 05:05 PM

“Imagine What You Can Do Here” Branding Materials

The engagement team developed “Imagine What You Can Do Here” branding materials for the Ladner Village Revitalization Program, including a map featuring the seven Ladner Village revitalization priority projects each identifying how the community could get involved. The City also wrapped a van and branded a tent with the map to support engagement with residents and visitors in Summer 2024.

IMAGINE WHAT YOU CAN DO HERE

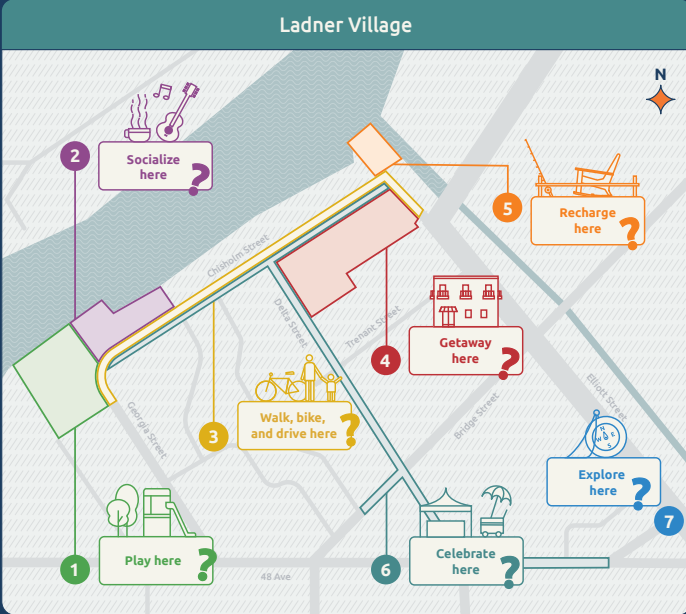


The City of Delta is moving forward on plans to revitalize Ladner Village and the community is invited to get involved. Here are the seven big projects that will advance over the next few years and suggestions on how residents can participate. Do you have ideas on the projects now? Let us know at letstalk@delta.ca /Ladner-Village. We're gathering your input as we prepare to move these recommendations forward.

SCAN TO LEARN MORE.




Ladner Village



- 1 Play here?**
The plan envisions a destination playground at Spot-on-the-Water Park. The community will help confirm the plan and select the playground concept and equipment.
- 2 Socialize here?**
Upgrades to the Chisholm Street Wharf will make it safe for year-round use and create a place to get together. The community will help identify events and activations for this unique venue at the former Seven Seas site.
- 3 Walk, bike, and drive here?**
A new multi-use pathway and changes to the flow of Chisholm Street are being considered to make the street safe for drivers, cyclists, and pedestrians. The community will be invited to review the changes to traffic patterns in the area before a decision is made.
- 4 Getaway here?**
A new tourist accommodation with amenities on the former Delta Hotel site aims to inject vibrancy into Ladner Village and support local businesses. The community will have the opportunity to provide input as a concept for the site takes shape.
- 5 Recharge here?**
Efforts to restore the natural environment, rebuild the wharf and add seating aim to make the Elliott Street Wharf a place to enjoy views of the Fraser River and gorgeous sunsets. The community will be invited to comment on the design and suggest activations at this waterfront gateway.
- 6 Celebrate here?**
Building on the success of previous pop-up parks on Bridge Street, the City is proposing to add pedestrian fun to more streets in Ladner Village during the summer season. The community will be invited to confirm the location and suggest activities and events to draw the community and visitors to the area.
- 7 Explore here?**
A vibrant branding, signage and wayfinding strategy aims to make it easier for locals and visitors to explore Ladner Village. The community will help define its identity and beautify the streets with banners, murals, and signage that celebrate the area.



Newspaper Advertisements

IMAGINE WHAT YOU CAN DO HERE

LADNER VILLAGE REVITALIZATION

The City is moving forward on plans to revitalize Ladner Village and the community is invited to get involved. There are seven big projects that will advance over the next few years, each with opportunities for residents to participate. One of those projects explores a new tourist accommodation on the site of the former Delta Hotel. Learn more about how you can participate.

GETAWAY HERE?

A feasibility study has determined that there is room in Delta's local hotel market for a tourist accommodation that will bring economic benefits to local businesses and add vibrancy to the Village. A possible model for Ladner Village could include:

- up to six storeys, featuring 80 to 120 rooms
- mix of nightly and monthly stays
- on-site hotel parking
- commercial tenants on the main floor such as bakery, coffee shop or spa
- main floor restaurant with service to rooftop patio

Staff are currently drafting an Expression of Interest (EOI) to identify and shortlist interested parties to submit full proposals. The community is invited to help create the EOI criteria. This is where residents can help shape how the development fits with the community and complements Ladner Village.

GET INVOLVED!

Have ideas on how a tourist accommodation can complement Ladner Village? Residents have several opportunities to share their suggestions.

Go to letstalk.delta.ca/Ladner-Village to:

- Post pictures of your ideas and let us know which ideas you like.
- Complete a short feedback form to contribute your written suggestions.

You can also:

- Attend an online information session on July 10 from 6 pm to 7 pm to hear a short presentation about this work followed by questions with staff. Register at letstalk.delta.ca/Ladner-Village.
- Drop by the City's booth at the Ladner Village Market this summer to speak to staff and share your ideas in person.

Feedback will be collected through to **July 28, 2024**. The results will be shared publicly and with Council and provided to staff to consider in the preparation of the EOI.

Visit letstalk.delta.ca/Ladner-Village for more information and to participate. Contact us at 604-952-3828 or email Revite-the-village@delta.ca.

To support awareness of community members who are not online, the City ran full-page advertisements in the Delta Optimist featuring the map and encouraging interested residents to visit the web page for more information.

