



## SUMMER 2020: THE YEAR OF VIRTUAL MEETINGS

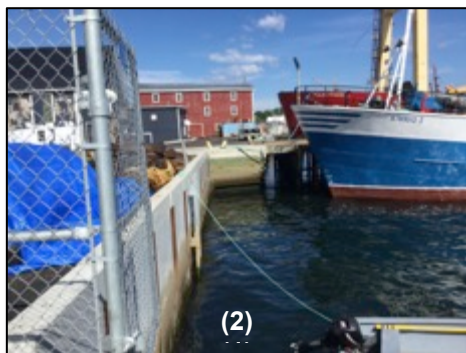
### INTRODUCTION: Sandy Marshall, LWAI Chair

June 2020 would have been the time for LWAI to hold its 16<sup>th</sup> Annual Summer Symposium. I would have preferred to welcome you in person but under the circumstances, please accept this letter as a start. With Canada and Nova Scotia just beginning to open up some services and businesses that involve group gatherings, your LWAI Board has decided to postpone our annual information-sharing and membership renewal Symposium.

The Symposium will be re-convened later in the summer with either a community gathering or a virtual Symposium via the popular meeting platform known as ZOOM. Plans for information-sharing will be available via:

- our email mailing list
- our website: [www.lunenburgwaterfront.ca](http://www.lunenburgwaterfront.ca)
- an insert in the Town's electric utility bill
- Lighthouse Now
- Develop Nova Scotia website: [www.developns.ca](http://www.developns.ca) and social media

In the meantime we feel this update to our membership is appropriate. While we have tried to make this self-contained as a letter, there is much to see via the links we provide to LWAI and Develop Nova Scotia (DNS) content. Please browse these as you are able. Also, we recommend that you visit the waterfront in person this summer to view the new construction underway or completed, from the Zwicker Wharf (1) the completed Ocean Gear seawall seen from Zwicker Wharf (2) - all the way to the Smith and Rhuland 'Big Boat Shed' (3) where new interpretive facilities are under construction.



### BOARD STRUCTURE AND MEMBERS:

" ... LWAI is a *not for profit* corporation managed by a volunteer Board. A membership plan has been established so that anyone interested may participate. We hope that all those who value Lunenburg's working waterfront will vigorously support and maintain the Lunenburg Waterfront Association Inc. as members ..."

– from Lunenburg Waterfront Association Inc. website

LWAI Board consists of Chair Sandy Marshall with 10 Directors -

Frans Aeyelts  
Doug Langley

Rachel Bailey  
Jim Mosher

David Jones  
Jane Ritcey

Derek Kinsman  
Gerry Rolfsen

Donna Knickle  
Heather Towndrow

For information, call Sandy Marshall @ 902 634-3065 or email: [sandy.marshall1@eastlink.ca](mailto:sandy.marshall1@eastlink.ca)

## **MEMBERSHIP AND RENEWAL:** Gerry Rolfsen, Membership Director

In 2019, we had 165+ paid memberships (\$20) and several members who generously gave extra as donations.

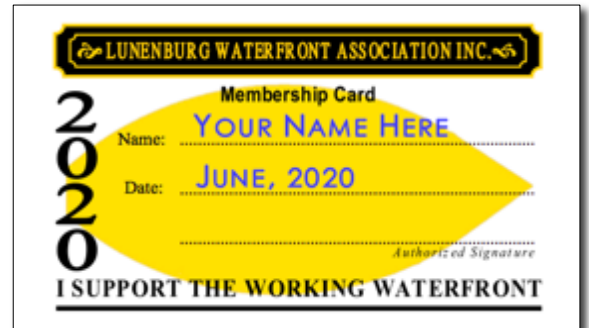
As membership renewals normally occur at the June Symposium and in the following weeks, we have taken steps to allow everyone to renew their memberships and to add new members. Annual membership fees (\$20, \$25 for Directors) and donations may now be paid to the LWAI by means of e-transfers through your financial institution. This convenient replacement for cash and cheques through the postal system is what many members have requested over the past few years.

To receive your virtual membership card and remain current, please initiate an e-transfer to:

[lwai.banking@gmail.com](mailto:lwai.banking@gmail.com)

No passwords are required as this is a direct deposit feature. When the bank sends us notice of your renewal payment, we will send you a virtual membership card with your name in an email.

You can still renew as in the past by sending a cheque to LWAI, PO Box 520, Lunenburg, NS B0J 2C0. We thank you in advance for your continued support.



