



LADNER VILLAGE REVITALIZATION PROJECT

"Getaway Here"



IMAGINE WHAT
YOU CAN DO
HERE









Community Engagement Report

August 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.

Table of Contents

	Engagement Snapshot	4
	1. Introduction	6
	2. Our Approach	8
	3. What We Heard <ul style="list-style-type: none">• Feedback Form• Pop Up Events Comments	8
	4. Other	14
	Attachments Attachment A: Communications and Engagement Timeline	15

ENGAGEMENT SNAPSHOT

How We Informed

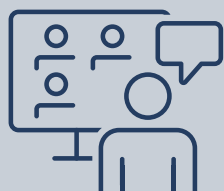


1,900

Visitors to the website

183

Downloads of Fact Sheet



37

Participants and views of Online Info Session

2

Full Page Newspaper Ads



How People Engaged



7

Pop Up Events

319

Completions of two Feedback Forms



*(Overall Form 167,
Getaway Here Form 152)*



180+

Sticky Note Comments

3

Presentations



WHAT WE HEARD

At their meeting in June 2024, Council provided direction to explore the market's interest in a new hotel accommodation in Ladner Village and to involve the community in shaping how the development can fit with the community and complement Ladner Village. The City hosted several pop up events and presentations and provided online opportunities for residents to share their feedback. The following are themes of the input that will be reflected in the Expression of Interest to inform prospective reflected in the creation of the criteria that will be used to score proposals.

- Historic character of the village (fishing, farming, nature - see Chilliwack and Fort Langley examples – not modern, no glass or steel, boutique / inn style. Consider features like shiplap walls, barndoor, and porthole-inspired windows.)
- European square / market feel (ground floor patio seating, coffee shop, breakfast place, flower stalls, fresh produce, fish sales)
- Leverage local suppliers and products (hotel supplies, farm produce in restaurants, artists / murals), don't compete with area businesses
- Consider streetscape (step buildings back from the street so as not to overwhelm existing buildings, fewer storeys preferred, wide sidewalks)
- Incorporate greenspace / water feature
- Provide adequate parking / consider transit and active transportation
- Amenities for locals (bike racks, pop up stores, meeting room / studio space, rooftop restaurant / patio, seafood / wine bar, space for live music)
- Accommodate families (suites with kitchens)
- Construction consideration (accessibility, impacts to Chilukthan Slough)

In addition to sharing their ideas for features of a possible tourist accommodation, participants also took advantage of the engagement opportunities to share their views in support or in opposition of the plan. This feedback and other submissions received through the engagement program are included in the body of this report. Findings from this report were provided to City staff to consider in the preparation of the Expression of Interest.

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 refamiliarize residents with the work and invite input into the key projects as they progress.

One of those projects explores the opportunity to introduce a new tourist accommodation on the site of the former Delta Hotel to inject vibrancy into the Village. Through the engagement program, the community was invited to help shape how the development fits with the community and complements Ladner Village. Residents were invited to comment on the following elements to help create the criteria that will be used to score submissions.

- Architecture
- Style and finishes
- Amenities
- Retail and commercial services
- Room composition

The following report summarizes the activities undertaken to gather community input and the feedback received. Feedback on the overall plans to revitalize Ladner Village will be shared as part of a future update to Delta Council.



TAKE A
BREAK &
IMAGINE
WHAT YOU
CAN DO
HERE



letstalk.delta.ca/Ladner-Village



2. OUR APPROACH

As a community engagement program was conducted as part of the work of the Ladner Village Revitalization Advisory Committee, the focus of this engagement program is to remind residents about the recommendations and invite their feedback as the initiatives are advanced. A complete list of activities is available in the Communications and Engagement Timeline in Attachment A.

