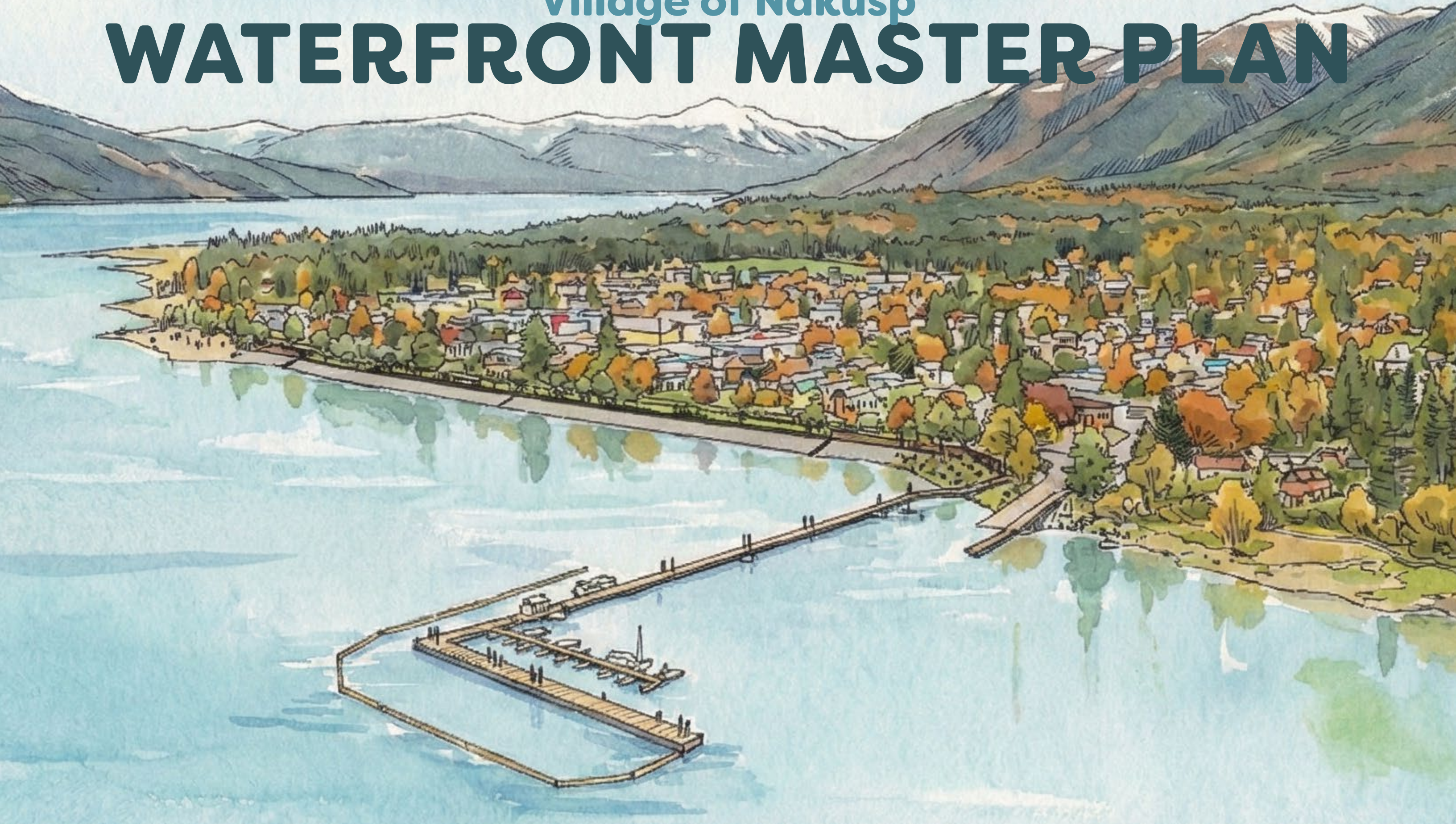


Village of Nakusp

WATERFRONT MASTER PLAN



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Community Members that attended engagement events, filled out surveys, and emailed comments and ideas throughout the project!

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INTERACTIVE BUTTONS



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This is especially useful when clicking on a definition or glossary term. This button will take you back to the page you were previously reading



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1. EXECUTIVE SUMMARY

The Nakusp Waterfront Master Plan provides a comprehensive vision for enhancing one of the community’s most cherished assets over the next 10-15 years. Located on the eastern shore of Upper Arrow Lake, the waterfront is a meaningful place for residents and a key attraction that draws increasing numbers of visitors each year.

This Master Plan was developed through extensive community engagement, including

two public open houses and a comprehensive survey that received 153 responses—representing approximately 10% of Nakusp’s population. The planning process revealed strong community values centred on preserving the waterfront’s natural beauty and peaceful character while making targeted improvements to accessibility, gathering spaces, marina facilities, and overall maintenance.

1.1 WATERFRONT VISION

“10 years from now, Nakusp’s waterfront remains a serene, accessible, and beautifully maintained space—where gardens thrive, history is honoured, and people of all ages and abilities gather to walk, connect, celebrate, and reflect. It continues to be a source of pride for residents and a destination for visitors, with thoughtful improvements that enhance its natural beauty, improve access to the water, strengthen its ties to the community, and preserve the quiet charm that makes it truly special.”

KEY PRIORITIES:

Improved Accessibility: Ramped access to the lake, accessible pathways, and barrier-free connections

Gathering Spaces: Picnic areas, event spaces, and covered amenities for year-round use

Marina Redevelopment: Rebuild with operational revenue and grants while maintaining public access

Enhanced Maintenance: Ongoing care of

gardens, pathways, and infrastructure

IMPLEMENTATION APPROACH:

The plan identifies improvements organized into three implementation phases over 10-15 years. This allows the Village to respond strategically to grant opportunities and funding availability to deliver meaningful improvements that align with community priorities.



2. INTRODUCTION

2.1 PURPOSE OF THE MASTER PLAN

The purpose of the Nakusp Waterfront Master Plan is to create a comprehensive plan for the Nakusp Waterfront which will guide improvements over the next 10-15 years. The plan area stretches from the existing beach (south of Broadway Street) eastward to the marina at Nelson Avenue, including the waterfront adjacent to private property south of Broadway Street.

Having a comprehensive plan allows the Village to respond quickly to funding and grant opportunities as they arise. Securing grants and other funding will support the long-term enhancement of the waterfront through new amenities and replacement of aging infrastructure.



FIGURE 1: PLAN AREA

2.2 HOW TO USE THIS PLAN

THIS MASTER PLAN IS INTENDED TO BE:

A Strategic Framework: Guiding long-term decision-making about waterfront improvements and investments.

A Grant Application Tool: Supporting funding applications with a clear vision, community support, and implementation strategy.

A Design Guide: Establishing design principles and standards that ensure consistency and quality across all waterfront projects.

A Living Document: Flexible enough to adapt to changing circumstances, funding opportunities, and community needs while maintaining core principles.

2.3 PROJECT BACKGROUND & HISTORY

NAKUSP'S WATERFRONT HERITAGE

Nakusp and the Arrow Lakes have a rich Indigenous history. The Sinixt people have deep connections to this region that continue today. Historically, this area has also been important to the neighbouring Secwepemc and Ktunaxa Nations.

In 1811, Finan McDonald became the first recorded European explorer on the Arrow Lakes. Nakusp's settlement began in 1892 as a fur trade hub and departure point for mining operations in the Slocan Valley. Sternwheelers and the 1895 Nakusp and Slocan Railway made it a thriving centre of water transportation and commerce.

THE 1960S FLOODING & RECONSTRUCTION

The construction of the Keenleyside Dam in the 1960s transformed the Arrow Lakes into a single 232-kilometre reservoir. Lower Arrow Lake was raised 12 metres above natural levels, resulting in significant loss of agricultural land and the displacement of communities throughout the valley.

In 1967, a soil-cement erosion barrier was constructed along the Nakusp waterfront to protect the townsite from the rising waters. This engineered "seawall" was necessary to stabilize the embankment against the increase in water levels and the resulting seasonal fluctuations dictated by the Columbia River Treaty.

The reservoir submerged Nakusp's original village waterfront area when the dam became operational in October 1968. Before the seawall was built, the waterfront was the industrial heart of the community.

When the reservoir was filled, several landmarks were either demolished, moved to higher ground, or burned to clear the area for the new shoreline.

This transformative event reshaped the shoreline and set the stage for the waterfront that exists today. These landmarks included:

The Shipyards: Nakusp was a major hub for the Canadian Pacific Railway (CPR) paddlewheelers. There were large workshops used for repairing ships like the SS Minto.

The "Lower" Town: Many businesses and homes sat on the flat land that is now deep underwater.

The CPR Station: The railway tracks ran right along the water's edge, connecting the sternwheelers to interior British Columbia.

EVOLUTION OF THE WATERFRONT PARK

In the late 1980s and early 1990s, the Village secured \$300,000 in matching funding from GO BC to develop the waterfront including a water system, gardens, walkways, a gazebo, washrooms, and picnic areas.

The K-40 Club spearheaded a project to install memorial benches along the walkway. This initiative received overwhelming community support, resulting in over 27 memorial benches and several memorial trees.

These early investments established the waterfront as a cherished community asset. Today, the one-kilometre walkway continues to serve as a vital connection between downtown and the water, setting the foundation for the next phase of thoughtful waterfront development.

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2.4 PLANNING PROCESS

The Nakusp Waterfront Master Plan was developed between February 2025 and January 2026 through a six-phase process. This collaborative effort involved extensive research, analysis, and engagement with Village staff and community members to shape a comprehensive vision for the waterfront.

PRE-PLANNING SURVEY

(FEBRUARY-MARCH 2025)

Prior to beginning the master planning process, a site survey was conducted to collect aerial imagery, topographic data, legal data, and an inventory of existing trees (location and diameter at breast height). This information provided a baseline of information to begin the design process.

1: PROJECT INITIATION

(MARCH-APRIL 2025)

Phase 1 kicked off project planning with Village staff to finalize the workplan. This included a site visit to assess assets, issues, and opportunities for the waterfront as well as planning out public engagement opportunities.

2: RESEARCH & SITE STUDY (APRIL 2025)

Phase 2 involved a comprehensive assessment of existing conditions, environmental factors, infrastructure, zoning regulations, and opportunities for waterfront development.

3: ENGAGEMENT ROUND 1 (MAY - JUNE 2025)

Phase 3 focused on public consultation to explore community priorities, share initial observations, and develop a Vision & Goals for the waterfront area. Consultation included an open house on May 22, 2025, and a community survey available from May 22 - June 5, 2025.



First Engagement Event, May 2025

4: CONCEPT DESIGN DEVELOPMENT

(JULY-SEPTEMBER 2025)

Phase 4 involved the creation and refinement of design concepts based on technical analysis and community feedback. This resulted in a draft master plan concept including a vision, guiding principles, goals, design concepts, and cost estimates.

5: ENGAGEMENT ROUND 2 (OCTOBER 2025)

Phase 5 was the second round of public engagement to present the proposed waterfront design. During an Open House on October 20, 2025, the community had an opportunity to review the proposed design and provide additional feedback.



Second Engagement Event, October 2025

6: FINAL MASTER PLAN

(NOVEMBER 2025 - JANUARY 2026)

Phase 6 finalized the detailed planning documents, including the design guidelines, phasing strategies, cost estimates, and implementation frameworks, followed by Council

presentation and adoption.

Community participation throughout this process was essential in shaping the final vision and ensuring that the Master Plan authentically reflects the values and priorities of Nakusp residents.

2.5 COMMUNITY ENGAGEMENT

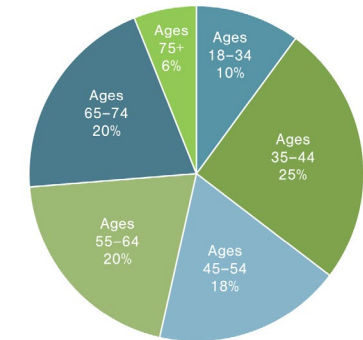
The Master Plan was shaped by two rounds of public engagement, including two open houses and a community survey. This input provided a clear picture of what residents value about the waterfront today and what they hope to see in the future.

During Phases 3 and 5, the public had opportunities to provide input, ensuring the Master Plan reflects the waterfront's local context and responds to community needs. This engagement helped refine the community's vision, goals, and objectives for the plan.

The first open house took place on May 22, 2025 at the Nakusp and District Community Complex, where community members reviewed early observations from the project team and shared their ideas and priorities. A community survey was available online and in paper copy at the Village office and seniors' centre from May 22 to June 5, 2025. Feedback frames, interactive poster boards, and informal conversations provided additional input.

