

## Ladysmith Maritime Society - Vision for the Waterfront Area

What are your ideas for the future use of the Ladysmith waterfront?

The Town of Ladysmith has recently hired a consultant to confirm the community's vision for the Waterfront Area, and you will be invited to participate. Expect to see announcements this fall on the Town of Ladysmith website, in local news publications, and various public places.

In addition to the community visioning process, LMS has been asked to join a design charrette team. The purpose of the design charrette will be to visually explore land use and design options for the waterfront. Following community feedback, these land use and design elements would be included in the new Waterfront Area Plan.

The design charrette team will be comprised of 25 appointees from Ladysmith advisory commissions and organizations; citizen appointees; members of the Stz'uminus First Nation; the Mayor and two other members of Council; and Town staff. Paul Nowlan is the LMS nominee to the design charrette team, and Rod Smith is the alternate, in case Paul is not available.

The boundary for the updated Waterfront Area Plan does not include Transfer Beach Park or the adjacent industrial area. Note that the aerial photo is dated, and does not reflect the current layout of the LMS marina.



## LMS Vision for the Waterfront Area

The process described here is to prepare an LMS vision for the Waterfront Area. We will then take the LMS vision to the Design Charrette, which will take place early in 2017. This process is for LMS members only, and is in addition to the Town-sponsored visioning process that will be open to everyone in the community.

The LMS vision should relate to the purpose and activities of the Society. LMS serves the community by promoting maritime heritage; operating a community marina; providing public access to the waterfront; and promoting tourism activity. Some examples of LMS activities include the Harbour Heritage Centre, Maritime Museum, Education Programs, Heritage Vessels, Harbour Tours, Festivals, and Purple Martins. LMS has also invested in buildings and facilities, both on the water and upland.

Your ideas can be as detailed as you want. It's up to you. Here are some questions to get you started:

- What sorts of changes in the Waterfront Area would help LMS to better serve the community?
- What is the best use of the foreshore area or the sloping area behind it?
- Should we ask for a continuous waterfront walkway?
- How should the Waterfront Area be developed, e.g. Slack Point or the upland areas?
- Should we preserve the heritage buildings in the upland area?
- What is the best use of the heritage buildings?
- Should we promote a heritage park north of the machine shop, where the locomotive and other machinery are located?
- Do we need to improve road access to the marina? How?
- Is parking an issue? What is the solution?

Send us your **IDEAS** for the LMS vision for the Waterfront Area.

By email: [pnowlan@telus.net](mailto:pnowlan@telus.net)

By mail: LMS P.O. Box 1030 Ladysmith, BC V9G 1A7

Drop off: Welcome Centre on the docks.

Deadline: Saturday, November 19, 2016.

Your identity will be kept confidential.

Come to our **OPEN HOUSE** and **VOTE** for your favourite ideas.

When: Saturday, November 26, 2016

Time: anytime between 10:00 am and 4:00 pm

Where: LMS Welcome Centre (upstairs)

Voting results will be tabulated and reported out.

The most popular ideas will become part of the LMS vision.

The following pages provide background information related to the Ladysmith Waterfront Area. This information was sourced from documents available on the Town of Ladysmith website.

## **Background**

The Waterfront Area Plan, which was adopted in 1997 and forms part of the Ladysmith Official Community Plan, includes policies and design guidelines for parks and open space; residential, commercial and industrial development; transportation; and servicing.

In 2009, the Town completed a community visioning initiative. The resulting Community Vision Report and Public Preference Handbook outline the community's preferences for future development in the waterfront and other areas of the Town. One strategy in the Community Vision Report is to update the Waterfront Area Plan to include the ideas for character and land use that were developed through the visioning process.

In 2007 and again in 2012, the Town and Stz'uminus First Nation signed a Joint Community Accord to work together to build a relationship and partnerships. The Naut'sa Mawt (Working Together) Community Accord has been further strengthened by the signing of a Memorandum of Understanding identifying potential joint initiatives, including harbour clean-up and marina partnership.

The waterfront area has significant levels of contamination, largely due to coal washing and loading, and other industrial activities during the previous century. The foreshore area was also extended by coal fill. A number of environmental and geotechnical studies were completed from 2010-2012. The reports assess soil contamination and stability, and estimate remediation costs.

The above documents may be accessed on the Town of Ladysmith website:  
[Community Vision, Official Community Plan and Waterfront Area Plan](#)  
[Stz'uminus First Nation Partnership](#)  
[Waterfront Investigation and Remediation Reports](#)

## **Current Community Vision for the Waterfront Area**

The new Waterfront Area Plan will confirm or change the current vision and planning policies for the Waterfront Area. The following statements, taken from the Waterfront Area Plan, the Official Community Plan and the Community Vision Report, describe the current vision for the Ladysmith Waterfront.