3. WHAT WE HEARD

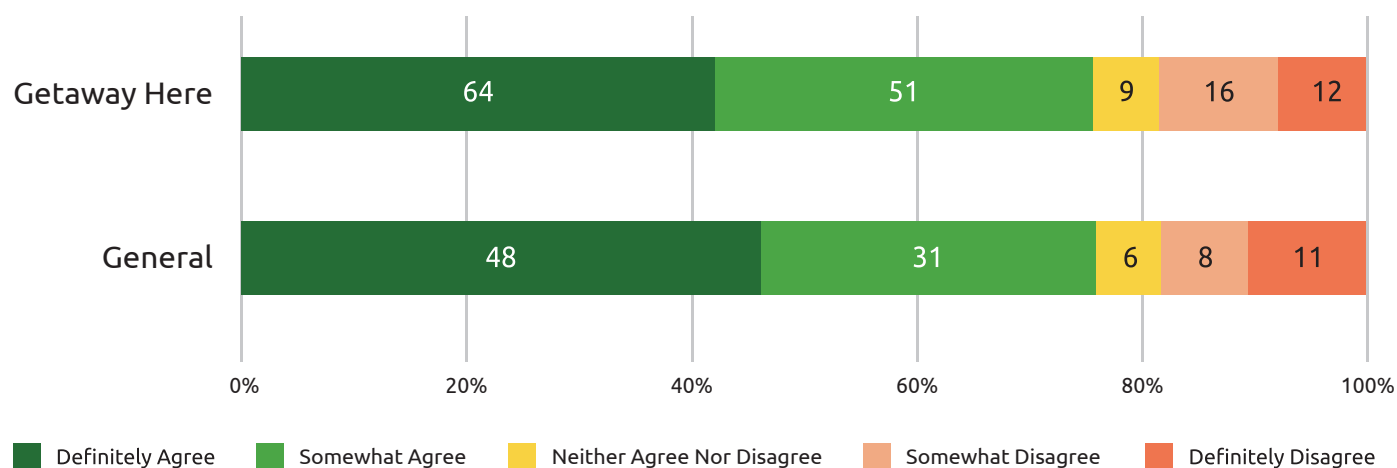
This section includes the results of the feedback form and the input gathered through conversations at the engagement events.

3.1 Feedback Form – “Getaway Here”

The following is a summary of the results of the second feedback form conducted in support of the “Getaway Here” tourist accommodation initiative. Where appropriate, relevant results from the overall feedback form have been included. The complete findings can be viewed at letstalk.delta.ca/Ladner-Village.

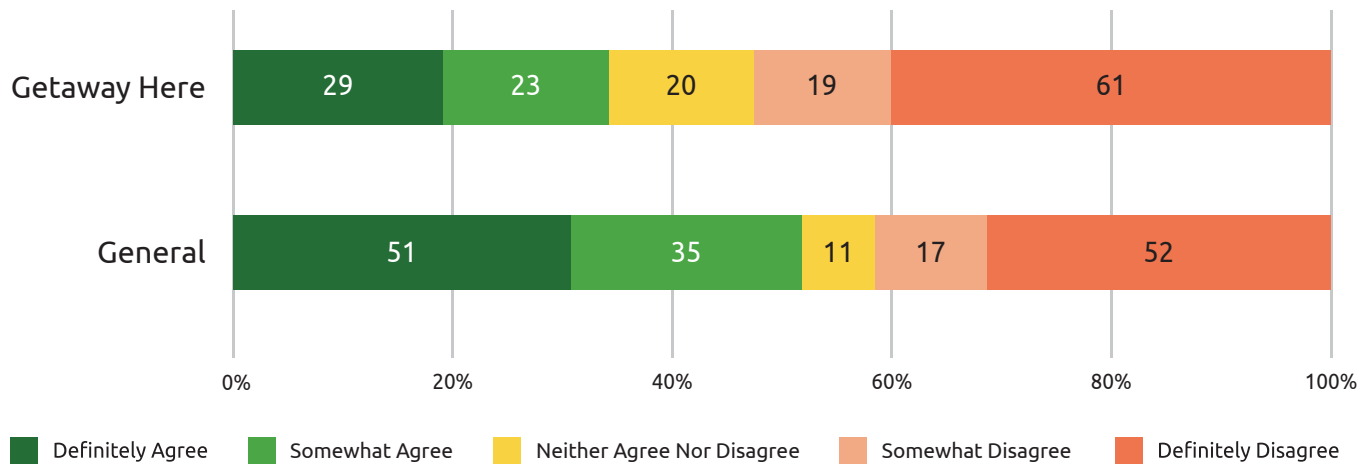
152 Responses

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 two forms supports that the vision provided through the work of the initial committee remains relevant and supported by participants.