WHO WE HEARD FROM

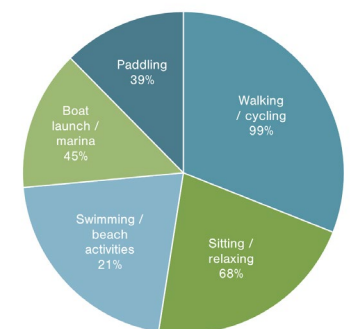
A total of 153 survey responses were received, representing approximately 10% of Nakusp's population. Of these respondents, 84% were residents and 56% have lived in Nakusp for more than 10 years. The waterfront is well-used: 69% of respondents visit weekly or daily. Respondents represented a diverse range of ages, with strong participation across all adult age groups.



- 153** survey respondents, which is:
- ~10%** of Nakusp's population
- 84%** are residents
- 69%** visit the waterfront weekly or daily
- 56%** have lived in Nakusp for 10+ years

HOW PEOPLE CURRENTLY USE THE WATERFRONT

Survey respondents described how they currently use the waterfront, with walking, strolling, and cycling being the most common activity.



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PUBLIC ENGAGEMENT #1

Early engagement focused on learning about priorities, concerns, and the overall vision for the waterfront. The key message we heard: *preserve and enhance, don't overhaul. The community wants thoughtful improvements that maintain the waterfront's natural beauty and small-town charm.*

COMMUNITY VALUES

Beautiful lake and mountain views – The natural scenery and peaceful atmosphere

Well-maintained gardens – Especially Spicer Garden and Japanese Garden

Accessible walkways – The long, paved promenade with multiple access points

Beach and water access – Swimming areas and boating opportunities

Peaceful atmosphere – A serene space for relaxation and community gathering

Community connection – A welcoming environment for residents and visitors

EMERGING PRIORITIES

Looking ahead, residents identified priorities for improvement:

- Welcoming environment for people of all ages and abilities
- Balance between thoughtful development and preservation
- Variety of gathering spaces for different activities and group sizes
- Spaces for both quiet reflection and small group socialization
- Beautifully maintained gardens and natural features
- Enhanced accessibility and infrastructure

- Strong visual and physical connection between downtown and the waterfront
- Improved marina with enhanced facilities
- Celebration of Nakusp's Indigenous and settler heritage
- A destination that serves locals while attracting visitors

PUBLIC ENGAGEMENT #2

The second round of engagement built on the values and priorities heard during Round 1 and focused on the visual representation of potential design elements. A second open house on October 20, 2025 presented draft concept designs and participants gave feedback on their preferences using feedback frames and written comments. This input has been incorporated into the final Master Plan.

MAIN AREAS OF SUPPORT

- Covered structures for weather protection and year-round use
- Adequate parking to support waterfront access
- Preservation of natural beach character, including rocky areas
- Thoughtful stormwater management and environmental stewardship
- Integration of heritage and interpretive elements throughout
- Safe and accessible water access for all abilities
- Functional marina facilities with adequate boat trailer parking
- Practical amenities such as BBQ areas, picnic spaces, and washrooms
- Shade and seating options along the waterfront
- Long-term maintenance and infrastructure sustainability

3. VISION, GOALS & GUIDING PRINCIPLES

3.1 COMMUNITY VISION

The community vision for Nakusp's waterfront was developed from input gathered through both rounds of public engagement. When hearing from Village residents, consistent themes emerged: residents value the waterfront's natural beauty and peaceful character, want improved accessibility for people of all ages and abilities, and support thoughtful enhancements that respect the area's existing charm.

Feedback also highlighted the importance of flexible gathering spaces, recognition of both Indigenous and settler heritage, and a careful balance between serving residents and welcoming visitors. These priorities shaped the following vision statement for the waterfront:

“10 years from now, Nakusp’s waterfront remains a serene, accessible, and beautifully maintained space—where gardens thrive, history is honoured, and people of all ages and abilities gather to walk, connect, celebrate, and reflect. It continues to be a source of pride for residents and a destination for visitors, with thoughtful improvements that enhance its natural beauty, improve access to the water, strengthen its ties to the community, and preserve the quiet charm that makes it truly special.”

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3.2 CORE GOALS

The following goals describe what the Master Plan aims to achieve. They provide direction for waterfront improvements and will guide decision-making as projects are implemented over time. Each goal balances the desire to preserve the waterfront’s existing character with the need for targeted enhancements to accessibility, infrastructure, and amenities.

ENHANCE ACCESSIBILITY

Provide better access to the lake and waterfront, and improve pathways to accommodate wheelchairs, strollers, and mobility aids. Create stronger connections between downtown and the waterfront.

CREATE GATHERING SPACES

Develop flexible spaces for community events, picnics, and celebrations, and provide covered amenities for year-round use. Support diverse activities while maintaining the area’s peaceful character.

REVITALIZE THE MARINA

Rebuild marina infrastructure while improving public access. Enhance facilities for boaters and paddlesport users, and improve parking, washrooms, and support amenities.

PRESERVE & ENHANCE NATURAL FEATURES

Maintain beloved gardens such as Spicer Garden and the Japanese Garden, and plant additional trees and ornamental vegetation. Protect and restore natural shoreline areas where possible.

IMPROVE INFRASTRUCTURE & MAINTENANCE

Upgrade aging infrastructure including stairs, retaining walls, and pathways. Enhance drainage and stormwater management, establish sustainable maintenance programs and funding, and provide adequate facilities such as washrooms.

SUPPORT TOURISM & ECONOMIC DEVELOPMENT

Enhance Nakusp’s identity as a waterfront destination and support local businesses through increased visitation. Provide facilities that encourage longer visitor stays and create memorable experiences of Nakusp.

3.3 GUIDING PRINCIPLES

While the goals describe what the Master Plan aims to achieve, the guiding principles describe **how** to achieve them. These principles apply to all decisions about waterfront design, development, and management, from major capital projects to everyday maintenance. They ensure that as improvements are made over time, the waterfront remains true to its character and the values of the community.

RESPECT FOR PLACE

Honour the waterfront’s heritage, natural features, and existing character. Acknowledge and celebrate connections to the land and water, protect views, natural beauty, and the sense of tranquility, and preserve memorial features and community landmarks.

UNIVERSAL ACCESS

Design for people of all ages, abilities, and backgrounds. Remove barriers to access and participation, provide multiple ways to experience and enjoy the waterfront, and ensure facilities, amenities, and programs are welcoming and inclusive.

COMMUNITY-CENTRED

Prioritize residents’ needs and preferences. Foster community gathering, connection, and celebration, support diverse uses and activities, and encourage community participation in stewardship and activation.

ENVIRONMENTAL RESPONSIBILITY

Protect and enhance ecological function and biodiversity. Use native vegetation where practical, sustainable materials and construction practices, minimize environmental impacts, address climate adaptation and resilience, and manage stormwater naturally where possible.

QUALITY AND DURABILITY

Choose materials and designs that will last and age gracefully. Invest in quality infrastructure that minimizes lifecycle costs, ensure all improvements are maintainable and sustainable, and prioritize function and longevity alongside aesthetics.

PHASED AND FLEXIBLE

Implement improvements incrementally as funding allows. Remain adaptable to changing circumstances and opportunities, ensure each phase delivers tangible benefits, and design for future expansion and evolution.

AUTHENTIC AND LOCAL

Reflect Nakusp’s unique character and identity. Avoid generic or overly trendy designs, incorporate local materials, craftsmanship, and knowledge, and tell Nakusp’s stories through design and interpretation.



4. EXISTING CONDITIONS & OPPORTUNITIES

Understanding the waterfront’s existing physical characteristics, features, and site constraints is essential for future planning and implementation.

SITE OVERVIEW

The project area spans Nakusp’s waterfront along the east side of Upper Arrow Lake, extending from the beach area at the west end to the marina at the east end. (See Figure 1: Plan Area on p. 2). The site runs parallel to Broadway Street W and is accessed via nine avenues (Nelson Avenue, 1st through 8th Avenue SW). A significant grade change separates downtown from the waterfront, with stairs at the ends of most streets providing the primary pedestrian connections. At-grade access is possible from 6th Avenue and westward. Vehicle access to the Marina is provided via Nelson Avenue, and to the beach via 8th Avenue SW and Broadway Street W.

The waterfront is influenced by fluctuating lake levels. The summer high water level reaches a maximum of 436.6m, while the late summer/early fall low water level drops to a minimum of 427m, with the minimum waterlevels typically in January/February with a low elevation of 423m. The line of vegetation survival sits at 441m. This nearly 10-metre variation in water levels affects beach access and quality, shoreline conditions, and marina operations throughout the year. The aggregate concrete “sea wall” is separated by a railing, and limits the length of time spent around the water in this area.

EXISTING AMENITIES

Nakusp’s waterfront includes several features that residents want to see maintained. Spicer Garden and the Japanese Garden are valued green spaces, along with mature trees that provide shade throughout the area. A paved promenade runs the length of the waterfront, offering

pathways for walking, cycling, and strolling. The beach and swimming areas, as well as the marina and boat launch, provide water access. Memorial benches and heritage features are scattered throughout, contributing to the area’s sense of history and community identity. A full list of amenities includes:

- Parking area
- Marina infrastructure
- Boat launch and docking area
- Public washroom
- Trellis structure
- Waterfront walkway
- Spicer Garden
- Interactive signage
- Picnic area
- Beach area
- Sunbathing area
- Japanese Garden
- Memorial trees
- Volleyball area
- Benches / memorial benches

INFRASTRUCTURE ASSESSMENT

Community feedback and site analysis identified several infrastructure concerns. Aging benches and wood structures are crumbling in places and require repair. The culvert under Powell Creek recently collapsed, damaging a portion of the seawall. The existing concrete slope along portions of the shoreline is exposed and could benefit from naturalization. The marina infrastructure is in need of rebuilding—61% of survey respondents support grant-funded reconstruction with public access. Drainage and stormwater management requires attention, particularly at the terminus of each avenue where runoff reaches the waterfront. Current accessibility is limited, with stairs providing the only connection from Broadway Street in most locations.

OBSERVATIONS

Site analysis identified several conditions that inform the Master Plan:

Limited Visibility and Access from Broadway Street



Direct visual and physical connections between downtown and the waterfront are limited. A hidden or difficult-to-reach waterfront can lead to underuse and reduces safety. Enhancing visibility and access would encourage movement between downtown and the water, and support natural surveillance.

Aging and Damaged Infrastructure



Waterfront infrastructure including walkways, railings, retaining walls, and stairs shows signs of age and damage. Unmaintained infrastructure can be both a safety issue and a deterrent to use, sending a message that the space is neglected. Well-maintained infrastructure increases accessibility, safety, and comfort, inviting people of all ages and abilities to stay, explore, and enjoy the space.

Marina in Disrepair with Limited Public Access



The marina is currently in disrepair and accessible only to a limited group. Equal access to the waterfront is a fundamental principle that ensures equity, inclusion, and active use. A revitalized, publicly accessible marina could become a gathering place and a symbol of shared ownership and pride.