## Waterfront Area Plan (1997)

- The Ladysmith Waterfront is envisioned as a key element of the future Ladysmith community - as a natural extension of a hillside and seaside community. The area is defined as providing a connection to the water's edge and harbour area; a place for public use and activity; a tourist destination; and a neighbourhood with a mix of residential and commercial uses with continued business and industrial uses. The future land uses are framed by a system of parks and natural open spaces, and served by a network of transportation routes for pedestrian, bicycle, and vehicular mobility.

## Official Community Plan (2003)

- The waterfront will be transformed into a vibrant mixed use community of residential, commercial and employment uses and parks space. That development will become a critical element in the on-going enhancement of the community.
- Upland development of the waterfront will include a mix of uses and activities, including residential, retail/commercial and park development. Foreshore development could include marina uses, marine residential and tourism uses.
- Promote a mixed-use waterfront as a key element in the community's goal of economic diversification and support for downtown service and retail businesses.
- Community members believe that a foreshore enhancement walkway is an important consideration in the long term development of the waterfront. Public access that stimulates a vibrant public waterfront and connects the waterfront to the remainder of the community will need to be explored.
- Future waterfront development will be pedestrian friendly and provide public access to the water's edge.
- Heritage resources that celebrate Ladysmith's historic natural resource activities will be promoted, particularly in the Downtown and on the Waterfront.

## Community Vision Report (2009)

### Section 5 - Waterfront

- Natural areas - The area currently accessed from Roberts Street, and Transfer Beach Boulevard naturally lends itself to natural and recreational uses that could include:
  - Wilderness experience areas
  - A natural pathway network
  - Views of water
  - Habitat (for wildlife)
  - Information on history and the ecosystem
  - Dog run areas

- Facilities and structures (e.g., parking, washroom, concession, shelters)
- Recreational areas - The area around Transfer Beach as well as that along the flatter areas of the waterfront offer themselves easily to sports and play areas that should consider the following elements:
  - Play fields and surfaces
  - Facilities (e.g., washrooms, change rooms)
  - Seating areas
  - Food services
  - Parking
- Festivals - For efficient festival hosting, a few of the elements to consider providing include:
  - Stages
  - Lighting
  - Seating
  - Rain protection
  - Audio-visual infrastructure
  - Access and parking for large vehicles and participants
  - Food concession areas
  - Garbage and recycling areas
  - Washrooms
  - Water for food service areas
- Marina and marine activity areas - The Ladysmith harbour is the primary place where residents and visitors access the water for boating and sport fishing including the marina, the government dock, the public boat launch, and beach launching areas for kayaks or other small craft. Successful boating areas include the following:
  - Moorage and related facilities
  - Boat launch
  - Marine gas station
  - Marine sewage pumping station
  - Stores
  - Restaurants
  - Hospitality facilities
  - Tour support facilities
- Waterfront development and services
 

*Residential* - For any developed area of the waterfront, residential is an advisable land use as it will increase the ability to pay for amenities and will make developments more viable. A number of options exist for housing associated with the waterfront, including:

  - Various home types and densities
  - Floathomes
  - Parking

- Daily shopping needs
- Buildings with a westcoast waterfront character consistent with the identity of Ladysmith

*Shopping* - A new waterfront village area will generate a strong demand for commercial and retail areas. These can offer a full scope of shopping including food, tourist-oriented shops, marine and boating supply and others. The shopping area is most logically located in two ways:

- A high street with connections to Ladysmith's downtown
- Commercial spaces along the waterfront

*Eating and Drinking* - Opportunities to consider for increasing the profile and service of food and drink associated with the waterfront include:

- Restaurants and pubs
- Artisan food stores
- Picnic, BBQ and "party" areas
- Food outlets in the park
- Community gardens
- A celebration of seafood

*Hospitality* - The waterfront is an important draw for tourists who need accommodations. Elements to consider for hospitality include:

- Hotels
- Camping / RV facilities
- Signage, access and parking

*Learning* - A layer of information and an educational program can include interpretive signage, spaces for presentations, self guided tour information and places for people to gather for guided tours.

- A working waterfront - Ladysmith has rich industrial history to its waterfront, and industry continues to operate along the waterfront along the northern area of the harbour. This industry offers many benefits and much of it should be encouraged to stay. Successful industrial areas include:
  - Industrial buildings and facilities
  - Outdoor work and storage spaces
  - Truck access
  - Parking