Q2: 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. Reasons for reservations or support for the initiative are detailed in the responses to the following questions.

Q3: The City is preparing to issue an Expression of Interest to shortlist interested parties to submit full proposals. What are your ideas for how the tourist accommodation can fit with the community and complement Ladner Village? Please consider things like architecture, style and finishes, amenities, retail and commercial services, room composition etc. in your response below. Your suggestions will help inform the criteria that are used to score the proposals.

Architectural Style and Design:

- A preference for low-rise buildings (maximum 4-5 storeys) to maintain the Village's quaint and intimate atmosphere.
- Suggestions for a heritage- or village-style that incorporates natural elements and complements existing buildings in Ladner Village. Modern designs, particularly those with steel and glass, are generally opposed.
- Inclusion of green spaces, pedestrian-oriented retail on the ground level, and vibrant colours inspired by the Ladner Village Mural.
- Emphasis on maintaining the "small-town historic vibe" with features like shiplap walls, barndoor doors, and porthole-inspired windows.
- Ensure you consider the streetscape on Delta as well as Chisholm, step / stagger the heights so as not to overwhelm existing buildings and streetscape.

Continued on next page.

Amenities and Services:

- Support for including family-focused amenities, farm experiences, art exhibits, and special events for the local community.
- Recommendations for retail and commercial services such as coffee shops, specialty food stores, gift shops, and destination restaurants.
- Consideration for alternative transportation modes, like a shuttle bus, to reduce vehicular traffic.
- Amenities that support local businesses and the community, like spaces for meetings, conferences, or weddings, are suggested.

Support for a Boutique or Smaller Hotel:

- Support for a small, unique, bed and breakfast style accommodation.
- Emphasis on maintaining a heritage look and integrating with the village's historic aesthetic.
- Ideas to emulate successful models like Fort Langley, with a mix of retail, dining, and community spaces, without the need for a hotel.

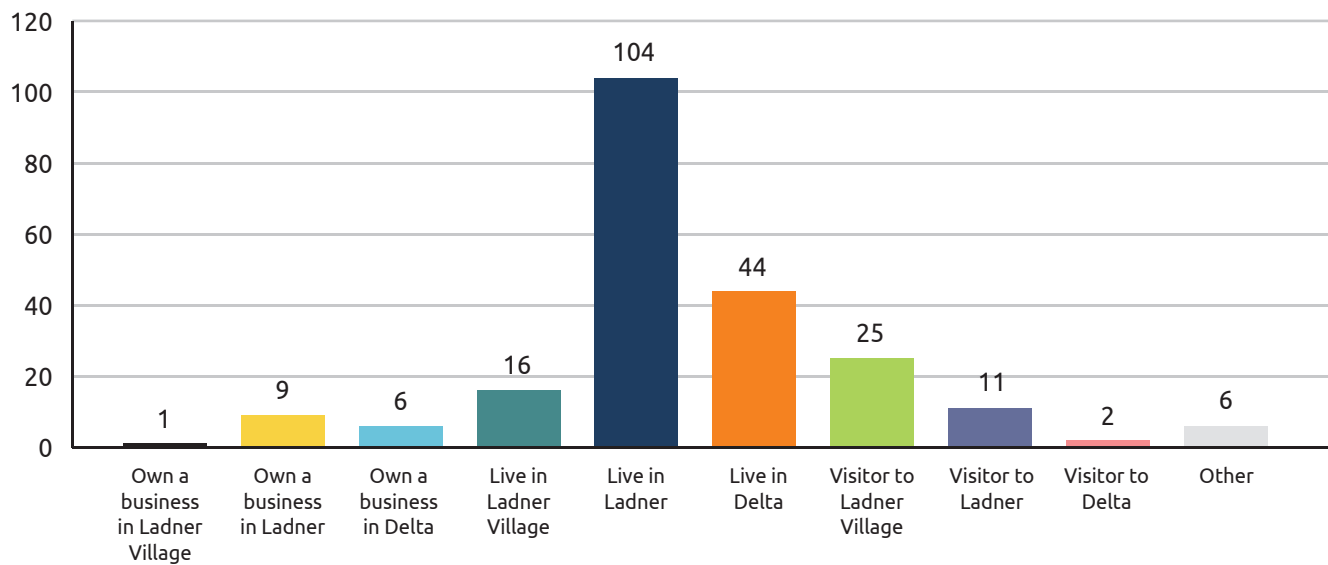
Design and Planning Considerations:

- Importance of incorporating sufficient parking and maintaining pedestrian-friendly spaces.
- Desire for careful planning and community consultation in the decision-making process.
- Some see potential economic benefits and a boost to local businesses from increased tourism.