## **FINANCIAL REPORT:** Jim Mosher, Treasurer

We have maintained for several years a balance of approximately \$14,000. Please contact the Chair or Treasurer to see details of expenditures. We anticipate this year will be trying as we must repaint the Lighthouse exterior.

## **HARBOUR HEALTH:** Doug Langley, Director

LWAI in 2019-20 continued to participate on the Town's Harbour Health Committee monitoring and advising on the water testing program conducted by Bluenose Coastal Action. There has not been any harbour monitoring in 2020.

We have commented on the review by CBCL, the consultants, of the waste water treatment plant. We recommended the Town support a peer review of the CBCL options and to include in any option, the extension of the waste water outfall away from directly under the inshore fisheries wharf. LWAI urged Council to give careful consideration to the Dillon peer review report which recommends a more modest technically proven approach.

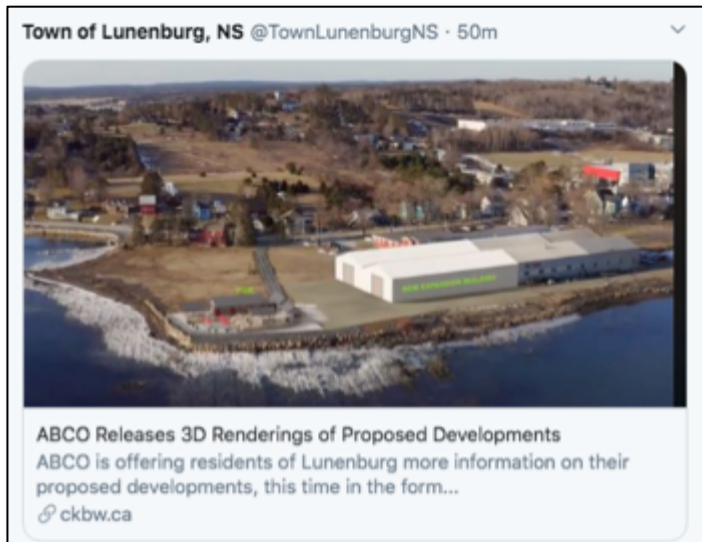


The Town hired a contractor in June for maintenance of Aeration Tanks.

## **ABCO DEVELOPMENT PROPOSALS:** Sandy Marshall, Chair

In Spring 2019, ABCO publicized a conceptual development proposal that included purchase of harbour bottom infill, and multi-unit residential buildings on their waterfront lands.

LWAI expressed concern about this proposal. We highlighted the crucial need to properly plan the role that the whole harbour plays in the Town's future. In September 2019, "Council found it inappropriate to consider ABCO's request at this time".



This year there have been public hearings on ABCO's request for their six contiguous properties to be removed from the Architectural Control Area. On May 5, Town Council voted 5-2 to approve that request. LWAI spoke at these hearings, recognizing ABCO as a major part of Lunenburg's "Working Waterfront". We do support the industrial expansion within the constraints of the Marine Industrial Zoning bylaw.

The initial proposal of infill, etc. was specifically excluded from this year's discussions. It has not been formally withdrawn and bears continual watching.

## **WHOLE HARBOUR PLANNING:** David Jones, Director & Terry Drisdelle, Develop Nova Scotia

We feel that planning by the Town must be based on a vision and set of objectives for the whole harbour, which includes the Town's working waterfront. A long term coordinated approach is necessary to support, protect and enhance the harbour and waterfront land uses. Prudent and inclusive planning must recognize the historical, commercial, industrial and recreational potential of the harbour and surrounding lands. This will require an 'all government' awareness of the issues and coordination of goals among the Municipality of the District of Lunenburg (MODL), the Province, and the various Federal Government departments. Without a whole harbour vision and unified approach by all levels of government, the Town's aspirations for its harbour are exceedingly vulnerable.

Our working waterfront has benefited from the high level planning and proactive financial investment by Develop Nova Scotia, on behalf of the province, in the infrastructure and public use facilities on our waterfront that you will read more about in this report. Develop Nova Scotia has been in discussions with the Town and Transport Canada to understand the implications of possible future harbour divestitures, and the importance of ensuring that all future harbourfront land uses are implemented in accordance with an updated Municipal Planning Strategy.