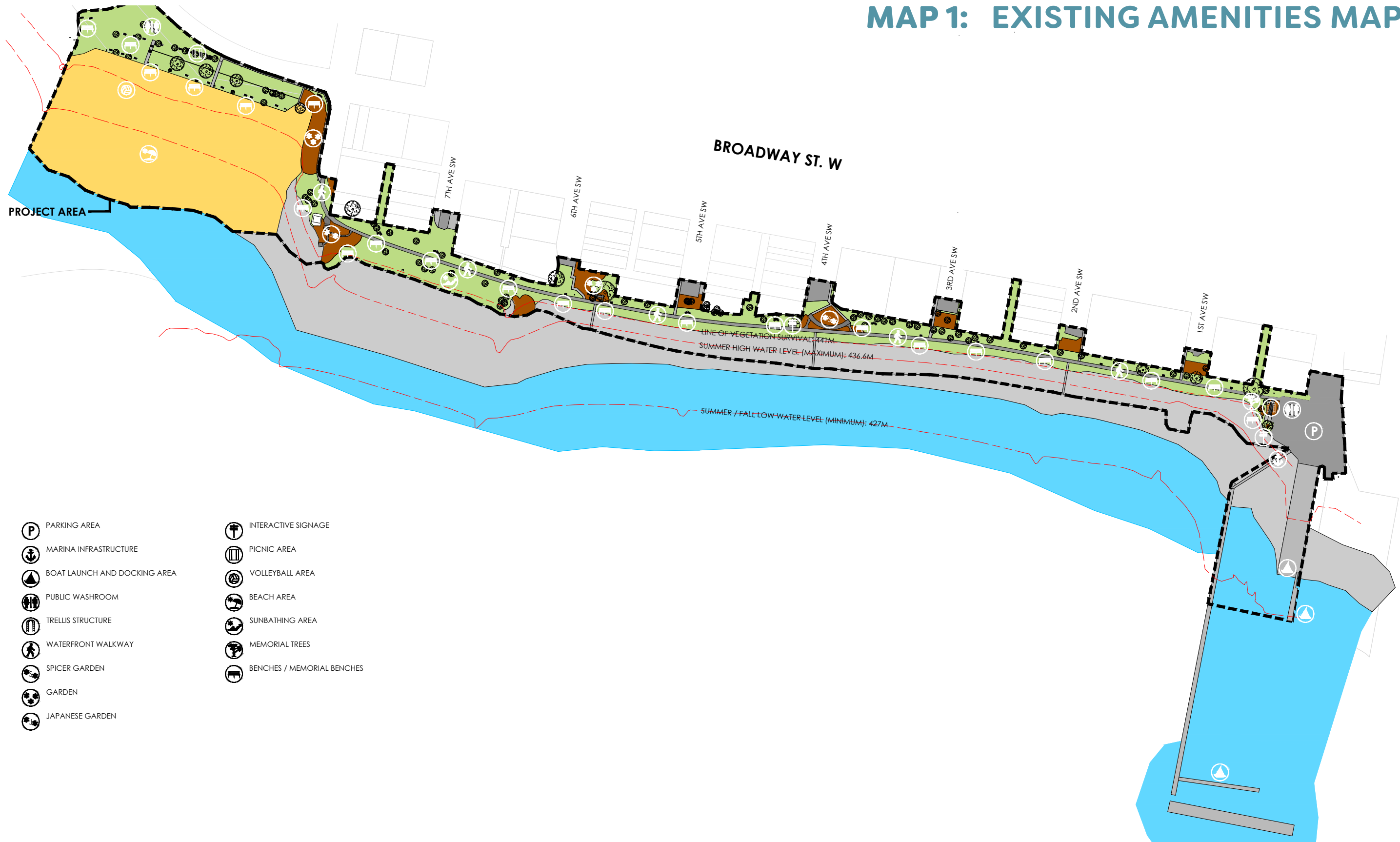
Shoreline Erosion



Signs of minor and significant erosion appear throughout the waterfront. Erosion is both an environmental and structural concern, affecting shoreline stability, safety, accessibility, and aesthetics. Over time, unchecked erosion can limit the usability of the park and pose risks to infrastructure.

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MAP 1: EXISTING AMENITIES MAP



Unclear Boundaries Between Public and Private Space



The boundaries between public and private space are unclear in some areas, which can lead people to feel uncertain about where they can or should go. This lack of clarity can result in underused spaces or people avoiding the area altogether.

Scattered Site Furnishings



Site furnishings such as benches, tables, and bike racks are scattered and randomly located. Randomly placed furniture can feel disorganized or awkward to use. Moving some features or complementing existing features with additional planting or site furniture can help bring structure to these pieces.

CONSTRAINTS

Three primary constraints will influence design decisions:

Fluctuating lake levels: Nearly 10 metres of variation between the summer high (436.6m) and late summer/early fall low (427m) will affect beach usability, marina access, and shoreline infrastructure.

Lack of Cohesive Design



The waterfront currently lacks a cohesive design language. It's a mix of concrete, wood, metal and shingle roofing, through different design eras. Cohesive design brings rhythm, beauty, and comfort, making it easier for people to navigate and enjoy the space. It can also serve as a canvas for expressing local identity.

Absence of Local Context



The waterfront does not currently express Nakusp's unique identity as a forestry town located in the mountains on a lake. Without these contextual references, the park risks feeling generic or disconnected from its people.

BC Hydro Regulatory Considerations: Work along the shoreline requires careful consideration, particularly for any work below the high water line.

Overdevelopment: Community feedback indicated strong opposition to overdevelopment or commercialization, emphasizing the need for designs that preserve the area's character.

KEY CONSIDERATIONS

Reservoir Water Levels: Design and implementation will need to account for several regulatory and practical factors. The line of vegetation survival at 441m determines where plantings can be established. Any work affecting the shoreline or below the reservoir's high water line may require additional permits.

Plan Alignment: The Master Plan takes into account other Village planning documents, including any applicable policies related to active transportation, accessibility, or environmental stewardship.

1. **The Connect Nakusp Plan:** was adopted by Council in the fall of 2025. Two key strategies from that plan were incorporated into the Master Plan:

a. **Pathway Extension to the Beach:** A pathway extension is proposed to run south and west of the Japanese Gardens, and ramp down towards the existing sandy beach. From there the pathway should extend along the beachfront to connect with the trail network around Kuskanax Creek.



Clip from Connect Nakusp - Appendix B - Route 4

b. **Not Encouraged: Wheelchair Ramp at Spicer Gardens:** The proposed ramp would provide an additional wheelchair access to the Waterfront from Broadway Street W. While endorsed by Council, alternative accesses may be better suited along the waterfront.



Clip from Connect Nakusp - Appendix B - Route 20

2. **Nakusp Official Community Plan (OCP):**

a. **Re-Designed Marina:** The OCP also included a conceptual design for re-designing the marina area. This re-design has been incorporated into the Master Plan.



Clip from Nakusp Official Community Plan p. 18

b. **Cantilever viewing decks:** The OCP envisioned cantilever decks along the waterfront. This concept has been incorporated into the Master Plan as covered picnic and viewing spaces at two locations, with updated configurations.



Clip from Nakusp Official Community Plan p. 19

3. Nakusp Wayfinding & Signage Plan:

- a. **Signage Standards Incorporated:** The Wayfinding & Signage Plan outlines sign design standards, types, and locations of signs along the waterfront. In particular the A - Pedestrian Arch, and T - Pedestrian Trail Signs have been incorporated in the Master Plan.



Clip from Nakusp Wayfinding & Signage Plan p. 14

OPPORTUNITIES

The site analysis and community engagement identified several opportunities for enhancement:

Strengthen Downtown-Waterfront

Connection: Create view corridors from Broadway Street, enhance pedestrian pathways with clear signage and lighting, develop gateway features at avenue termini, and integrate landscaping that frames views and draws people toward the water.

Upgrade Infrastructure: Replace or repair walkways, railings, retaining walls, and stairs. Select materials that reflect local character such as native wood or stone, add lighting and barrier-free elements for year-round usability, and incorporate interpretive features to reinforce a sense of place.

Improve Accessibility: Provide ramped access to the waterfront and lake, including potential improved ramp access from 4th Avenue. Design pathways for wheelchairs, strollers, and mobility aids.

Revitalize the Marina: Upgrade docks, platforms, and safety elements. Introduce public access points such as a community dock,

floating pier, or kayak launch. Create shared-use space for events, markets, or programming, and consider a boardwalk connection to the marina.

Address Erosion and Naturalize Slopes:

Stabilize the shoreline using techniques such as vegetated green walls. Design naturalized settings or boardwalks that provide safe access while protecting fragile edges, and incorporate interpretive signage about the lake's ecology and history.

Create Gathering Spaces: Develop flexible spaces for community use including picnic areas, fire pit zones, a sunset point with seating, a garden wedding gazebo, and an outdoor patio area. Consider a waterfront event or performance space that complements existing facilities nearby.

Add Supporting Amenities: Provide new washroom facilities, a potential washroom and kayak rental building, and adequate parking to support waterfront access.

Establish a Cohesive Design Identity:

Introduce a consistent visual language through materials, colours, signage, and plantings. Use local materials such as wood and stone, incorporate log elements for guardrails and benches, and create gateway features that reflect Nakusp's forestry heritage and mountain setting.

Reflect Local Identity and Heritage:

Incorporate interpretive signage, public art, or sculptural elements tied to forestry, local wildlife, or Indigenous history. Orient views, paths, and seating to celebrate mountain and lake vistas, making the natural setting central to the experience.

5. MASTER PLAN CONCEPT

5.1 OVERVIEW

The Master Plan concept responds directly to community priorities while respecting the waterfront's existing character. The design preserves beloved features such as Spicer Garden, the Japanese Garden, mature trees, memorial benches, and the scenic promenade, while introducing targeted improvements to accessibility, gathering spaces, and marina facilities.

The concept organizes the waterfront into four distinct character areas: the West End/Beach Area, Central Waterfront, Garden Areas, and Marina Area. Each area maintains its unique identity while sharing a cohesive design language of natural materials, low-level lighting, and thoughtful landscaping that reflects Nakusp's mountain and lake setting.

SUMMARY OF DESIGN THEMES

Three primary design themes shape the Master Plan concept:

Preserve and Enhance: The Master Plan maintains existing assets that define the waterfront's character while making strategic improvements. Existing gardens, mature trees, the waterfront walkway, and memorial features remain central to the design.

Improve Access for All: New stairs, accessible pathways, and connections between Broadway Street and the waterfront ensure people of all ages and abilities can enjoy the space. A new accessibility ramp to the water addresses the top community priority.

Support Gathering and Connection: Flexible spaces for picnics, small events, and quiet reflection are distributed throughout the waterfront, providing variety without overwhelming the peaceful atmosphere.

DESIGN APPROACH

The design approach balances community desires with practical considerations. Elements that received strong community support—such as better lake access, marina rebuilding with public access, and additional garden areas—are prioritized. Features that received mixed feedback, such as platform swings and large event infrastructure, are included at a modest scale or positioned as optional elements for future phases.

The material palette emphasizes natural materials including timber, stone, and native plantings that complement the mountain and lake setting. Low-level lighting maintains the existing character while improving safety along pathways and stairs. Interpretive signage throughout the site shares Nakusp's Indigenous and settler heritage, its sternwheeler history, and the story of the 1968 flooding that reshaped the waterfront.
















MAP 2: MASTER PLAN

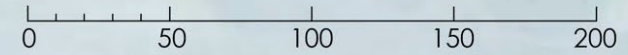


DESIGN ELEMENTS

- 01** New Trail Connection
- 02** New Washroom Facility with Changeroom & Shower
- 03** Fire Pit Zone
- 04** Barbecue Area
- 05** Beach Area
- 06** Swimming Area
- 07** Platform Swing at Sunset Point
- 08** Viewing Deck
- 09** Lounging Greens
- 10** Typical Arch Walkway
- 11** Rain Garden and Stormwater Catchment Area
- 12** New Washroom @ 6th Ave
- 13** Garden Wedding Platform
- 14** New Wider Stairs with Handrail to Water
- 15** Below Water Art Installation
- 16** Picnic area at Viewpoint
- 17** Powell Creek Daylighting
- 18** Covered Picnic Area
- 19** Washroom & Water Sport Rental Building
- 20** Marina Plaza & Revised Parking
- 21** Additional Parking Area
- 22** Gateway Entrance to Marina
- 23** Refurbished Marina Boardwalk & Lock-Off Gate
- 24** Accessible Kayak Launch
- 25** Refurbished Marina Waterdeck & Swimming Area
- 26** Potential Boat Washing Station

LEGEND

-  New Regular grey concrete
-  New Asphalt
-  New Planting Bed
-  New Compacted Rock Surface
-  New Paver
-  Fescue SOD
-  New Planting
-  Proposed Guardrail
-  Proposed Trail Sign
-  Proposed Pedestrian Map Sign
-  Proposed Interpretive Signage with Lighting depicting Nakusp's Heritage and History
-  Proposed Interpretive Barcode Signage for Ordering food from Broadway Street Restaurants
-  Relocated existing picnic table & bench
-  Washroom Access
-  Water Sport Rental Access