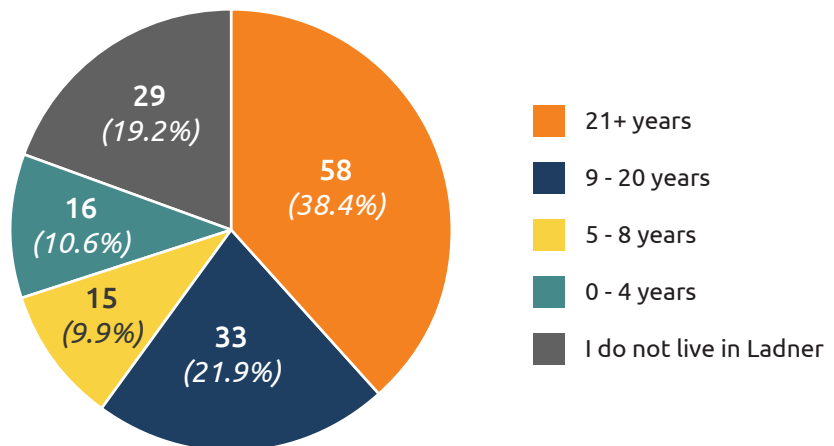
Concerns:

- Concerns about the displacement of existing local businesses.
- Worries that a hotel will lead to increased congestion, more cars, and loss of the village's charm.
- Suggestions to prioritize the revitalization of the waterfront and other community spaces instead of building a hotel.
- Suggestions to focus on affordable housing instead of a hotel, given the current housing crisis.
- Doubts about the viability of a hotel in this area, considering existing accommodation options nearby.
- Concerns that tourist accommodations may not engage the community and could create dead zones.
- Advocacy for keeping the space for community use, like parks, cultural centres, or local business support.
- Some comments that the City should not be involved in the hotel business and that such a project does not align with community needs or desires.

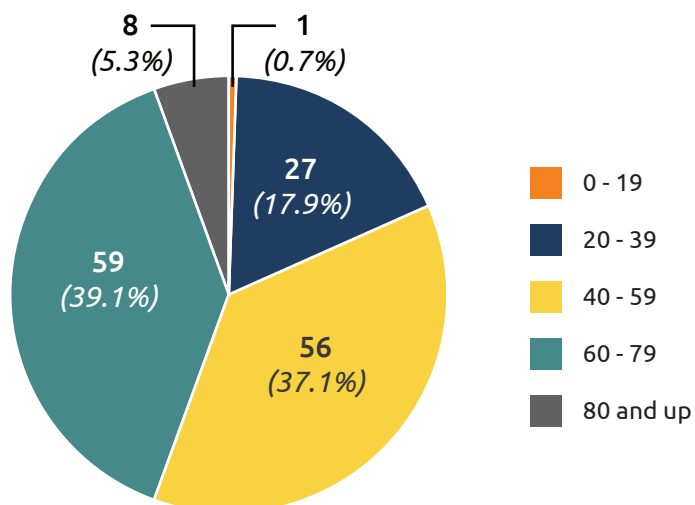
Q4: Which best describes your interest in completing this form? Check those that apply.



Q5: How long have you lived in Ladner?



Q6: Which best describes your age group?



3.2 Ladner Village Market / May Days Ideas

Staff had conversations with several hundred people through the various pop up events at Ladner Village Market and May Days. Staff had many positive and supportive discussions that are summarized below. Some participants expressed their reservations about a tourist accommodation which are also reflected in the comments.