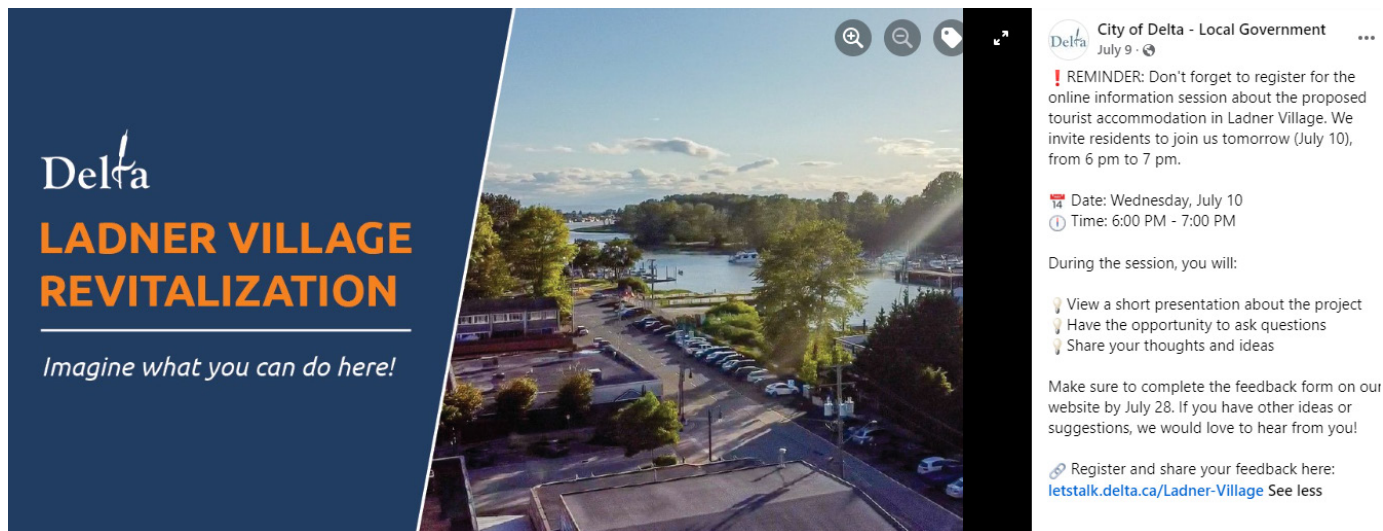
Pop Up Events

The City set up a booth at Ladner May Days (2 days), the Ladner Village Market (5 market days), and at the Elliott Street Wharf (1 day) to discuss Ladner Village revitalization with the community.



Social Media

The City leveraged its social media accounts to raise awareness of the work and promote participation.



Online Information Session

A webinar on Zoom was held to provide interested community members with a presentation and opportunity to ask questions. Video from the session was published on the webpage for residents who were not able to participate.

Feedback Form

Between May 17 and August 31, 2024, community members had the opportunity to complete a feedback form online to share their views. Paper copies were also available at the open houses. The City received 211 feedback forms.

The form served as the formal mechanism for providing feedback on the vision of the revitalization program and the direction of the seven projects.

Community Groups

Staff presented the plans to the Ladner Rotary Club, the Ladner Business Association and Tourism Delta. Materials were also shared with the Delta Chamber of Commerce.

3. WHAT WE HEARD

This section includes the key findings gathered through conversations at the engagement events as well as the results of the feedback form.

3.1 Engagement Events

Staff had discussions with approximately 400 people during the in-person engagement events. Notes from the July 14 and August 11 events are included in Attachment B. Some of the key findings from these discussions included:

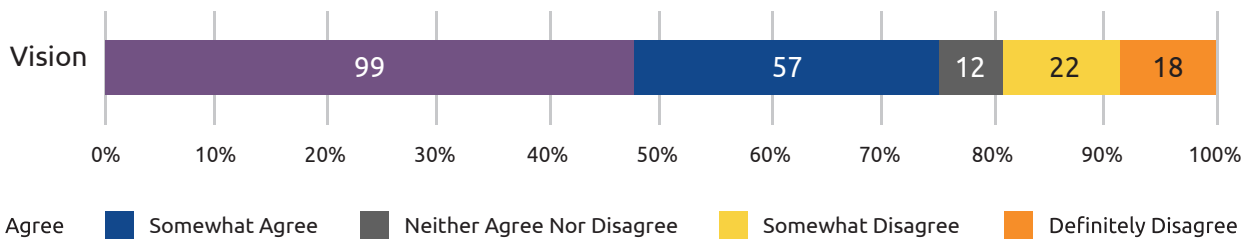
- Participants in favour of revitalization would like to see things move more quickly. Some said “I wish this work had happened 10 years ago” and others asked “what’s taking so long?”
- Wharf enhancements were very well received and there was lots of excitement for Chisholm Street Wharf redevelopment and activations. Considerable interest in the suggestion for a container-style vendors which could move in on a semi-permanent basis. Participants were keen to hear more about the types of vendors – a restaurant, brewery, café. Also interest in live music.
- There were reservations about the proposal for a destination playground at Spot-on-the-Water Park with some suggesting it would be better located at Ladner Lions Park or Memorial Park and to reserve this area for passive recreation. Participants who live near Spot-on-the-Water Park were nervous about the space being developed. They felt it was a good buffer between what was happening at the Chisholm Street Wharf and their homes. They also expressed concerns about congestion and parking issues in the area (i.e., what is normally a quiet street could soon become a very busy street).
- Participants were very supportive of the proposal to change Chisolm St. to one-way between Elliott and Georgia and the prospect of activations during the summer on the north side of the road. Many felt it “makes sense.”
- The prospect of a multi-use pathway that connects River Road MUP to the dike trail is also very popular. Some expressed interest in extending the dike trail along the waterfront toward Massey Marine building with the idea of being able to walk along the waterfront, so long as the bushes were cleaned up.
- Some participants were concerned about parking which led to a discussion about who is parking where, whether we need to park in front of the building we are going to, whether paid parking / limits on parking should be introduced, etc.
- Many participants who are opposed to revitalization in Ladner Village have lived in Delta for a very long time, often multiple generations, and their main concern is that development would draw more people to Ladner and change the community.
- Many participants who are interested in revitalization are generally new to the community and are looking for more fun things to do in Ladner Village. They loved the vibe of Il Posto and the family friendly activities at the Bridge Street Pop-Up Park.
- Participants were not overly interested in branding and wayfinding but definitely had an opinion about the ‘blue sign’ – some in support and some in opposition.
- Participants did not really have much to add about Special Events but supported the idea of expanding the Ladner Village Market down Delta Street.
- There was lots of interest in making it possible to launch kayaks in Ladner Village at either Elliott Street Wharf or Chisholm Street Wharf.
- Those in favour of a hotel indicated that they would recommend family and friends stay there and agreed that it would benefit the local economy. Those opposed were upset about the evictions and cautious about changes in Ladner Village. There was interest in seeing local farmers and crafters supply a hotel should it move forward.

