



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **6740-20**

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

Date: **July 15, 2025**

2025 Ladner Village Revitalization Action Plan Update

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

▪ **RECOMMENDATIONS:**

- A. THAT the final design concepts for the Chisholm Street Wharf as described in this report be endorsed.
- B. THAT staff be authorized to undertake a competitive process to engage a Chisholm Street Wharf concession operator.

▪ **PURPOSE:**

The purpose of this report is to provide an update on the 2025 Ladner Village Revitalization Action Plan ("Plan"). Staff are seeking Council's endorsement of the final design concepts for the Chisholm Street Wharf and authorization to proceed with a competitive process to engage a concession operator for the site.

▪ **BACKGROUND:**

At the October 21, 2024 Regular Meeting, Council endorsed the Plan, a comprehensive framework aimed at guiding the next phase of improvements to Ladner Village. This report provides an update on the progress made since the endorsement of the Plan. It outlines key milestones achieved, highlights current initiatives underway including the Chisholm Street Wharf design and tourist accommodation and seeks Council direction on next steps to ensure continued momentum in delivering on the revitalization vision for Ladner Village.

▪ **DISCUSSION:**

The following section outlines the major actions that have been undertaken in 2025 to advance the Ladner Village revitalization work.

Chisholm Street Wharf

At the June 23, 2025 Regular Meeting of Council, staff reviewed updated Chisholm Street Wharf detailed design drawings that included:

- Vibrant and flexible gathering spaces with a variety of seating options
- Stepped seating at the base of the wharf
- An improved dike pathway / promenade
- Relief from the summer heat is provided through a playful misting zone and vibrant 4-metre-wide umbrellas



- The lighting plan is designed to accommodate projection lighting
- A pop-up container concession zone for food and beverage service
- Fully accessible wharf with durable concrete paving around the perimeter

Council directed staff to consult with the community on the detailed design and report back to Council with a summary of the engagement results.

Chisholm Street Wharf Engagement Program

The City of Delta completed the second phase of engagement on the Chisholm Street Wharf project between June 24 and July 11, 2025, to confirm the direction of the detailed design. Over 2,200 letters were mailed to inform community members about the opportunity to learn more and share their feedback by completing an online feedback form or attending a pop-up event at the Chisholm Street Wharf. The event allowed residents to review project plans, speak directly with staff, and provide feedback. In total, the City received 113 feedback forms and engaged with 83 participants at the pop-up event during the engagement period. The feedback collected identified key themes, summarized below:

- Overall, participants liked the direction for the proposed design. Of the 125 responses received through the online feedback form and at the in-person event, 59 percent indicated the design “looks great”, 22 percent felt it “could use some tweaks” and 18 percent said the design “needs more work.”
- All the features proposed in the detailed designs were popular with most of the participants. Of the 105 responses received, the most liked features included the improved dike pathway with natural elements (79 percent), flexible gathering spaces for events (76 percent), and fully accessible wharf with concrete paving around the perimeter (70 percent). Many attendees at the pop-up echoed their enthusiasm for these features and appreciated the Plan’s balance of social space and nature.
- Respondents who felt the designs could use more work raised concerns about the availability of parking, particularly among nearby residents who rely on existing street parking, as well as the potential for noise and disruption from event programming. Others had suggestions to include bathrooms, and a kayak

and paddleboard launch. Staff provided updates to participants on how these items have been or will be addressed or considered as part of the overall revitalization program.

- Staff also met with representatives from Tsawwassen First Nation. They expressed their support for the project and their interest in plant selection, site archaeology, and environmental considerations, as well as art, education, naming and economic opportunities. Musqueam Indian Band expressed interest in similar themes including plant selection, education, naming, and art opportunities. Staff will continue to work with the First Nations to incorporate their suggestions into the project.
- Staff also consulted with the Mobility and Accessibility Committee (“MAC”) on the design’s accessibility features. MAC members like the use of concrete paving around the Chisholm Street Wharf deck and along the dike pathway and recommended providing accessible washrooms and boat tours.

Complete results of the engagement program are available in the Socialize Here (Phase 2) Community Engagement Report included as Attachment A.

Staff recommend that Council endorse the final design concepts for the Chisholm Street Wharf included as Attachment B. If approved, the design drawings will be finalized and the project will proceed to procurement in fall 2025, with construction targeted for completion in late spring 2026.

Next Steps - Concession Operator Procurement

To support the successful activation of the Chisholm Street Wharf and deliver on the community’s enthusiasm for the proposed concession zone, staff recommend undertaking a competitive process to engage a suitable operator to provide food and beverage services from the pop-up container zone, subject to Council’s endorsement of the final design concepts. The concession will play a key role in enhancing the vibrancy, functionality, and visitor experience of the redeveloped wharf.