Maintaining and protecting Old Town as both a World UNESCO Site and a National Historic Site is a primary concern. Sustaining the Outstanding Universal Value of the property over time also involves ensuring future waterfront and harbour uses complement and respect the heritage value of Old Town Lunenburg.

During the past year LWAI has spoken with Town officials and formally presented to the Project Lunenburg Comprehensive Community Plan to outline our concerns around the need for a whole harbour vision and we look forward to continued discussions.

We believe that coordination is essential to Lunenburg's future success. We will continue to represent that view. LWAI's presentation for Project Lunenburg may be found here:

[www.lunenburgwaterfront.ca/PPforprojectlunenburg](http://www.lunenburgwaterfront.ca/PPforprojectlunenburg)





## **BATTERY POINT LIGHTHOUSE PROJECT:** Gerry Rolfsen, Project Manager

Our most significant recurring expense on behalf of the community is fulfilling the terms of our license with DFO to maintain the exterior of the Battery Point Lighthouse. This has proven to be a very challenging activity to schedule because of the uncertain weather including typically high winds throughout the summer at Battery Point.

The plans to re-paint the Lighthouse in 2019 were regularly thwarted and finally delayed one year by weather conditions, and also by the high demand for good painters within the Town. We will attempt to complete this maintenance in 2020, given acceptable weather conditions. The plan this year is to strip the exterior shingles down to bare wood, re-prime and paint the entire exterior with the goal of developing a more lasting exterior finish. We need to be blessed with good weather this summer.

If we can find the weather window that we need to re-finish the Lighthouse, this time without a Federal grant, our expenses this year will be significantly higher than in the past. We need your continued support.



## **DEVELOP NOVA SCOTIA – PROJECT UPDATE 2020**

Over the past year, with the ongoing support of the Lunenburg community and partners, together we have made progress on a number of projects outlined in our collective 5 year Lunenburg Waterfront Master Plan.

For this plan, in 2018 a robust series of informal interviews was completed with major stakeholders including the Town, key individuals and organizations, local industry and tenants, groups related to the economic development of the waterfront, and the public. Meetings and workshops were also held with stakeholders to create vision for physical improvements, land, buildings, and marine infrastructure and services. Program planning included potential events, marketing, and communications. More than 60 stakeholders engaged with us, often multiple times, through this targeted mix of informal one-on-one discussions and other sessions/meetings.

A draft working waterfront plan was then presented to the public at the annual Lunenburg Waterfront Association Symposium in June of 2018, followed by a series of three pop-up sessions in the summer held throughout the town. Overall, it is estimated between 300 and 400 people attended the symposium and sessions. An online survey was also available. View the plan at:

<https://developns.ca/wp-content/uploads/2019/06/DD-19-072-Develop-NS-Lunenburg-Plan-R7-w-rev.pdf>

Today, Lunenburg's working waterfront is a place where marine industrial businesses work side by side to support key sectors in Nova Scotia's ocean economy. It is the authenticity of the working waterfront that contributes to Lunenburg's tourism appeal and is a source of pride and shared history for the community.

We would like to provide you with an overview of the progress to date. We look forward to providing further updates and a look at the year ahead at our Virtual Lunenburg Waterfront Symposium update with LWAI later this summer.

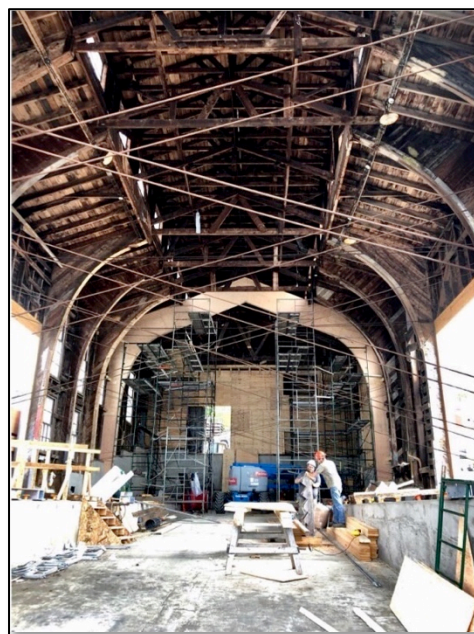
### **Wharf Work Recently Completed or Underway**

- ✓ Common User Wharf (C or W3 on plan)  
A tender has been released for the demolition and complete reconstruction of this wharf. The reconstructed version will have a concrete deck and be provided with shore power.