3.2 Feedback Form – “Projects to Revitalize Ladner Village”

A summary of the results of the feedback on the overall program is provided below. The complete findings can be viewed at letstalk.delta.ca/Ladner-Village.

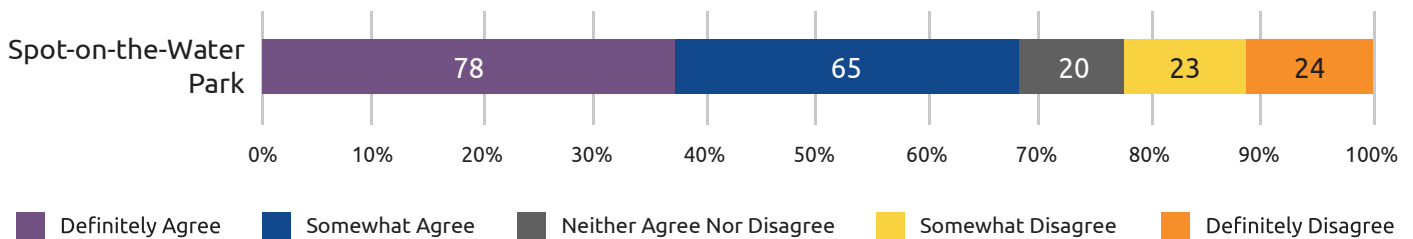
211 Responses

Q1: The following is the vision identified for Ladner Village through the Revitalization Plan in 2021. 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. Do you agree or disagree that this is the right vision for Ladner Village?



Feedback received on the forms supports that the vision created through the work of the initial committee remains relevant and supported by participants. 75% of participants agree or definitely agree with the vision that was created in 2020.

Q2: A destination playground is being considered at Spot-on-the-Water Park. The community will help confirm the plan and select the playground concept and equipment. To what extent do you agree that this project supports the vision for Ladner Village?



Results show that most participants (68%) agree or definitely agree that a destination playground at Spot-on-the-Water Park supports the vision.

Q3: Do you have any comments or suggestions about what is being considered?

Total Responses: 110

Support for Family-Friendly Amenities (52 comments):

- Many residents expressed excitement about the playground, seeing it as a great addition to the community, especially for young families.
- Some comments supported the idea, provided that it remained inclusive and accessible for children of all abilities.
- Others noted the potential for the playground to be a community hub, attracting visitors from surrounding areas and benefiting local businesses.

Concerns Over Safety and Maintenance (28 comments):

- Safety concerns were raised about the location, particularly the proximity to roads and water. Requests were made for fencing or barriers to ensure children's safety.
- Residents emphasized the importance of regular maintenance to keep the playground clean and in good condition.
- Some respondents worried about the potential for vandalism or the site becoming a hangout spot for older youths at night.

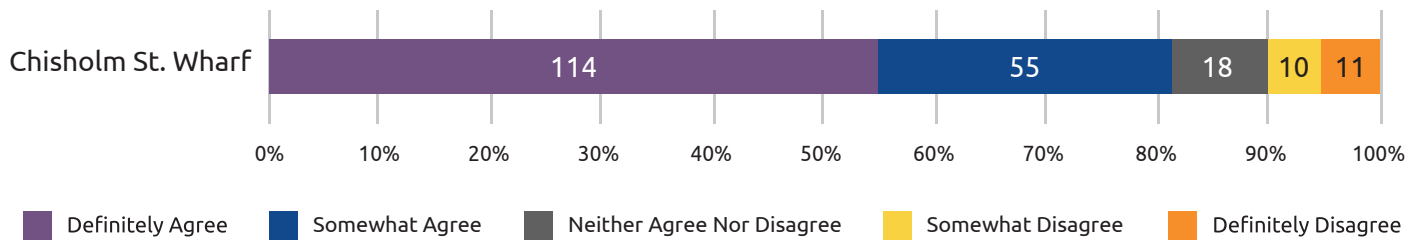
Design and Feature Suggestions (18 comments):

- Many suggestions focused on using natural play elements, such as wood structures, sand, and water play features.
- Several comments emphasized the need for shaded areas and seating for parents, as well as varied play equipment for different age groups.
- Other suggestions included sensory play elements, climbing structures, swings, and open spaces for group activities.

General Comments on Usage and Community Impact (12 comments):

- Some respondents mentioned the playground should be large enough to accommodate both local families and visitors, particularly during busy periods.
- A few comments expressed concerns about the overall cost of the project and whether the money could be better allocated to other community needs.