Chisholm Street Roadway Improvements

Staff are developing concepts to incorporate a multi-use pathway and reconfigure Chisholm Street roadway to support the revitalization of Ladner Village. A parking study for Ladner Village is included in this work and the proposed concepts and study results will be shared with Council at an upcoming meeting in advance of the start of the engagement program.

Tourist Accommodation

The City received five Expressions of Interest (“EOI”) for the development of tourist accommodation in Ladner Village, following the completion of the first round of the EOI process. A shortlist of proponents has been invited to participate in the second round, with detailed proposals due by September 15, 2025. In parallel, the City continues to move forward with site preparation activities which included the completion of building demolition, an archaeological assessment and removal of an underground waterline. Additionally, the process to establish a new six-storey, mixed-use zone for Ladner

Village to allow for future development of a tourism accommodation as well as other uses is progressing. The proposed amendment to the Zoning Bylaw received first, second and third reading at the Regular Meeting of Council on July 7, 2025.

Elliott Street Wharf

Following Council's endorsement of the 2025 Elliott Street Wharf Enhancement Plan at the April 14, 2025 Regular Meeting, the City launched a series of revitalization projects at the Elliott Street Wharf. Key improvements included the installation of a floating kayak launch system, upgrades to the dock ramp to enhance safety and accessibility, and a reconfiguration of the wharfhead to improve parking and support easier access for paddle sport users.

In alignment with feedback received through the engagement program, the City also formalized select commercial activities at the Wharf, such as fish sales directly from vessels, kayak rentals, boat tours, and food truck operations. To further this initiative, an EOI was issued in spring 2025 to solicit proposals for a kayak rental or boat tour service. Two submissions were received, and staff are now working with the proponents to evaluate the feasibility of launching operations during the 2025 season.

Pedestrian Activities and Celebrations

As part of ongoing efforts to enliven Ladner Village, the City has extended the Ladner Village Market along Delta Street to reach Bridge Street and has brought back the popular Bridge Street Pop-Up Park. In June 2025, the park became the site of a lively community street mural event, where hundreds of residents came out to paint colourful fish directly onto the street. The event fostered strong community spirit and was met with enthusiastic participation. Building on this momentum, staff are now looking into additional programming and activities to bring energy and vibrancy to the pop-up park throughout the summer. Elliott Street Wharf is currently hosting a number of pop-up events including Friday Night Lights (sunset concerts), Wellness at the Wharf Saturdays (yoga, stretching and Pilates), and Sunday Cultural Corner (heritage walks and scavenger hunts).

Branding and Wayfinding

The City has issued a request for proposals to engage a qualified consultant to develop a vibrant brand strategy for Ladner Village. This initiative will form the first phase of a broader, multi-stage project that will also encompass the creation and implementation of a wayfinding and signage plan (gateway, directional, and interpretive signage) for the area. Staff recognize the need for a gateway sign at Elliott Street Wharf but also highlight the importance of aligning its design with the signage planned for Chisholm Street Wharf and the related roadway enhancements along Chisholm Street. Feedback provided by the community from prior engagement programs will be provided to the consultant to inform their work and all concept branding and signage designs will be brought forward to Council before going out to the community for further engagement.

Implications:

Financial Implications – Funding implications for Ladner Village revitalization work will be addressed on a project-by-project basis and as individual project updates are brought forward to Council for consideration.

CONCLUSION:

The 2025 Ladner Village Revitalization Action Plan continues to advance meaningful improvements that reinforce Ladner Village as a vibrant, welcoming, and active waterfront destination. With Council's support, significant progress has been made across several key initiatives from the transformation of the Chisholm Street Wharf and activation of the Elliott Street Wharf to expanded pedestrian-friendly programming, enhanced public spaces, and efforts to attract tourism investment. Looking ahead, further engagement with the community on the Chisholm Street road design concepts and branding will ensure these revitalization efforts reflect local community input. Endorsement of the recommendations in this report will allow staff to maintain project momentum and deliver on the vision of a connected, inclusive, and lively village core that serves both residents and visitors alike.



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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	JK for DW
Corporate Services	Mike Brotherston	MB
Development	Doreann Mayhew	TM for DM
Engineering	Steven Lan	RC for SL
Facilities and Major Projects	Jim Bauer	JB
Finance	Navin Chand	NC

ATTACHMENTS:

- A. Chisholm Street Wharf 'Socialize Here' July 2025 Phase 2 Detailed Design – Engagement Report
- B. Chisholm Street Wharf Revitalization Design Package