- ✓ Clearwater Wharf L (W6 on plan)  
This wharf is leased to Clearwater Seafoods. Repairs were recently completed, and the wharf is now in good condition.
- ✓ Scotia Trawler Wharf M (W7 on plan)  
This will be part of the Lunenburg Shipyard Revitalization project (noted below) which includes the complete rebuild of Wharf M.

### Other Key Projects Completed or Underway

- ✓ Ocean Gear Seawall  
Approximately 180 feet of new concrete seawall is now completed between the Zwicker, Ocean Gear and Common User Wharves.
- ✓ Big Boat Shed & Interpretation Centre  
Revitalization work continues in the Big Boat Shed with the reinforcement of existing support arches and the installation of new arches. The construction of a wooden floor will follow and be installed around the perimeter of the recently completed concrete slipway.



In recent years, world-renowned master boatbuilder David Westergard chose Lunenburg to practise his craft. Once upgrades are complete, he plans to lease space and continue to build, allowing visitors to see the work involved in building a traditional wooden schooner.

The building envelope of the new addition - which will accommodate the Fisheries Museum of the Atlantic small boatbuilding and interpretation programs - is now completed and work is continuing inside the structure. Both the renovation work to the Big Boat Shed and the interpretation centre addition are scheduled to be completed by late summer of this year.

This project will ensure that Lunenburg continues to be a place where Nova Scotians and visitors can experience and participate in traditional shipbuilding.

### Leasing of the Shipyard Warehouse

The 2,840 square foot open space of the 2nd floor of this historic building is being offered on an initial 3-year lease term. Deadline for applications of interest closed in June.

## Upcoming Projects

On May 27/20, the Province announced an investment of up to \$230M to improve infrastructure and help get the economy moving again. The funding will support more than 200 shovel ready projects, creating up to 2000 jobs.

A number of these stimulus projects, through an investment of close to \$38M, will be led by Develop Nova Scotia with a focus on creating places that attract people, build on our natural advantages, and support sector growth. These projects are focused on the revitalization of working waterfronts that serve as multi-purpose platforms for business, as well as some of our most visited tourism destinations.

In our work to support community and to attract people to Nova Scotia, it isn't just about what we build, but how. By planning and building places with community, we are able to reflect the authenticity of the place as well as build community participation and resiliency.

### (1) Zwicker Building

Zwicker Warehouse is envisioned to be a centre of growing recreational marine visitation and activity, through facilities and small business opportunities. With this provincial investment, renovations to the first floor will house permanent accessible marine visitation facilities including a marina office, laundry, shower and public accessible washrooms for marine visitors and seasonal visitor attractions.

It will also support ground floor retail/food and beverage small businesses, and be a point for local indoor and outdoor events. This project will build on stabilization work and roof repair work that has been completed.

Overall planning for the site includes new site servicing, landscaping and improvements to the building envelope in accordance to the Town of Lunenburg heritage guidelines enabling occupancy for the ground floor, and base building improvements to facilitate future long-term tenants on the upper floors for marine business/office use.

### (2) Lunenburg Shipyard Revitalization

This project, located at 12 Burma Road and 174 Bluenose Drive, will revitalize the open waterside areas between Clearwater Seafoods and the historic, and newly revitalized Big Boat Shed. The intent is to improve shipyard infrastructure creating a platform for shared use by the cluster of marine services businesses, with direct access to Lunenburg Harbour.

Waterfront tenants *Old Town Boatworks* and *Ocean Gear* were the successful proponents to a 2019 public call for a Collaborative Marine Services Centre.

The intent is to provide this high-quality marine service centre of excellence, independently or through collaboration and clustering of complementary services to support and attract boatbuilding, marine maintenance and service opportunities to Lunenburg and the province of Nova Scotia.

Plans include enhancing haul-out capabilities to enable work on boats year-round, enhanced services and amenities, and maximizing berthage opportunities and protection for boats through new wharf infrastructure and floating dock improvements. All new infrastructure will be designed and constructed for accessibility and with respect to sea level rise projections.

Visit: <http://www.developns.ca>

## CLOSING REMARKS: Sandy Marshall, Chair

On behalf of LWAI membership and Board, we want to clearly say how pleased we are with the progress and hard work of all of Develop Nova Scotia staff in making the Master Plan come alive. We also extend our appreciation to the Government of Nova Scotia and ACOA for including our Master Plan in strategies and budgets. Lastly, we thank the membership and public for their continuing support of this important part of our Town.