Q4: Upgrades to the Chisholm Street Wharf will make it safe for year-round use and create a place to get together. The community will help identify events and activations for this unique venue at the former Seven Seas site. To what extent do you agree that this project supports the vision for Ladner Village?



Upgrades to the Chisholm Street Wharf received the second highest level of support from participants. 81% of participants agree or definitely agree that upgrades will advance the vision.

Q5: Do you have any comments or suggestions about what is being considered?

Total Responses: 93

Support for Enhancing Public Access and Events (37 comments):

- Many respondents appreciated the idea of improving the wharf for year-round public use, including hosting community events, live music, and festivals.
- Some comments suggested the wharf could become a popular destination for both locals and tourists, especially if it included family-friendly features such as picnic areas and open spaces for activities.
- Conditional support was given by some residents who favoured the idea but only if parking, safety, and accessibility were properly addressed.

Concerns About Traffic, Parking, and Noise (22 comments):

- Several respondents raised concerns about increased traffic, especially during events, and the availability of parking for visitors.
- Noise pollution from late-night activities and events was a common concern, particularly from residents living near the wharf.
- Some worried that increased use could disturb the quiet and peaceful atmosphere of the area.

Suggestions for Features and Amenities (18 comments):

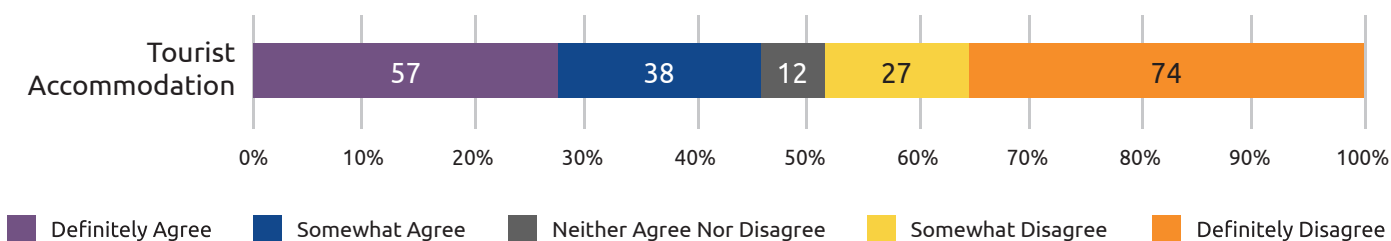
- Many suggestions focused on adding seating, benches, and shaded areas to make the wharf more comfortable for year-round use.
- Others proposed having designated spaces for food trucks, small retail kiosks, or markets to create a vibrant atmosphere.
- A few comments recommended installing proper lighting for safety and improving accessibility for pedestrians and cyclists, including adding bike racks and clear pathways.

Continued on next page.

General Comments on Waterfront Use and Preservation (16 comments):

- Some respondents stressed the importance of preserving the natural beauty of the waterfront and maintaining a balance between development and conservation.
- A few suggested looking to other waterfront developments, like Steveston, as models for how to improve the area while maintaining its heritage and charm.
- Concerns were raised about ensuring any developments do not disrupt the environmental integrity of the riverfront and nearby wildlife.

Q6: A new tourist accommodation with amenities on the former Delta Hotel site aims to inject vibrancy into Ladner Village and support local businesses. To what extent do you agree that this project supports the vision for Ladner Village?



Participants are fairly split in their views of whether or not a tourist accommodation supports the vision for Ladner Village with 46% agreeing or definitely agreeing and 49% disagreeing or definitely disagreeing. Reasons for reservations or support for the initiative are detailed in the responses to Q7.

Q7: Do you have any comments or suggestions about what is being considered?

Total Responses: 131

Support for Tourism and Development (45 comments):

- Many residents support the idea of a hotel as a means to boost tourism, attract visitors, and generate economic activity, especially for local businesses like restaurants and shops.
- Several respondents mentioned they would support the hotel if it adheres to certain conditions: keeping the design in line with Ladner's heritage character, ensuring green spaces are preserved, and making the hotel accessible to the local community (e.g., through event spaces or open access to the waterfront).
- Some respondents expressed support provided that the hotel includes sufficient parking solutions to avoid disrupting the village.
- A few comments mentioned that the hotel could potentially serve as a draw for cultural or family events, provided it is designed with the needs of both tourists and locals in mind.

Concerns Over Traffic, Parking, and Local Impact (52 comments):

- Respondents expressed concern about increased traffic congestion and the hotel worsening parking availability in Ladner Village.
- Many feel that the development might disrupt Ladner's small-town character, with some worried about over-commercialization.
- Some respondents expressed concerns over the potential displacement of local businesses and the loss of long-term, locally-owned shops due to the hotel development.

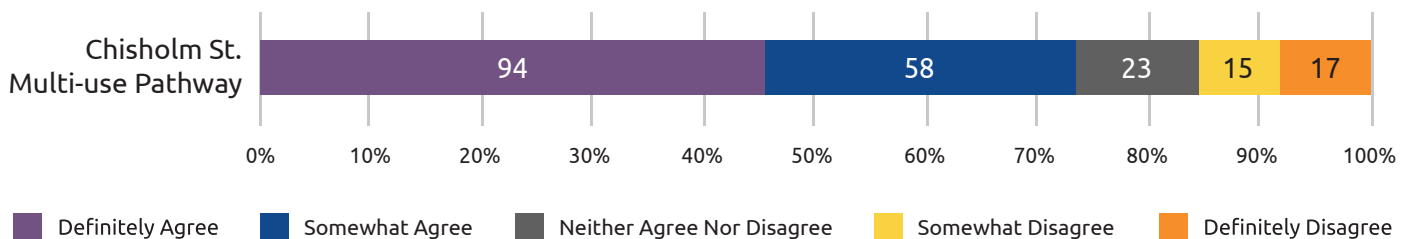
Design and Integration Suggestions (22 comments):

- Residents suggested a design that reflects Ladner's heritage, with a focus on traditional architecture and green spaces.
- Suggestions included environmentally friendly building materials and making the hotel blend with the natural landscape.
- Some called for public spaces within the hotel for local markets or events to create a community hub.