PRIVATE PORTION OF MARINA DECK

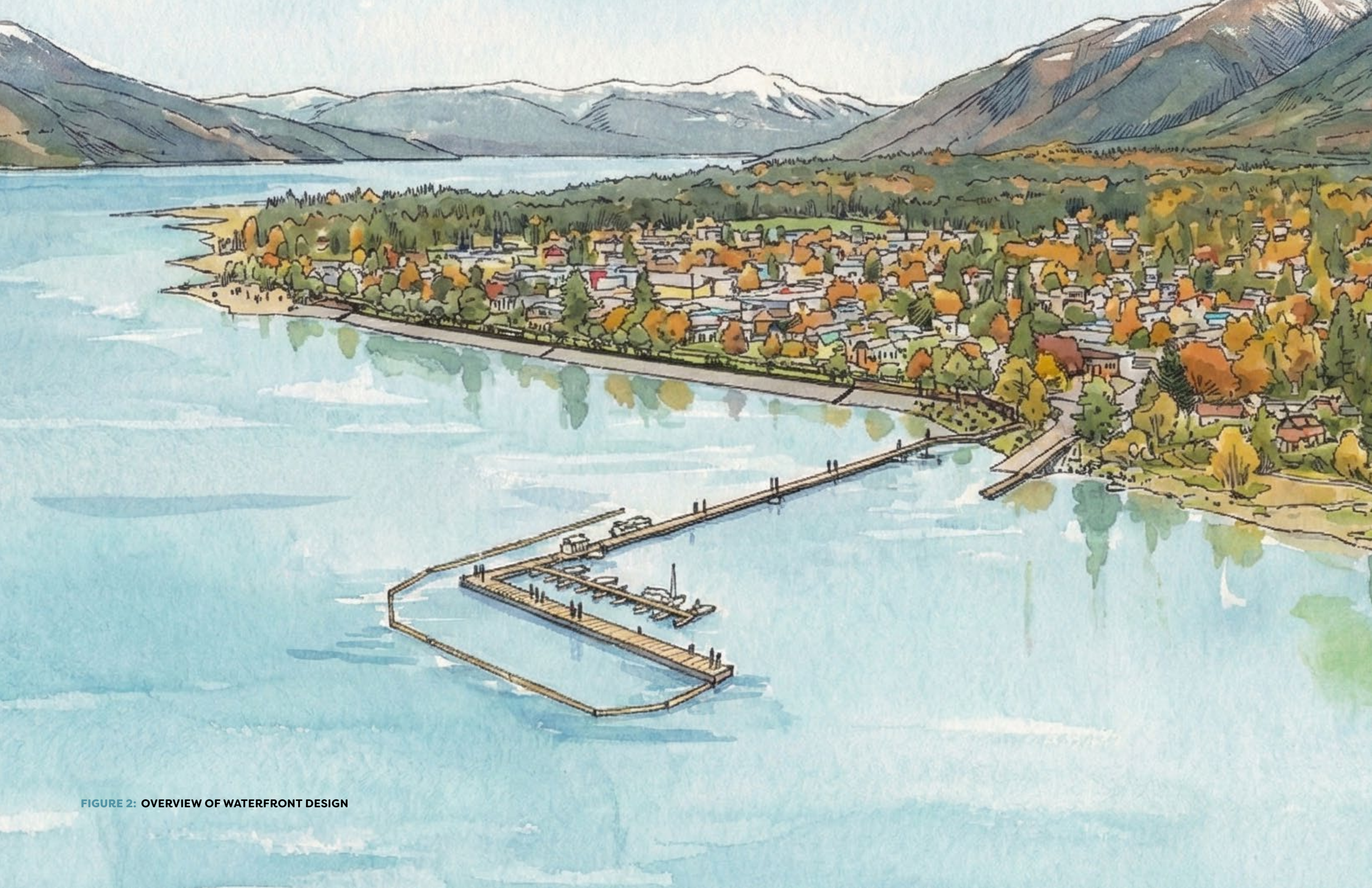


FIGURE 2: OVERVIEW OF WATERFRONT DESIGN

5.2 SITE-WIDE ELEMENTS

KEY FEATURES

The Master Plan introduces ten signature improvements that will enhance the waterfront experience while preserving its natural beauty and peaceful character. From the marina to the beach, these features create new opportunities to gather, explore, and connect with the lake.

1. Marina Washroom and Boat Storage Building with Covered Seating



A new multi-purpose building at the marina brings together public washrooms, secure kayak and paddleboard storage, and a covered seating area. The adjacent patio, complete with trellis and lights, creates an inviting space to relax and take in views across the water. The timber-frame design reflects Nakusp's forestry heritage and sets the tone for the revitalized marina experience.

2. Revitalized Marina Dock with Public Swimming Access



The rebuilt marina dock will serve both boaters and swimmers. A refurbished waterdeck at the end of the dock provides ladder access for swimming, even when water levels are low, extending the swimming season and offering a unique alternative to the beach. Clear separation between swimming areas and boat traffic ensures a safe and enjoyable experience for everyone.

3. Extended Waterfront with Covered Cantilever BBQ Spaces and Seating Areas



A new retaining wall along the concrete seawall opens up space for covered cantilever structures with BBQ facilities, perfect for family cookouts and group gatherings. Grassy seating areas alongside offer comfortable spots to lounge and enjoy lake views. This transformation turns an underutilized stretch of shoreline into vibrant, functional gathering space.

4. Powell Creek Daylighting



Example of a daylight creek (not actually Powell Creek)

Powell Creek will be brought back to the surface in a naturalized stream channel, restoring a piece of Nakusp's natural landscape. This ecological feature creates habitat for native species, manages stormwater naturally, and offers an educational opportunity for visitors to learn about local hydrology. Details will be determined during the detailed design process.

5. Mid-Waterfront Washroom and Wedding Platform at 6th Avenue



A new washroom building at 6th Avenue SW anchors the central waterfront, surrounded by enhanced landscaping that includes a dedicated wedding platform. This beautiful garden setting provides a memorable backdrop for ceremonies and celebrations, while serving everyday visitors as a quiet spot for reflection. The location connects to 6th Avenue via the existing accessible ramp.

6. Covered Viewing Deck at the Japanese Garden



A covered viewing deck extends from the beloved Japanese Garden toward the water, offering a shaded retreat to enjoy sweeping lake and mountain views. The structure provides shelter from sun and light rain, making this area even more enjoyable throughout the seasons. Covering this deck provides an opportunity for swimming lessons along the waterfront. Natural materials complement the garden's serene aesthetic.

7. Sunset Point with Platform Swings



Platform swings at a scenic viewpoint create a destination along the waterfront promenade. Positioned to capture stunning sunset views across Upper Arrow Lake, this playful feature invites visitors of all ages to pause, swing, and take in the moment.

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8. Lower Beach Pathway Connection



A new pathway creates a seamless walking route from the upper promenade, past the Japanese Garden, and down to the sandy beach. This meandering path provides spaces for lounging, BBQ'ing, and outdoor fires along the waterfront. The gentle grades make it easy for everyone to explore the full length of the waterfront.

9. Fire Pits, Lounging Areas, and BBQ Spaces at the Beach



The beach area comes alive with a series of fire pits, lounging greens, and BBQ areas designed for gatherings large and small. Fire pits alternate with grassy open spaces and new tree plantings, creating distinct pockets of activity while preserving the relaxed beach atmosphere. Whether gathering around a fire at dusk or spreading out a picnic blanket, there is space for everyone.

10. New Beach Washroom and Changeroom Building



A new washroom and changeroom building replaces the existing facility, bringing modern amenities to the heart of the beach. Outdoor showers let swimmers rinse off before heading home, while water bottle filling stations support a cleaner, greener waterfront. The building's design complements the other new structures along the waterfront, contributing to a cohesive and welcoming character throughout.

5.3 KEY CONSIDERATIONS

CIRCULATION & ACCESS

Maintained: The existing waterfront promenade remains the primary circulation spine, with its paved surface, memorial benches, and integrated railing lighting preserved.

Enhanced: New lower walkways along the beach and fire pit areas provide additional circulation options closer to the water. Typical archway structures at the end of avenues create welcoming gateway features from Broadway Street. Wider stairs with handrails improve vertical connections at multiple locations. Additional connecting street improvements would improve connectivity (ex: connect sidewalk on 6th Ave, from Broadway St. to ramp.)

Added: A new accessibility ramp provides barrier-free access to the water—the highest-rated improvement in community feedback (68%). Trail signs and pedestrian map signs at key decision points improve wayfinding throughout the site.

MATERIALS & CHARACTER

The material palette includes new concrete pathways, asphalt surfaces for vehicle areas, pavers at gathering nodes, compacted rock for informal paths, and fescue sod for lounging greens. Timber frame structures reference local forestry heritage, while proposed guardrails maintain a consistent design language along pathways.

LANDSCAPING & NATURAL FEATURES

Maintained: Existing planting beds, mature trees, and garden areas are preserved. The existing gravel beach west of the main beach remains in its natural state.

Added: New planting beds, rain gardens and stormwater catchment areas at the end of perpendicular avenues, and lounging greens with fescue sod expand the green character

of the waterfront. Powell Creek daylighting celebrates natural hydrology while providing educational opportunities.

SIGNAGE & INTERPRETATION

Interpretive signage with low-level lighting shares Nakusp's heritage and history at key locations along the waterfront. Content addresses Indigenous connections to the land and water, the sternwheeler era, and the 1968 flooding. Historical features visible within the water at low water levels are identified through interpretive elements. Innovative barcode signage allows visitors to order food from Broadway Street restaurants, supporting local businesses while maintaining the waterfront's uncommercial character.

AMENITIES & INFRASTRUCTURE

Enhanced: The marina washroom facilities are upgraded to meet accessibility standards. The existing beach washroom and changeroom building is replaced with a modern facility featuring outdoor showers for swimmers.

Added: A new mid-park washroom at 6th Avenue SW fills a gap in the central waterfront, reducing the distance visitors must walk to access facilities. Seating and gathering nodes are distributed throughout the site, providing intentional places to rest, socialize, and enjoy views.

Lighting: The lighting strategy maintains the existing low-level approach that preserves the waterfront's peaceful evening atmosphere. Subtle lighting highlights trees and garden features, while pathway lighting ensures safe circulation without creating light pollution or disrupting the night sky.

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5.4 CHARACTER AREAS

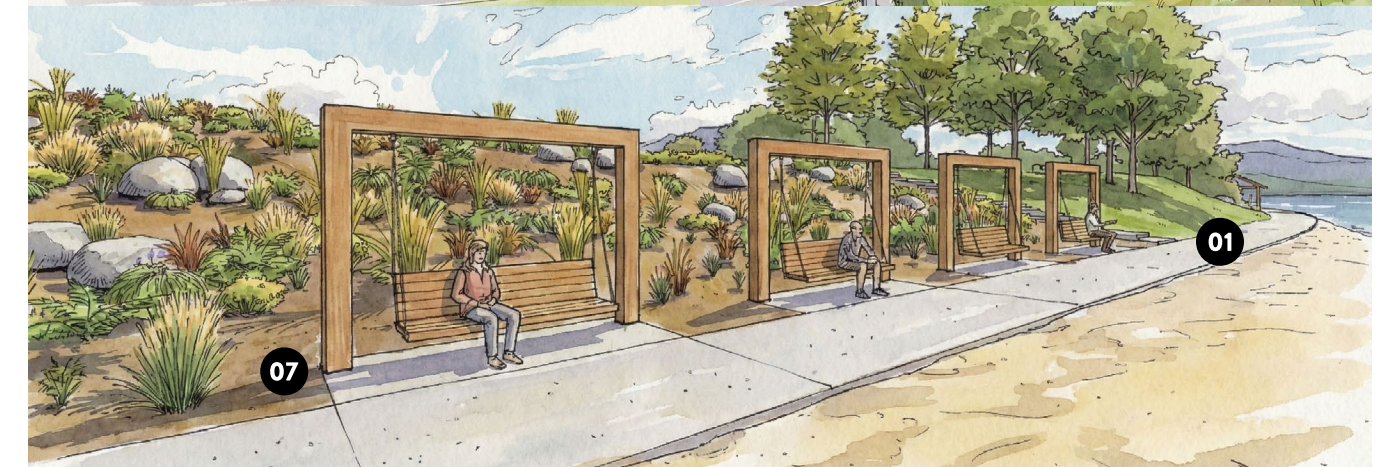
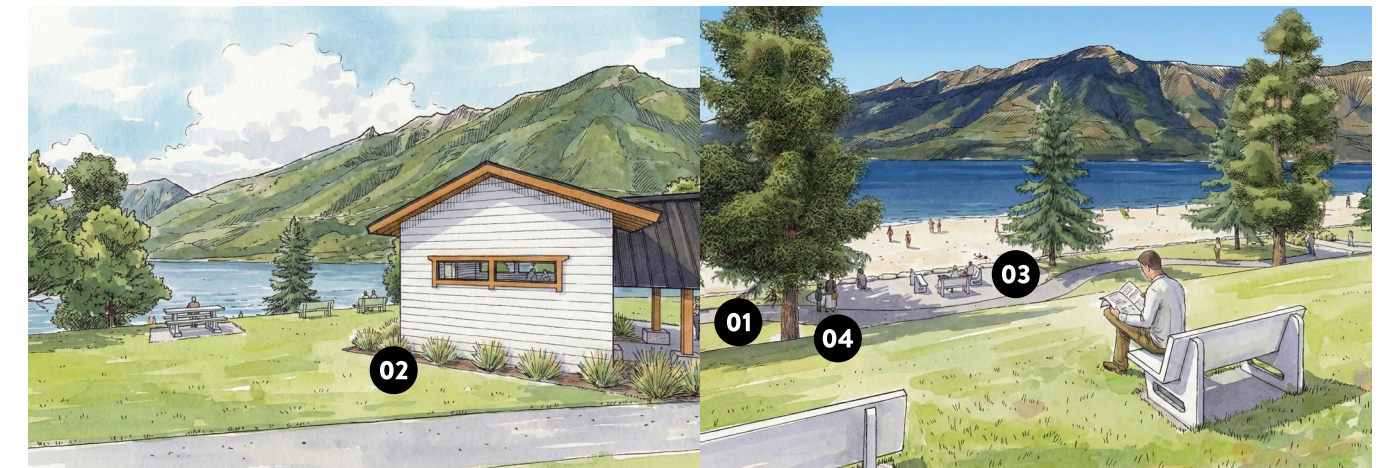
WEST END / BEACH AREA



Maintained: The existing sandy beach remains the primary swimming and recreation destination. The existing gravel beach to the east is preserved for those who prefer a more natural shoreline.