Hotel Features and Preferences:

- If a hotel is built, maximum of 3 storeys 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.
- Ensure you consider the streetscape on Delta as well as Chisholm, step / stagger the heights so as not to overwhelm existing buildings and streetscape.
- Consider a boat style hotel.
- A dog friendly hotel would be appreciated.

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.
- More accessible public amenities and services.
- Preference for pedestrian-focused and community-centric developments.

Other Suggestions for Ladner Village:

- More coffee shops and food markets with a European feel.
- More benches and seating areas.
- Have a movie theatre.
- 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.
- A small pantry for people who are hungry and can take food.
- Retain the historic and quaint character of the village.

Other Suggestions for Ladner Village (continued):

- Fresh ideas for more community events, including village holiday events.
- Aqua bus to Steveston.
- Helicopter tours to reduce ground traffic and offer scenic views.
- Hop on / Hop off bus around Delta to improve local transportation options.
- Create a crossing from South Seas over to Richmond to enhance connectivity.
- Bowling alley as a new recreational facility for local entertainment.
- Pickleball court to provide more recreational activities.
- Cornhole games as part of the community's outdoor spaces.
- Small dog park to cater to pet owners in the village.
- Create a loop walking trail for fitness and scenic strolls.
- Stop cutting down the trees to preserve the village's natural environment.
- Floating little shops and restaurants to add unique waterfront attractions.
- Boardwalk around the exterior for scenic walks and retail opportunities.
- More float homes and float home moorage to enhance waterfront living options.
- Indoor Ladner Village market for year-round access to local goods.
- Waterfront dining to offer unique dining experiences by the water.
- Bird tours as an attraction to highlight local wildlife and nature.
- 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.
- Suggestion for more outdoor hangout areas for kids.
- Exercise training courses for kids outdoors and free.
- More public water fountains to help with events.
- More murals for art.
- Fix the clock and remove the Ladner Village sign.
- Bring the car show back.
- Want an old-fashioned vibe for Ladner.
- Connect multi-use pathways on Ferry Rd and River Rd.
- Until a decision is made, leave the boutique stores on Chisolm.
- Accessible swing.
- Spot on the water park – have underground parking for visitors.

Concerns:

- Concerned about too much development and an increase in population.
- Don't like hotel because it displaces tenants.
- A hotel is not needed, no value added.
- Affordable long-term housing.
- No hotel, leave the boutique stores; you are taking out what people come to see.
- Not 6 storeys; smaller is better.
- Do not want modern feel.

4. OTHER

In addition to the feedback collected through the engagement program, the project also received the following submissions.

4.1 Petition #1

One of the businesses displaced by the plans for a tourist accommodation initiated a petition seeking an extension to find a suitable location. Since the petition was created, staff contacted and met with the affected businesses and provided additional support such as more tenure, free rent and support in identifying alternate locations. The online and in-store petitions can be reviewed at [**letstalk.delta.ca/Ladner-Village**](https://letstalk.delta.ca/Ladner-Village).

4.2 Petition #2

A group of residents concerned about the loss of heritage character and the process conducted by the City initiated a petition to reject the proposal. The online petition can be reviewed at [**letstalk.delta.ca/Ladner-Village**](https://letstalk.delta.ca/Ladner-Village).

Attachment A: Communications and Engagement Timeline

Date	Activity
May 17	Ladner May Days News Release
May 17	Let's Talk Delta <ul style="list-style-type: none"> • Project page • Feedback form • Map
May 25, May 26	Ladner May Days Pop Up Booth
May 30	Full Page Newspaper Ad #1
May 31	Getaway Here News Release
June 6	Full Page Newspaper Ad #2
June 9	Ladner Market Pop Up Booth
June 11	Rotary Club of Ladner Presentation
June 17	Getaway Here Launch <ul style="list-style-type: none"> • Press Release • Feedback Form • Ideas Page • Online Info Session • Fact Sheet
June 23, July 14 and 28, Aug. 11	Ladner Market Pop Up Booth
June 27	Getaway Here Newspaper Ad #1
July 4	Getaway Here Newspaper Ad #2
July 10	Getaway Here Online Info Session
July 10	Tourism Delta Presentation
Aug 18	Getaway Here Feedback Closes



Facebook
CityofDeltaBC



Twitter
CityofDeltaBC



Instagram
CityofDeltaBC