General Comments on Usage and Amenities (12 comments):

- Residents proposed amenities like restaurants and cafes that could serve both locals and visitors.
- Some questioned the suitability of the location for the hotel, while others emphasized the importance of maintaining public access to the waterfront.

Q8: A new multi-use pathway and changes to the flow of Chisholm Street are being considered to make the street safe for drivers, cyclists and pedestrians. The community will be invited to review the changes to traffic patterns in the area before a decision is made. To what extent do you agree that this project supports the vision for Ladner Village?



Plans to change Chisholm St. to one-way and incorporate a multi-use pathway were well supported with 73% agreeing or definitely agreeing with the proposed changes.

Q9: Do you have any comments or suggestions about what is being considered?

Total Responses: 90

Support for Improving Walkability and Cyclist Access (36 comments):

- Many respondents expressed support for creating a dedicated multi-use pathway to improve safety and convenience for pedestrians and cyclists.
- Some highlighted that a connected pathway would encourage more people to walk or bike, reducing the number of vehicles in the area.
- Respondents also noted that better walkability would benefit families and seniors, making it easier to access key areas in Ladner Village.

Concerns About Traffic and Parking (24 comments):

- Several respondents raised concerns about the potential impact of the MUP on local traffic flow and parking availability, especially if streets are narrowed or closed to vehicles.
- A common concern was that reducing street parking for the pathway would negatively affect businesses, as customers rely on nearby parking.
- A few respondents were worried about how the pathway would accommodate both cyclists and pedestrians, particularly with the rise of e-bikes and scooters.

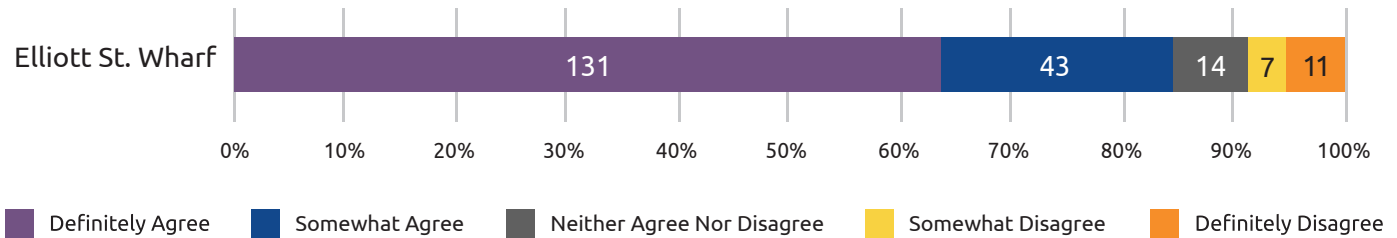
Suggestions for Pathway Features and Safety Improvements (20 comments):

- Many respondents suggested incorporating safety measures such as dedicated bike lanes, raised crosswalks, and clear signage to reduce conflicts between cyclists and pedestrians.
- Others recommended adding more bike parking, shaded rest areas, and lighting along the pathway to enhance its usability year-round.
- Several comments focused on connecting the pathway to existing trails, parks, and waterfront areas to create a seamless network for outdoor activities.

General Comments on Usage and Community Impact (10 comments):

- A few respondents questioned whether the MUP was necessary, citing the existing infrastructure and low traffic in the area.
- Some expressed concerns about the cost of the project and whether it would justify the benefits.
- A few respondents were unsure about the overall impact on local businesses and asked for more community consultation before proceeding.

Q10: Efforts to restore the natural environment, rebuild the wharf and add seating aim to make the Elliott Street Wharf a place to enjoy views of the Fraser River and gorgeous sunsets. The community will be invited to comment on the design and suggest activations at this waterfront gateway.



The most popular of the seven projects are proposed upgrades to Elliott St. Wharf with 84% agreeing or definitely agreeing that the project will contribute the vision.

Q11: Do you have any comments or suggestions about what is being considered?

Total Responses: 81

Support for Enhancing the Natural Environment (30 comments):

- Many respondents supported restoring and preserving the natural environment around Elliott Street Wharf, advocating for more green spaces, native plants, and wildlife-friendly habitats.
- Suggestions included integrating gardens with native species like wild irises, reeds, and native flowering plants to enhance the area's beauty and maintain its natural ecosystem.

Concerns About Construction and Environmental Impact (19 comments):

- Respondents raised concerns about the use of concrete in the area, citing its potential to harm the natural environment and increase heat levels. They urged the city to consider more eco-friendly and sustainable materials.
- Several comments warned about potential disruptions to the local wildlife and natural scenery, urging careful planning to protect the wetland ecosystem during construction.

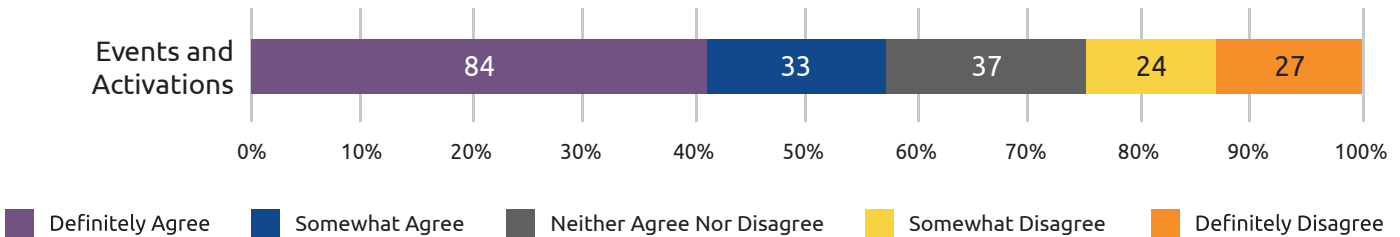
General Comments on Existing Condition and Future Use (17 comments):

- Some felt the wharf was already in good condition and didn't require significant upgrades, while others felt it was underutilized and lacked appeal.
- There were calls for expanding water-related activities such as kayaking, fishing, and opportunities to view wildlife, along with general aesthetic improvements to make the area more inviting.