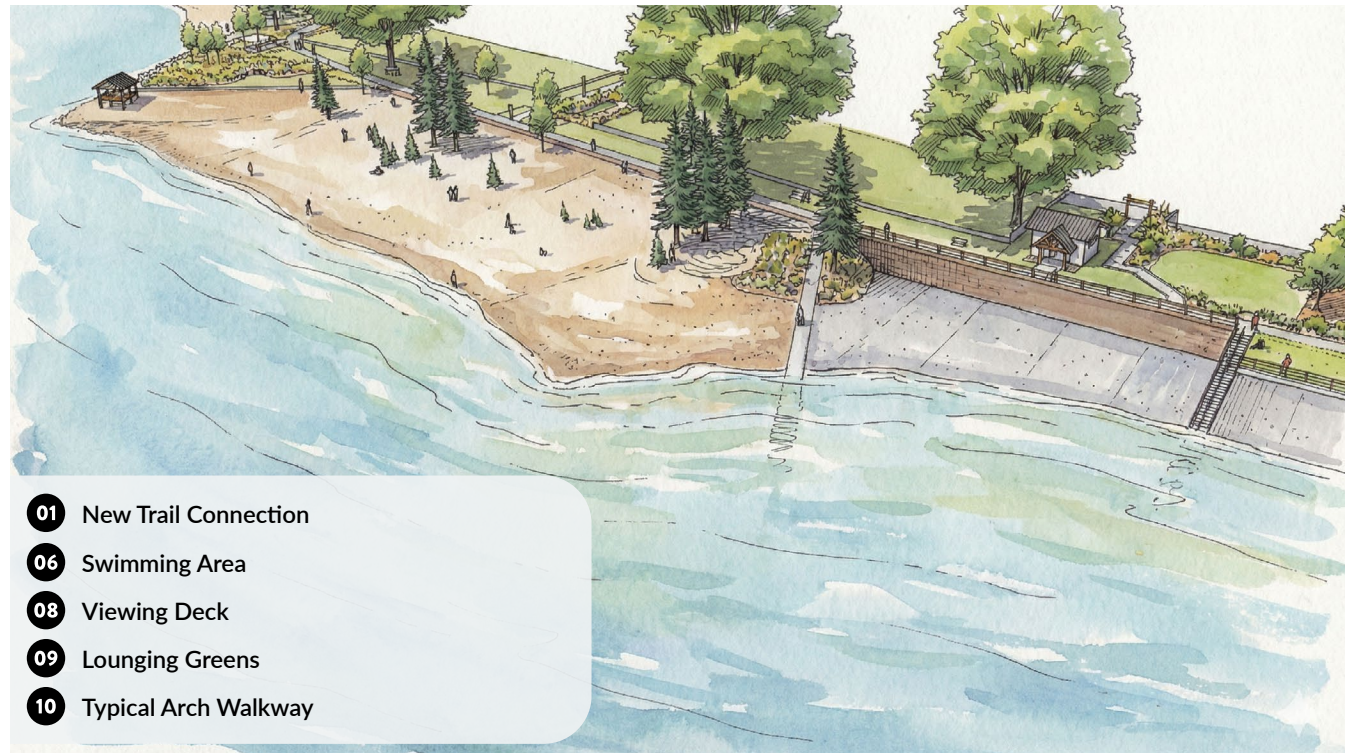
Enhanced: A lower walkway along the beach improves circulation at the water's edge. The beach area benefits from new accessibility features including a ramp to the water.

Added: A new washroom facility with changing rooms and outdoor showers serves beach users. A fire pit zone with alternating green spaces provides gathering areas for small groups. A barbecue area supports family picnics and informal gatherings. A viewing deck offers covered space for swimming lessons or weather protection.



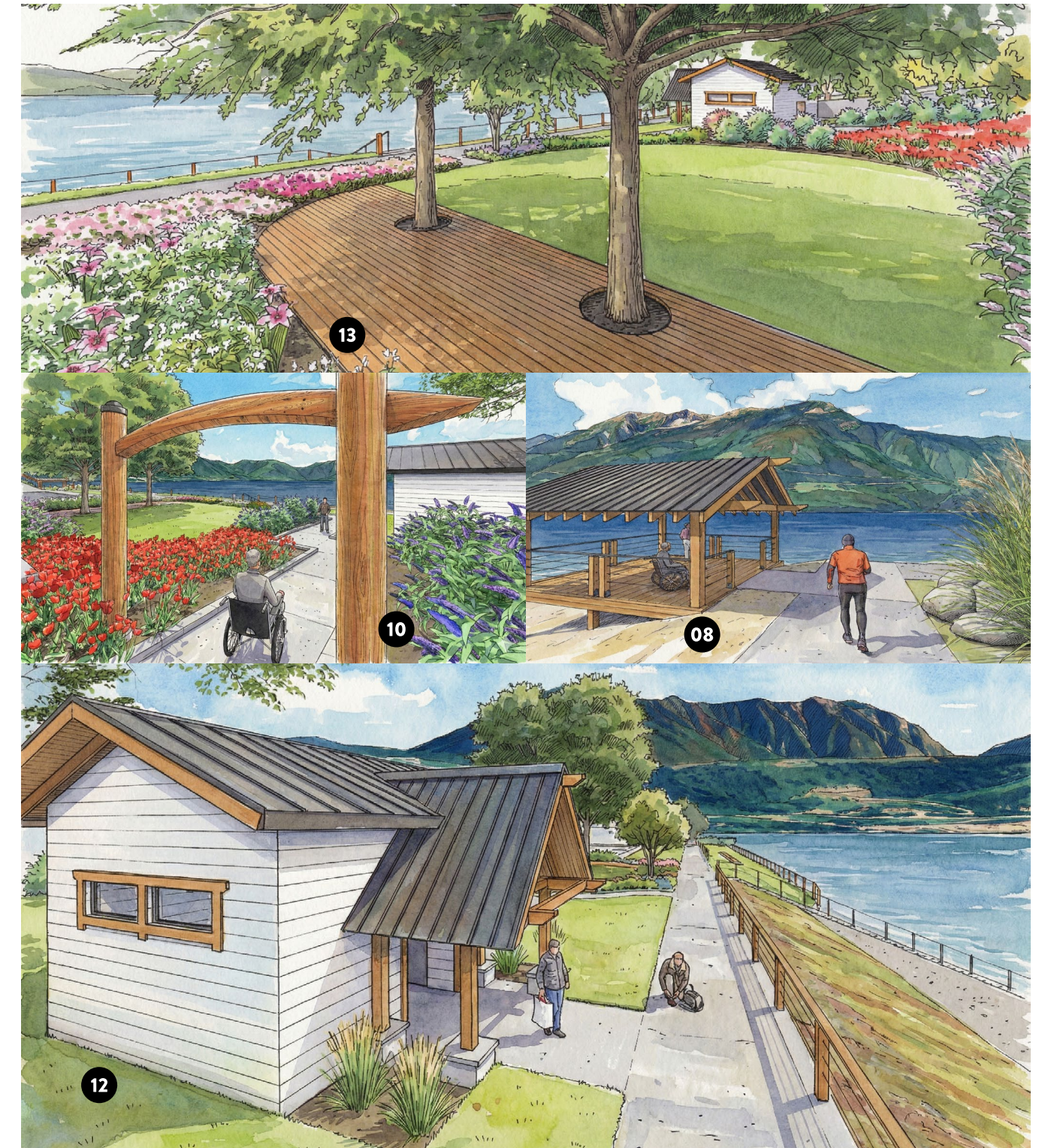
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GRAVEL BEACH / GARDEN AREAS



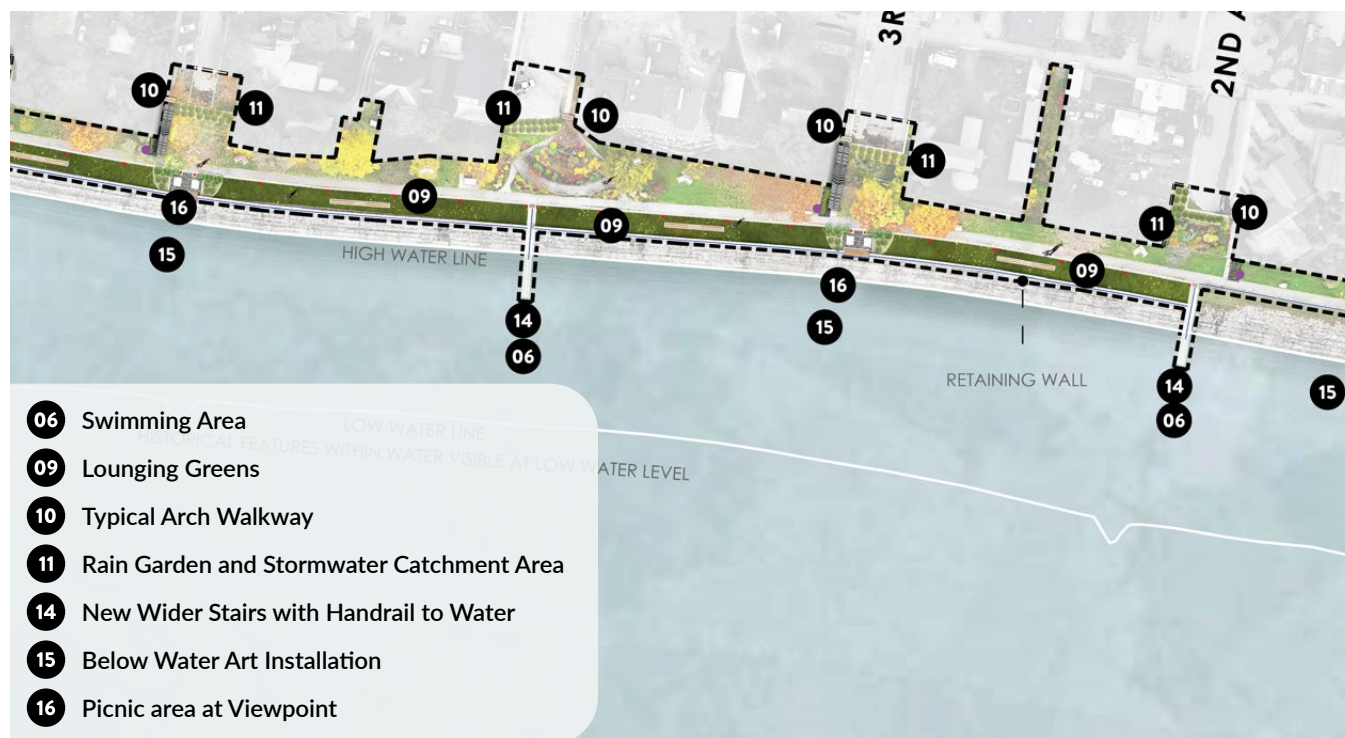
Maintained: Spicer Garden and the Japanese Garden are fully preserved as signature features of the waterfront. These well-loved spaces continue to provide quiet retreat areas with beautiful seasonal plantings.

Added: A garden wedding platform provides a dedicated space for ceremonies, responding to community interest in a wedding gazebo (24% of respondents). A new washroom near the garden wedding space supports events and general use.