Suggestions for Improvement (15 comments):

- Popular suggestions included adding more seating, shaded areas, and better access for non-motorized watercraft such as kayaks and paddleboards.
- Some suggested providing better signage and amenities such as public washrooms and food truck opportunities, as well as developing a small gathering space or performance area for community events.

Q12: Building on the success of previous pop-up parks on Bridge Street, the City is proposing to add pedestrian fun to more streets in Ladner Village during the summer season. The community will be invited to confirm the location and suggest activities and events to draw the community and visitors to the area. To what extent do you agree that this project supports the vision for Ladner Village?



57% of participants agree or definitely agree with activating the streets of Ladner Village.

Q13: Do you have any comments or suggestions about what is being considered?

Total Responses: 105

Support for Pop-Up Parks (33 comments):

- Many respondents enjoyed the pop-up parks, appreciating their benefits for socializing, family fun, and community gathering spaces.
- Some supported the idea of continuing to host these parks in areas like Bridge Street, especially if accompanied by better maintenance and supervision to prevent vandalism and theft.

Concerns About Impact on Businesses and Parking (30 comments):

- A number of local business owners and residents expressed concerns that closing streets for pop-up parks negatively impacted their accessibility, especially with reduced parking for customers.
- Many believed the parks could be placed in existing park spaces or less critical areas to avoid disrupting business operations and traffic flow.

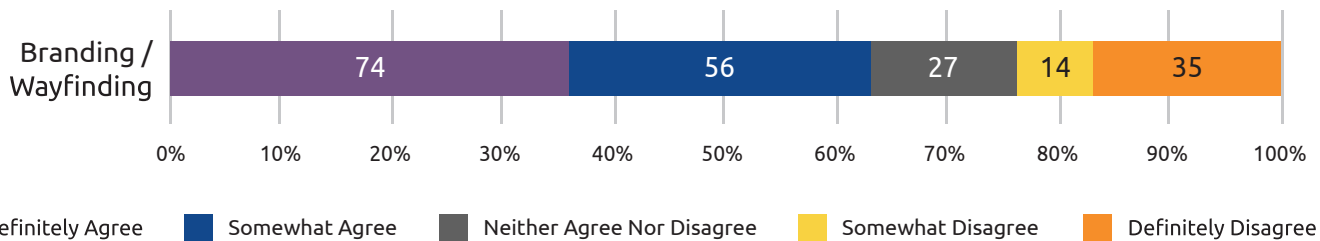
General Comments on Usage and Effectiveness (22 comments):

- Some respondents felt that the pop-up parks were underutilized and questioned their effectiveness, suggesting that they were primarily a COVID-era measure that no longer met the community's needs.
- Others felt that while the parks were a good idea, they needed to be better located and managed to ensure their success and sustainability.

Suggestions for Improvement (20 comments):

- Suggestions included ensuring proper supervision, maintenance, and security of pop-up parks to prevent damage and theft.
- Consider incorporating more diverse activities like live music, games for children and teens, or seasonal events (e.g., Christmas markets or Halloween activities) to attract more people.
- Some respondents recommended relocating the parks to larger spaces like Memorial Park or the waterfront to avoid traffic disruption.
- Improved design elements such as comfortable seating, covered areas for rain protection, and accessible features for people with disabilities were suggested to make the spaces more functional and inclusive.
- Others suggested that pop-up parks could include partnerships with local businesses, such as food vendors or artisans, to drive more economic activity and improve community engagement.

Q14: A vibrant branding, signage and wayfinding strategy aims to make it easier for locals and visitors to explore Ladner Village. The community will help define its identity and beautify the streets with banners, murals and signage that celebrate the area. To what extent do you agree that this project supports the vision for Ladner Village?



63% agree or definitely agree a branding and wayfinding strategy will help advance the vision for Ladner Village.

Q15: Do you have any comments or suggestions about what is being considered?

Total Responses: 113

Support for Improved Wayfinding and Murals (32 comments):

- Respondents supported the addition of wayfinding tools and murals, with many expressing excitement for designs that could reflect Ladner's history and local culture.
- Some supported wayfinding improvements to enhance visitor experience, suggesting that maps and directional signs could help people explore the village and access key areas more easily.

Concerns About Current Signage (45 comments):

- A significant number of respondents criticized the existing "Ladner Village" blue sign, describing it as overly modern and not in keeping with the village's historic charm.
- Many expressed frustration that public feedback against the current sign was ignored, leading to doubts about future signage projects considering the perceived disconnect between city decisions and public preferences.