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CENTRAL WATERFRONT

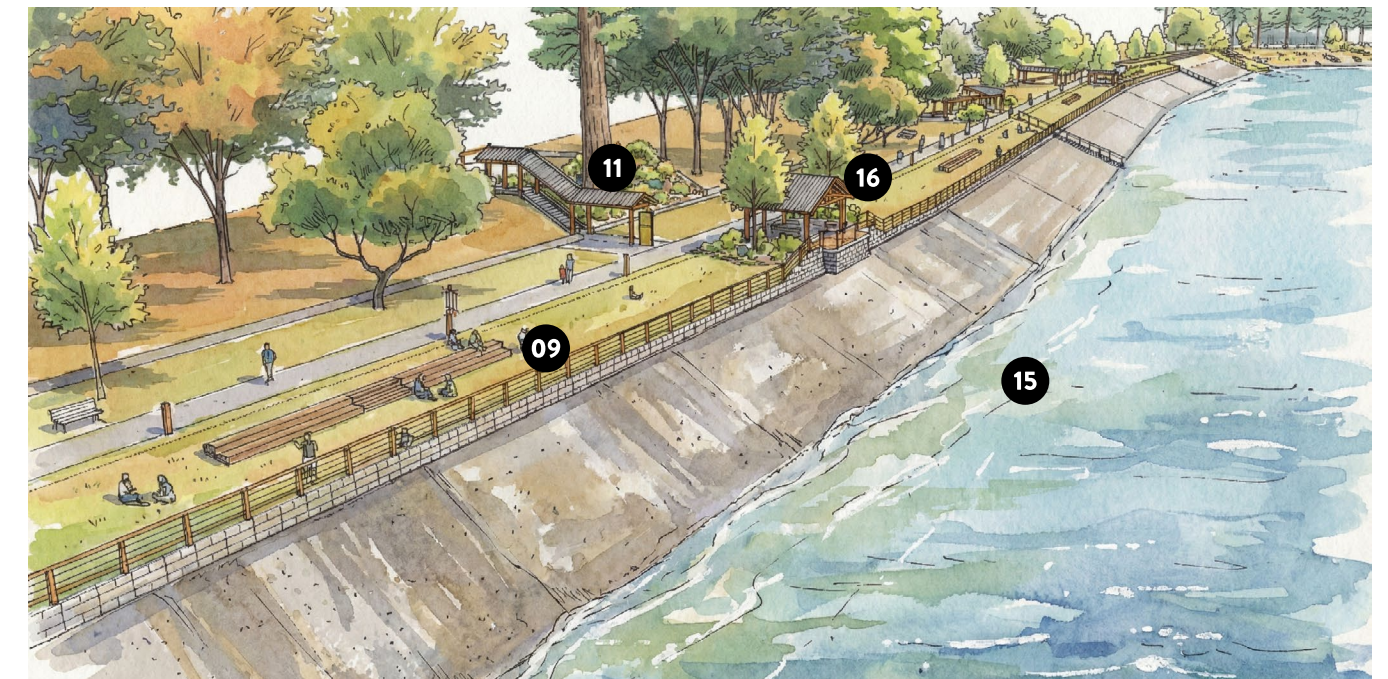


Maintained: The waterfront promenade, existing planting beds, and memorial benches continue to define this area.

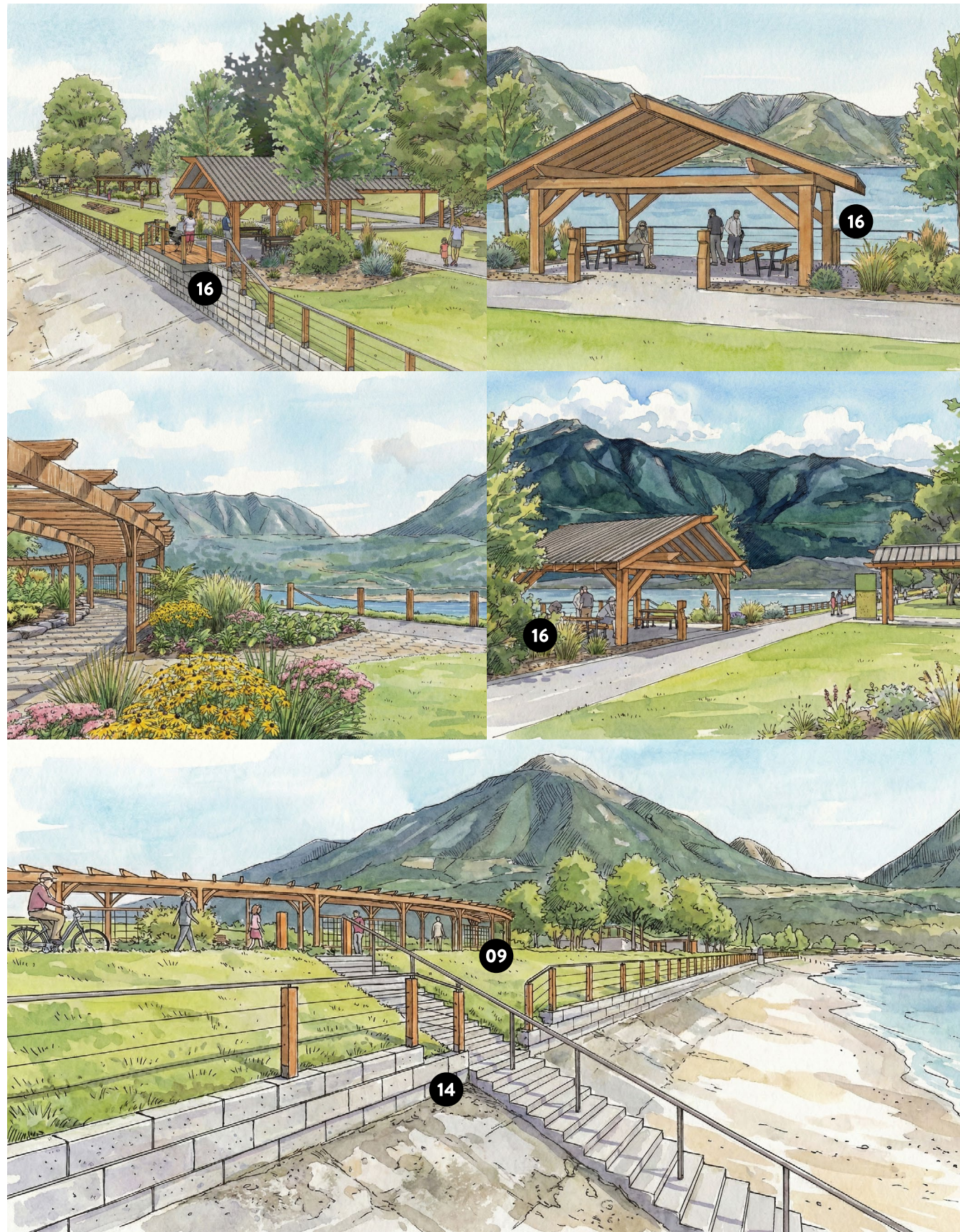
Enhanced: Existing picnic tables and benches are relocated to create more intentional gathering nodes. Wider stairs with handrails improve vertical access from Broadway Street.

Added: Lounging greens provide informal spaces for relaxation. A multipurpose flex space accommodates small community events

and gatherings. Rain gardens and stormwater catchment areas at avenue termini manage runoff while creating attractive planted areas. The potential to collaborate with local artists to install art below the high water level that reveals itself during reservoir draw-down times can help tell Nakusp's history, and create a unique waterfront element. A sunset point with a platform swing and picnic area creates a destination at a scenic viewpoint. Typical archway structures at avenue termini mark entries from Broadway Street.



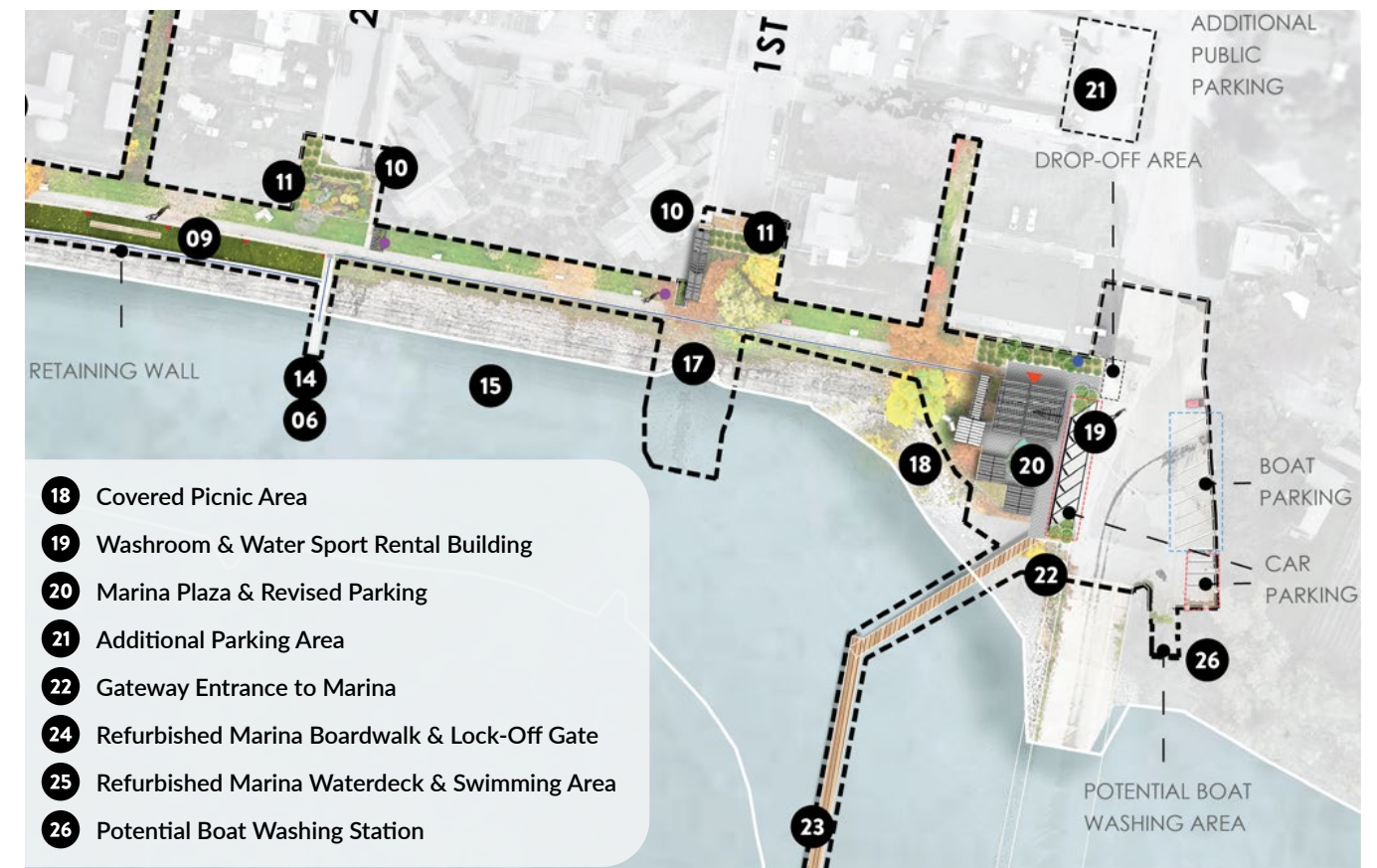
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MARINA AREA



- 06 Swimming Area
- 09 Lounging Greens
- 10 Typical Arch Walkway
- 11 Rain Garden and Stormwater Catchment Area
- 14 New Wider Stairs with Handrail to Water
- 17 Powell Creek Daylighting



- 18 Covered Picnic Area
- 19 Washroom & Water Sport Rental Building
- 20 Marina Plaza & Revised Parking
- 21 Additional Parking Area
- 22 Gateway Entrance to Marina
- 24 Refurbished Marina Boardwalk & Lock-Off Gate
- 25 Refurbished Marina Waterdeck & Swimming Area
- 26 Potential Boat Washing Station

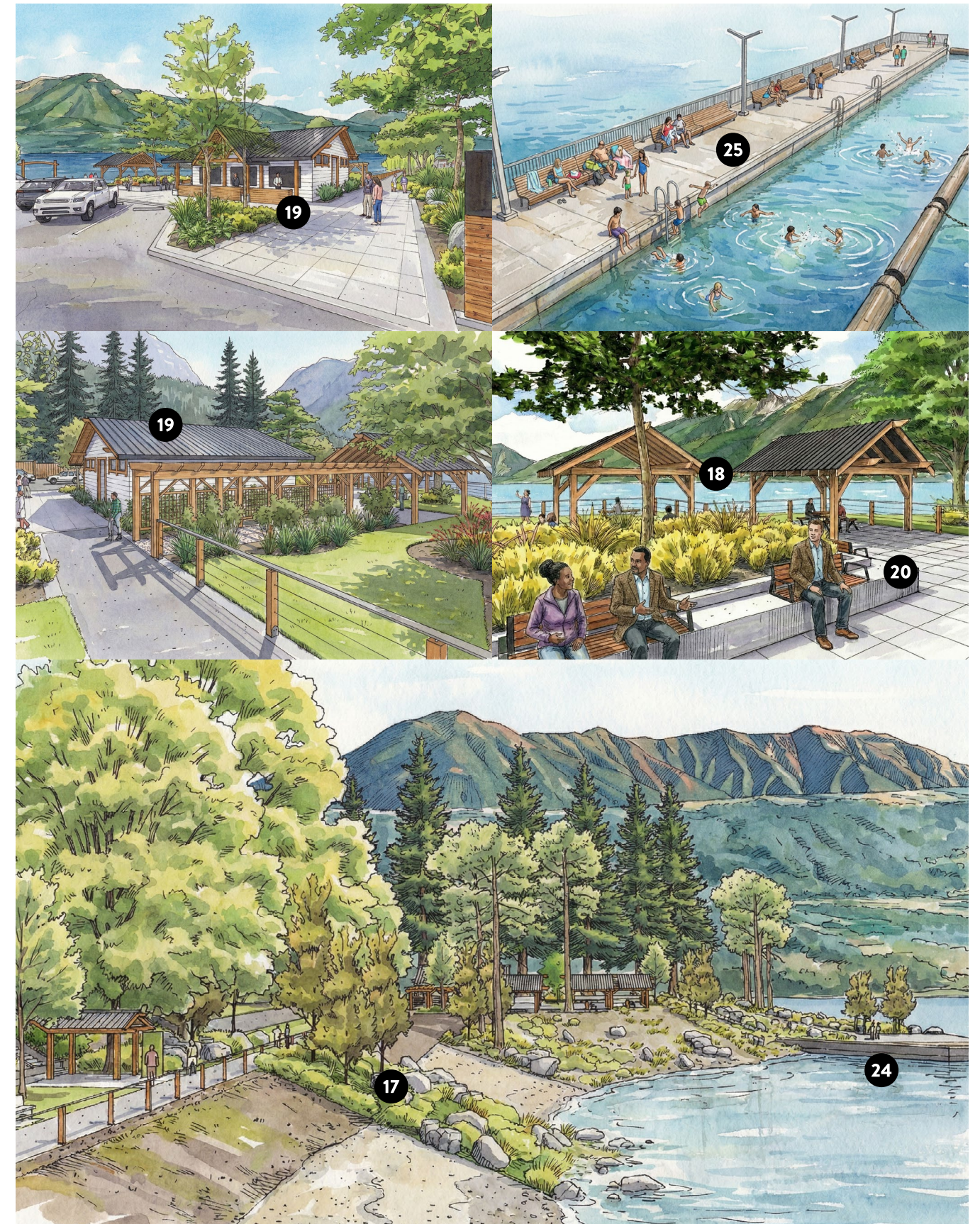
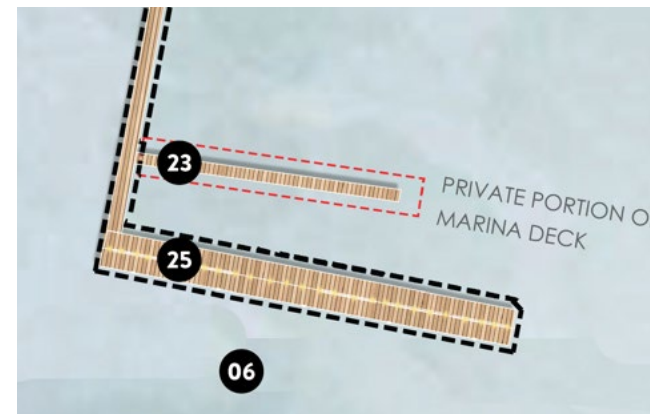
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Maintained: The existing trellis structure is preserved and integrated into an enhanced patio area. The boat launch continues to serve boaters.

Enhanced: The marina boardwalk and docking area are refurbished to address aging infrastructure—a key community priority supported by 61% of survey respondents who want the marina rebuilt with grants while incorporating public access. A refurbished marina waterdeck with ladder access provides swimming opportunities away from the beach. The parking area is redesigned to maintain capacity while improving organization, with separate spaces for vehicles and boat trailers.

Added: A gateway entrance to the marina creates a welcoming arrival experience. A new washroom and watersport rental building supports paddlesport users with storage and facilities—responding to strong interest in accessible kayak and canoe launch (52%) and more floating dock

infrastructure (73%). An outdoor patio with trellis and twinkle lights creates an attractive gathering space. A drop-off area improves access for boaters and kayakers. Additional public parking along Nelson Avenue addresses capacity concerns. A potential boat washing station helps prevent aquatic invasive species. Powell Creek daylighting at the eastern edge celebrates natural hydrology.



- 18 Covered Picnic Area
- 19 Washroom & Water Sport Rental Building
- 20 Marina Plaza & Revised Parking
- 24 Refurbished Marina Boardwalk
- 25 Refurbished Marina Waterdeck & Swimming Area

6. COST ESTIMATES

6.1 OVERVIEW

The Master Plan represents a significant investment in Nakusp’s waterfront, with an estimated total project cost of approximately \$7 million including contingency and taxes. This investment reflects the scope of improvements proposed: new washroom and amenity buildings, marina infrastructure, accessible pathways, gathering spaces, and enhanced landscaping throughout the site.

These are planning-level estimates for grant applications and phasing decisions. Actual costs will be refined through detailed design

and tendering. Market conditions and timing will influence final costs.

The design balances community priorities with fiscal feasibility. Major infrastructure investments—the waterfront retaining wall and railing system—are essential for accessible, safe gathering spaces. The three washroom buildings address clear community needs for year-round waterfront use. Soft costs including landscaping, furnishings, and pathways can be phased based on available funding.

6.2 COST ESTIMATES

TABLE 1: OPINION OF PROBABLE COSTS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
1.0 SITE WORK (SUPPLY AND INSTALL)					
1	Subgrade preparation and removals	7797	m ²	\$6.00	\$46,782.00
2	Asphalt pathway	1040	m ²	\$65.00	\$67,572.70
3	Pavers	748	m ²	\$300.00	\$224,262.00
4	Concrete pathway - Stairs	252	m ²	\$180.00	\$45,313.20
5	Concrete band	995	l.m.	\$225.00	\$223,974.68
6	Wood deck (Wedding pavilion)	1	allowance	\$35,000.00	\$35,000.00
7	Wood cantilever at picnic spot	2	allowance	\$35,000.00	\$70,000.00
8	40mm Rundle Rock (Catchment Area)	508	m ²	\$85.00	\$43,180.00
9	10mm Rundle Rock (Picnic & Firepit Area)	316	m ²	\$65.00	\$20,540.00
10	Fescue Sod (Inclusive of 150mm depth topsoil)	2426	m ²	\$15.00	\$36,390.00
11	Wood mulch install to 75mm depth	138	cu.m.	\$150.00	\$20,700.00
12	Topsoil planting bed install to 600mm depth	1146	cu.m.	\$35.00	\$40,104.12
13	East west railing	587	l.m.	\$750.00	\$440,250.00
14	Stair railing	45	l.m.	\$750.00	\$33,590.25
15	Ramp railing	61	l.m.	\$750.00	\$45,750.00
16	Stair access to water	1	l.s.	\$150,000.00	\$150,000.00
17	Waterfront retaining wall	4000	f.sq.ft.	\$375.00	\$1,500,000.00

TABLE 1: OPINION OF PROBABLE COSTS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
18	Beach boulder wall	154	l.m.	\$1,250.00	\$191,937.50
2.0 PLANT MATERIAL (SUPPLY AND INSTALL)					
1	Deciduous trees B&B (50 Cal)	25	each	\$650.00	\$16,250.00
2	Coniferous trees B&B (2000mm Ht.)	3	each	\$650.00	\$1,950.00
3	Shrubs (600mm Ht/ 600mm spread.)	1500	each	\$50.00	\$75,000.00
4	Perennials & grasses (#2 Pot)	1500	each	\$20.00	\$30,000.00
3.0 MISCELLANEOUS ITEMS (SUPPLY AND INSTALL)					
1	New wall mount bench	8	each	\$2,750.00	\$22,000.00
2	New picnic table	6	each	\$6,500.00	\$39,000.00
3	Relocated bench	30	each	\$1,750.00	\$52,500.00
4	Relocated picnic table	1	each	\$2,750.00	\$2,750.00
5	Platform swing	4	each	\$7,500.00	\$30,000.00
6	Arch frame for walkway	7	each	\$3,000.00	\$21,000.00
7	Light bollard	23	each	\$3,750.00	\$86,250.00
8	Wood log bench	8	each	\$5,500.00	\$44,000.00
9	New covered picnic area at Marina	2	each	\$25,000.00	\$50,000.00
10	New washroom, boat rental and information centre at Marina	1	allowance	\$550,000.00	\$550,000.00
11	New stair shed at 5 th , 3 rd and 1 st ave.	3	allowance	\$25,000.00	\$75,000.00
12	New viewing platform at Japanese Garden	1	allowance	\$35,000.00	\$35,000.00
13	New washroom type 1	2	allowance	\$350,000.00	\$700,000.00
14	Planter at east end	1	l.s.	\$35,000.00	\$35,000.00
15	Fire pit	3	each	\$750.00	\$2,250.00
16	Mobi mats	148	l.m.	\$350.00	\$51,761.50
17	Marina Deck	805	m ²	\$280.00	\$225,400.00
18	Ladder at Marina Deck	5	each	\$7,500.00	\$37,500.00
19	Lighting at marina deck	1	allowance	\$35,000.00	\$35,000.00
TOTAL					\$5,452,957.95
5% GST					\$272,647.90
7% PST					\$381,707.06
20% CONTINGENCY					\$817,943.69
GRAND TOTAL					\$6,925,256.59
<p>*** Any opinion of probable costs provided by Navagrah Landscape Architecture + Urban Design Ltd. with respect to the client's project are effective as of 2025-12-17 subject to change and are contingent on factors over which Navagrah has no control. Navagrah does not guarantee accuracy of such estimates.</p> <p>Items Not Costed:</p> <ul style="list-style-type: none"> Boat washing station - Civil Design - Requires Engineering Comment Powell Creek daylighting - Civil Design - Costs Estimated @ Detailed Design 					

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6.3 STRATEGIES FOR MANAGING COSTS

Phased Implementation: The Master Plan is designed for implementation over 10-15 years, allowing the Village to spread costs across multiple budget cycles and pursue funding opportunities as they arise. Early phases prioritize foundational infrastructure and high-impact improvements, while later phases address refinements and additional amenities.

Grant Funding: Many proposed improvements align with provincial and federal grant programs for community infrastructure, accessibility, climate adaptation, and tourism development. The Master Plan positions the Village to pursue funding from programs such as the BC Community Parks and Trails Infrastructure Program, Investing in Canada Infrastructure Program, and Columbia Basin Trust grants. A comprehensive plan with demonstrated community support strengthens grant applications.

Scalable Elements: Several design elements can be adjusted based on budget. The number of fire pits, platform swings, archway structures, and planting areas can be reduced or expanded without compromising the overall vision. This flexibility allows the Village to deliver meaningful improvements at various funding levels.

Partnership Opportunities: Continued partnerships with community groups, service clubs, and donors can offset costs for specific elements. The successful memorial bench program demonstrates community willingness to invest in the waterfront. Similar programs for trees, garden features, or amenities could extend this model.

The cost estimates that follow are organized by category, including site work, plant material, and miscellaneous items. This structure supports flexible budgeting and allows individual components to be advanced as funding becomes available.

7. CONCLUSION

7.1 NEXT STEPS

Following adoption of the Nakusp Waterfront Master Plan, the Village will move into an active implementation phase. This transition represents the culmination of extensive community engagement and planning, and marks the beginning of realizing the shared vision for Nakusp's waterfront.

IMMEDIATE ACTIONS (2026)

- Present Master Plan to Council for review and adoption
- Share final Master Plan with the community
- Confirm access plans with BC Hydro
- Confirm safety of marina swimming area with insurance & create alternative design if required
- Begin grant application preparation for Phase 1 priority projects
- Initiate detailed design for highest priority elements
- Develop detailed cost estimates for Phase 1 projects
- Create maintenance plan implementation strategy

SHORT-TERM ACTIONS (2027-2028)

- Secure Phase 1 funding through grant applications and budget allocation
- Complete detailed design and engineering for Phase 1 projects
- Begin construction on priority elements (subject to funding)
- Promote memorial tree and feature donation program
- Monitor and report on implementation progress

ONGOING COMMITMENTS

- Annual review and update of implementation priorities
- Regular community updates on progress and upcoming projects
- Grant application submission as opportunities arise
- Partnership development and cultivation
- Performance monitoring and adaptive management
- Budget allocation for maintenance and operations

PLAN REVIEW AND UPDATES

The Master Plan will serve as a guiding framework for waterfront development over the coming years. It provides a clear vision, actionable recommendations, and a flexible roadmap that can adapt to opportunities and changing circumstances while maintaining the core principles established through this planning process.

- Annual check-in – Review progress, adjust priorities, update cost estimates
- Three-year review – More comprehensive assessment after Phase 1 completion
- Five-year review – Major plan review and update, adjust Phase 3 priorities based on lessons learned
- As needed – Respond to significant changes (major funding, policy changes, community needs)

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7.2 PROPOSED PHASING PLAN

The Nakusp Waterfront Master Plan is envisioned as a multi-year, phased construction program. The phasing strategy has been developed to balance community priorities, construction logistics, revenue-generation potential, and alignment with available funding sources. The full project carries an estimated cost of \$6,925,257 (including GST, PST, and a 15% contingency). The following eight phases, plus two funding-dependent initiatives, are presented in the recommended order of construction.

The phasing order on the following pages is a recommended plan for implementation. The order of phases is fairly flexible and phases can be re-ordered as funding opportunities arise, or as community priorities dictate.