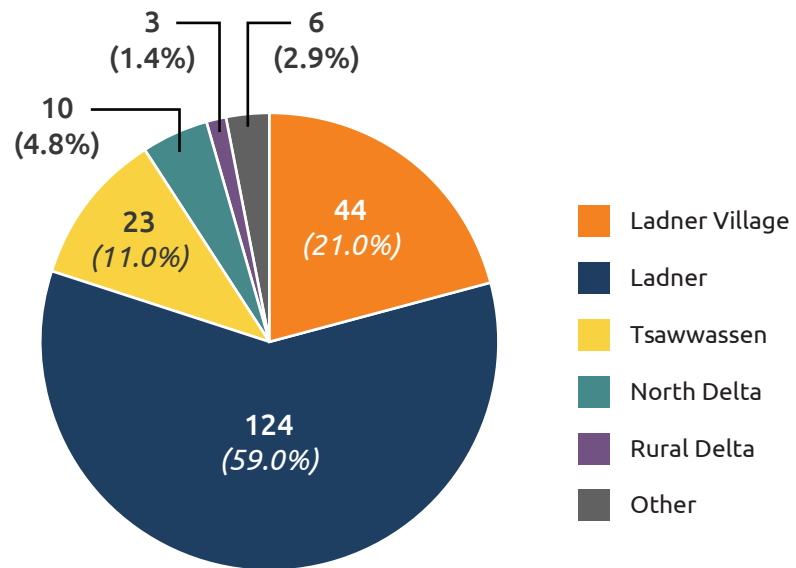
General Comments on Branding and Aesthetics (22 comments):

- Respondents emphasized the importance of preserving Ladner's heritage and classic atmosphere through tasteful signage, murals, and banners.
- Several comments urged city planners to collaborate with local artists and residents to ensure that new signage aligns with the community's unique character and history.

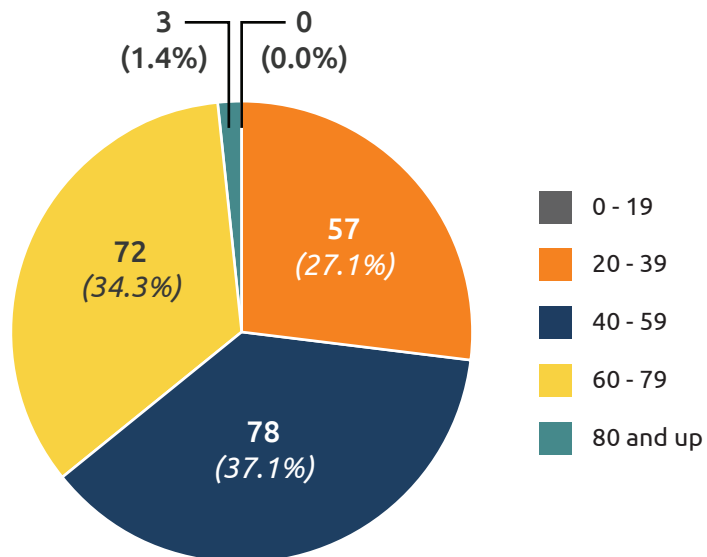
Suggestions for Improvement (14 comments):

- Many suggested replacing the current village sign with something more aligned with Ladner's heritage, recommending colours, materials, and designs that evoke a historic or rustic feel.
- Ideas included incorporating elements of Ladner's First Nations, fishing, and agricultural heritage into wayfinding tools, making them both functional and culturally significant.
- Some proposed limiting signage to reduce visual clutter, while others recommended complementing physical signs with digital wayfinding tools to modernize navigation without overwhelming the village with signs.
- Suggestions for pedestrian-friendly areas included using signage to guide visitors to key village attractions, further enhancing the community's accessibility without detracting from its aesthetic appeal.

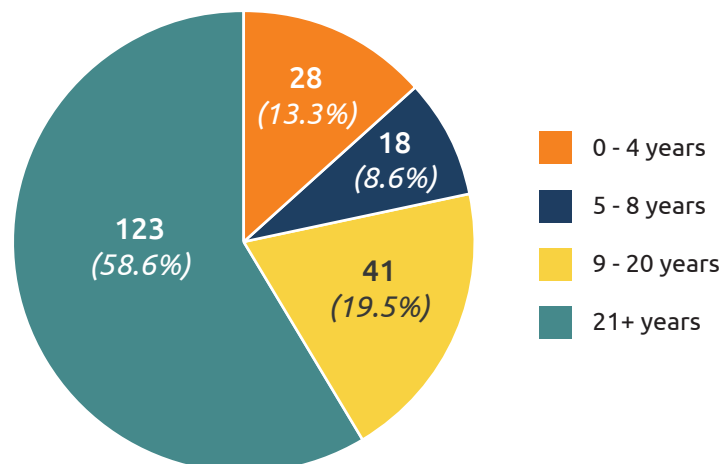
Q16: Which best describes where you live?



Q17: Which best describes your age group?



Q18: How long have you lived in Delta?



Attachment A: Communications and Engagement Timeline

Date	Activity
May 17	Ladner May Days News Release
May 17	Let's Talk Delta • Project page • Feedback form • Map
May 25 and 26	Ladner May Days Pop Up Booth
May 30	Full Page Newspaper Ad #1
June 6	Full Page Newspaper Ad #2
June 9 and 23, July 14 and 28, Aug 11	Ladner Market Pop Up Booth
June 11	Rotary Club of Ladner Presentation
July 10	Tourism Delta Presentation
July 19	Elliott St. Wharf Pop Up
Aug 31	Projects to Revitalize Ladner Village – Feedback Closes

Attachment B: Engagement Events Notes



Ladner Village Revitalization

Ladner Village Market

July 14, 2024

10:00 am – 4:00 pm

Ladner Village

Attendees:

City of Delta – JoAnne Kleb, Felise Yaco

Community – Estimated 60 participants

- Staff established a presentation board and a sticky note encouraging residents to provide a quick feedback on the tourist accommodation for Ladner Village.
- Staff spoke with a number of people that included residents, former residents, tourists from international countries and those living in the lower mainland.
- Staff spoke with residents ranging in opinions regarding the hotel. It was observed that residents were on either ends of the spectrum of whether or not they approve of the tourist accommodation, small number of people chose to be neutral.
- Staff on multiple instances found somewhat of a middle ground when speaking with residents who were confidently opposed of the tourist accommodation.

Summary of sticky notes exercise:

Opposition to Hotel Development

- Don't like hotel because it displaces tenants.
- No hotel on Chisolm.
- A hotel is not needed, no value added.
- No hotel, only affordable long-term housing.
- No hotel, leave the boutique stores; you are taking out what people come to see.
- Not 6 stories; smaller is better, do not want modern feel.

Alternative Suggestions for the Site

- Put an art gallery in the old municipal hall.
- Would like to see a community garden along Chisolm.
- More multi-use pathways connecting Delta communities.
- Fix parking and traffic in Ladner Village.
- Suggestion for more outdoor hangout areas for kids.
- Exercise training courses for kids outdoors and free.
- More public water fountains to help with events.
- Improve the wharf, more restaurants and bars, develop the harbour for tourism.
- More murals for art.
- Fix the clock and remove the Ladner Village sign.
- Wants it to be pedestrian-focused and retain the character of the village.
- Bring the car show back.
- Wants an old-fashioned vibe for Ladner.
- Connect multi-use pathways on Ferry Rd and River Rd.
- More permanent markets, especially during Christmas.

Continued on next page.

- Until a decision is made, leave the boutique stores on Chisolm.
- Accessible swing.
- Spot on the water park – have underground parking for visitors.

Hotel Features and Preferences

- If a hotel is built, maximum of 3 stories and perhaps 20 rooms.
- Very good breakfast selection, pop-up stores for local businesses, and meeting spaces.
- Rooftop pool on the hotel.
- Use local products like shampoos, flowers, food, etc.
- Have more of an Inn vibe and a weekly farmers market.
- Support farmers by using local eggs, heritage fish, and local potatoes for breakfast.
- Affordable hotel accommodation.
- Not only focus on 5-star hotels, also cater to locals.
- Do it in an older style to attract film industry interest.
- Like the idea of tourist accommodation.

Community and Village Enhancements

- More coffee shops and food markets with a European feel.
- More coffee shops to sit at.
- More benches and seating areas.
- Have a movie theatre, no higher than 4 stories.
- Improve shopping areas, perhaps modernize them.
- Lockers to store shopping bags when walking around the village.
- More pop-up stores and food trucks.
- More affordable long-term housing.
- Want all benefits of revitalization without the influx of people.
- Like the idea of a community fridge where food is donated and taken by those in need.
- A small pantry for people who are hungry and can take food.

Infrastructure and Accessibility

- Visit Fort Langley and Chilliwack Village District as good examples.
- Infrastructure upgrades to accommodate growth.
- Suggest connecting with the seniors bus program for city open house visits.
- Improve waterfront by cleaning up old, broken-down wharfs.
- No blue sign for Ladner Village.
- More accessible public amenities and services.

General Community Sentiments

- Residents are concerned about too much development and an increase in population.
- Preference for pedestrian-focused and community-centric developments.
- Desire to retain the historic and quaint character of the village.



Ladner Village Revitalization

Ladner Village Market

August 11, 2024

10:00 am – 4:00 pm

Ladner Village

Attendees:

City of Delta – JoAnne Kleb, Paula Kolisnek

Community – Estimated 65 participants

Hotel Proposal Feedback

- **Support for the Hotel:**
 - Fully in support of a hotel; it could be beneficial for owners of small homes.
 - Fine with the hotel if the building is charming and not ugly.
 - A hotel with a cool lounge would be welcomed.
 - A terraced hotel front in heritage style would be preferred.
 - A dog-friendly hotel and restaurant would be appreciated.
 - Consider a boat-style hotel.
 - A family-style restaurant that stays open later than 6 pm.
 - Ensure the architect of the hotel is sympathetic to the village's history.
- **Opposition to the Hotel:**
 - Preference for rental apartments or suites at reasonable prices instead of a hotel.
 - Concerns that a hotel might disrupt the small-town feel.
 - Belief that a hotel is not needed; more restaurants would attract more visitors.
 - Suggestions to create more housing.

Ladner Village Improvements

- **Event Ideas:** Fresh ideas for more events, including village holiday events.
- **Transportation:**
 - Aqua bus to Steveston, with multiple mentions supporting the idea.
 - Helicopter tours to reduce ground traffic.
 - Hop on/Hop off bus around Delta.
 - More bike lanes and storage options.
 - Create a crossing from South Seas over to Richmond.
- **Parking & Accessibility:**
 - Maintain free parking or limit to 3 hours.
 - Ensure adequate parking and preserve the village feel.
 - Take cars off the street, encouraging more pedestrian traffic.
 - Make the village accessible and inclusive.
- **Public Facilities:**
 - Public washrooms.
 - Improve the facilities around the wharf.
 - Sani dump and water facilities for visiting tourists.
- **Recreational Spaces:**
 - Bowling alley.
 - Pickleball court.
 - Cornhole.

Continued on next page.

- Small dog park.
 - Create a loop walking trail.
- **Environmental Concerns:**
 - Stop cutting down the trees.
 - Gardens should be amazing; consider making it a bylaw.
- **Heritage & Aesthetics:**
 - Preserve the heritage and small-town feel.
 - Maintain a heritage look; modern elements would be out of character.
 - Repurpose elements of existing buildings.
 - Improve the fading mural by the thrift shop.
 - Keep the village quaint, emphasizing a fishing and farming vibe.
- **Development Ideas:**
 - Floating little shops and restaurants.
 - Boardwalk around the exterior.
 - More float homes and float home moorage.
 - Indoor Ladner Village market for year-round access.
 - Expo area year-round.
 - Waterfront dining.
 - Preserve history and heritage while integrating technology.
- **Community Engagement:**
 - Functional living space layout.
 - Preserve small businesses and avoid pushing them out for new developments.
 - Bird tours as an attraction.

Delta



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