PHASING SUMMARY

TABLE 2: PHASING SUMMARY		
PHASE	DESCRIPTION	ESTIMATED COST
Phase 1	East End with New Washroom Building	\$1,215,577
Phase 2	New Pathways on Western Edge	\$385,243
Phase 3	New Washrooms & Wedding Pavilion	\$1,045,367
Phase 4	West End Fire Pits, Swings & Landscaping	\$495,477
Phase 5	Water Access Stair Improvements	\$236,055
Phase 6	Sloping Greens & Retaining Wall	\$2,944,206
Phase 7	Stormwater Capture & Stair Coverings	\$236,153
Phase 8	New Dock / Marina Deck	\$378,333
TOTAL PROJECT COST		\$6,925,257

PHASE 1: EAST END & NEW WASHROOM BUILDING

(\$1,215,577)

Phase 1 focuses on the east end of the waterfront near the existing marina. The work includes a new public plaza with unit paver surfacing, covered picnic gazebos, parking lot paving, a new washroom/boat rental/information centre building, planter walls, new benches and picnic tables, asphalt pathway connections, railings, tree planting, and landscaping. This phase is the recommended starting point for several reasons: the east end currently has the highest need for functional improvement; the new washroom will serve as an immediate, visible amenity for residents and visitors; and the boat rental component has the potential to generate a modest revenue stream that can help fund maintenance and contribute to future phases. The east end also offers the most accessible construction staging given its proximity to Nelson Avenue and the existing parking area.

POTENTIAL FUNDING SOURCES:

- PacifiCan Community Economic Development and Diversification (CEDD):** Continuous intake; strong fit for tourism/economic development components including the washroom/boat rental/information centre building and plaza.
- Columbia Basin Trust:** Community Development Program – Inquiry-based process; applicable to all components of this phase.
- CCBF Community Works Fund:** Banked annual municipal allocation; flexible matching dollars for all components.
- REDIP Implementation Stream:** Up to \$1M at 60–80% cost share for rural tourism infrastructure.
- Enabling Accessibility Fund (EAF):** Up to \$200K for accessibility features (accessible washroom design, pathways).

PHASE 2: NEW PATHWAYS ON WESTERN EDGE

(\$385,243)

Phase 2 extends the waterfront experience westward with a new paved accessible pathway, concrete walkway sections, water access ramps with mobi-mats for wheelchair and mobility-aid users, and a gravel beach lookout/viewing platform at the Japanese Garden. This phase is sequenced second because it is a moderate-cost investment that dramatically expands the usable length of the waterfront and improves connectivity between the east end (completed in Phase 1) and the western beach areas. The pathway also serves as critical accessible infrastructure, linking downtown to the waterfront for pedestrians and cyclists. The lookout is paired with this phase because it coordinates site works and disturbance at the same time as the pathway construction.

POTENTIAL FUNDING SOURCES:

- BC Active Transportation Infrastructure Grants (BCAT):** Up to \$500K at 70% cost share; direct fit for accessible multi-use pathways.
- Columbia Basin Trust:** Active Transportation Grants – Continuous intake; dedicated to pathway and trail infrastructure in the Basin.
- Federal Active Transportation Fund / Canada Public Transit Fund:** Up to 60% for small communities; new intake expected 2026–27.
- Rick Hansen Foundation Barrier Buster Grant:** Up to \$40K for accessible pathways, ramps, and mobi-mats.
- Trans Canada Trail – Trail Catalyst Fund:** 35–100% funding if pathway connects to the Trans Canada Trail network.

PHASE 3: NEW WASHROOMS & WEDDING PAVILION

(\$1,045,367)

Phase 3 delivers two new public washroom buildings (at the West Beach and 6th Avenue locations), a wood-deck wedding pavilion with associated landscaping, ramp railings, sod installation, mulch beds, and new tree and shrub plantings. Adequate washroom facilities were among the most frequently requested improvements in community engagement. The wedding pavilion creates a unique gathering and event space that reinforces Nakusp’s identity as a destination for celebrations, supporting local tourism and hospitality businesses.

POTENTIAL FUNDING SOURCES:

- Green and Inclusive Community Buildings Program:** Federal program for community-use buildings; washrooms and pavilion qualify.
- PacifiCan CEDD:** Tourism infrastructure including the wedding pavilion and event facilities.
- CBT Community Development Program:** Community infrastructure and accessibility; all components eligible.

PHASE 4: WESTERN BEACH & AMENITIES

(\$495,477)

Phase 4 transforms the west end of the waterfront into a family-friendly gathering area with three fire pits, four platform swings, extensive native landscaping (trees, shrubs, perennials, and grasses), relocated benches and picnic tables. This phase is primarily a placemaking and landscape investment that builds on the infrastructure established in earlier phases. The fire pits and swings are community-requested amenities that will encourage year-round use of the western waterfront area.

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POTENTIAL FUNDING SOURCES:

4. **CBT ReDi Grants:** Community-directed funding well suited to playground equipment, benches, and landscaping.
5. **Co-op Community Spaces Program:** \$25K–\$150K for recreation and gathering spaces in Western Canada.
6. **Community Fundraising:** Memorial Bench & Buy-a-Brick Programs & Bench dedications and engraved paver sales for landscaped areas.

PHASE 5: WATER ACCESS STAIR IMPROVEMENTS

(\$236,055)

Phase 5 addresses a critical safety and accessibility need: improved stair access from the upper waterfront walkway down to the water's edge. The work includes a complete stair rebuild with new concrete pathways, stair railings, and enhanced structural access to the lakeshore. Given the Arrow Lakes Reservoir's significant water level fluctuations, safe and well-designed stair access is essential. This phase is a relatively modest investment that delivers a significant improvement in public safety and usability.

POTENTIAL FUNDING SOURCES:

7. **Enabling Accessibility Fund (EAF):** Up to \$200K for barrier-free access improvements.
8. **CCBF Community Works Fund:** Banked municipal allocation; infrastructure renewal is a core eligible category.
9. **BC Hydro Advocacy:** Water access challenges are a direct result of reservoir operations; strong case for BC Hydro contribution.

PHASE 6: SLOPING GREENS & RETAINING WALL

(\$2,944,206)

Phase 6 is the largest and most complex phase of the project. It includes major site work to create gently sloping lawn areas between the upper walkway and the lakeshore, a new waterfront retaining wall (\$1.5M), east-west railings, wood cantilever picnic platforms, picnic areas, sod and topsoil installation, new picnic tables, and wood log benches. This phase is positioned later in the sequence because it carries the highest cost and the greatest construction complexity – the retaining wall alone requires significant engineering and permitting. Completing the other phases first allows the Village to build grant-writing momentum, accumulate matching funds, and pursue the CCBF Strategic Priorities Fund (up to \$7M) or a similar large-scale program for this phase.

POTENTIAL FUNDING SOURCES:

10. **CCBF Strategic Priorities Fund:** Up to \$7M per project; could fund this entire phase. Priority application.
11. **Disaster Resilience and Innovation Funding (DRIF):** Up to \$5M at 100% cost share for the retaining wall as flood/erosion mitigation.
12. **Disaster Mitigation and Adaptation Fund (DMAF):** Federal program for large-scale disaster mitigation; retaining wall component.
13. **FCM Green Municipal Fund:** Up to \$1M for climate adaptation infrastructure (retaining wall, stormwater integration).

PHASE 7: STORMWATER CAPTURE & STAIR COVERINGS

(\$236,153)

Phase 7 addresses environmental performance and user comfort with stormwater capture areas using stormwater infiltration beds, new stair coverings/sheds at 5th, 3rd, and 1st Avenues, arch frame signage for the walkway, and associated plantings. The stormwater capture areas manage runoff uphill before it reaches the park, while the stair coverings provide weather protection at key access points. This phase is sequenced alongside or following Phase 6, as the stormwater infrastructure integrates with the grading and site work of the sloping greens.

POTENTIAL FUNDING SOURCES:

14. **FCM Green Municipal Fund:** Climate Adaptation – Up to \$1M for stormwater management and green infrastructure.
15. **Natural Infrastructure Fund:** Federal funding for nature-based stormwater solutions.
16. **DRIF – Planning/Non-Structural Stream:** Up to \$250K for flood risk reduction planning and stormwater design.

PHASE 8: NEW DOCK / MARINA DECK

(\$378,333)

Phase 8 refurbishes the marina deck, and swimming dock with five access ladders and dedicated lighting. This phase is listed last among the costed phases because it involves work over water, which requires additional regulatory approvals (DFO, provincial foreshore tenure, navigable waters), environmental assessment, and specialized marine construction. It also requires coordination with BC Hydro. Completing the upland phases first ensures the marina deck connects to a fully improved waterfront experience upon opening.

POTENTIAL FUNDING SOURCES:

17. **PacifiCan CEDD:** Marina infrastructure as tourism and economic development asset.
18. **CCBF Strategic Priorities Fund:** Could be bundled with Phase 6 in a single large application.
19. **BC Destination Development Fund:** Up to \$1M for tourism infrastructure if new intake opens.

FUNDING-AVAILABILITY DEPENDENT INITIATIVES

Two additional initiatives are included in the Master Plan but are not assigned to a specific construction phase. These projects will be pursued when dedicated funding becomes available:

Creek Daylighting: Restoring a buried creek to a naturalized surface channel would enhance habitat, manage stormwater, and create a distinctive landscape feature. This initiative requires specialized environmental assessment, regulatory approvals, and is best funded through environmental restoration programs such as the Fish and Wildlife Compensation Program (FWCP), CBT Ecosystem Enhancement Program, Pacific Salmon Foundation, or Real Estate Foundation of BC. No cost estimate is provided at this stage, as detailed design and hydrology work is required.

Boat Washing Station: A watercraft inspection and decontamination station at the marina would help prevent the introduction of aquatic invasive species (AIS) into the Arrow Lakes system. This initiative aligns with provincial AIS prevention priorities and can be funded through the DFO Aquatic Invasive Species Prevention Fund, the Central Kootenay Invasive Species Society (CKISS) partnership programs, and the FWCP. No cost estimate is provided at this stage, as the station design and operating model are subject to further review.

7.3 MEASURING SUCCESS

The Master Plan's success will be evaluated through multiple measures across different categories:

COMMUNITY MEASURES

- Satisfaction surveys – Periodic assessment of community satisfaction with waterfront
- Usage patterns – Increased visitation and broader demographic use
- Event activity – Number and variety of community events hosted
- Volunteer engagement – Community participation in maintenance and programming
- Accessibility – Improved access for people of all ages and abilities

PHYSICAL MEASURES

- Infrastructure condition – Improved condition ratings for pathways, stairs, docks
- Environmental quality – Stormwater management, native habitat, tree canopy
- Facility functionality – New washrooms, boat storage, marina docks operational
- Aesthetic quality – Enhanced gardens, improved visual character

ECONOMIC MEASURES

- Tourism visitation – Increased visitors to Nakusp
- Economic activity – Business activity in downtown area
- Property values – Potential impact on adjacent property values
- Grant funding secured – Success in obtaining external funding
- Partnerships established – Number and value of partnership contributions

OPERATIONAL MEASURES

- Maintenance efficiency – Cost per square foot maintained
- Safety performance – Incident rates, response times
- Sustainability – Energy use, water conservation, waste diversion
- Cost management – Projects delivered on budget and on schedule

ULTIMATE SUCCESS INDICATORS

The Master Plan will be deemed successful when:

- The waterfront is widely used and loved by residents and visitors
- People of all ages and abilities can access and enjoy the waterfront
- The area maintains its peaceful, natural character while offering diverse activities
- Community pride in the waterfront is evident
- The waterfront contributes to Nakusp's identity as a destination
- Infrastructure is well-maintained and sustainable for the long term
- The community feels their vision has been realized

7.4 A FINAL WORD

The Nakusp Waterfront is a treasured community asset—a place of beauty, recreation, connection, and reflection. This Master Plan honors what makes the waterfront special today while charting a course for thoughtful enhancements that will serve Nakusp for generations to come.

Through extensive community engagement, it became clear that residents don't want their waterfront transformed—they want it enhanced. They want better accessibility so everyone can enjoy it. They want gathering spaces that bring people together. They want the gardens to thrive and the marina to function. But above all, they want the waterfront to remain the peaceful,

beautiful place they love.

This Master Plan responds to those community values. It provides a roadmap for improvements that are ambitious yet achievable, transformative yet respectful, practical yet inspiring. It recognizes that implementation will happen over many years, requiring patience, partnerships, and persistence. But it also demonstrates that with clear vision, community support, and strategic action, Nakusp can realize its aspirations for a waterfront that serves as a source of pride and joy for all.

Thank you for your participation in creating a vibrant future for Nakusp's waterfront!

APPENDICES

APPENDIX A: CONCEPT PLAN

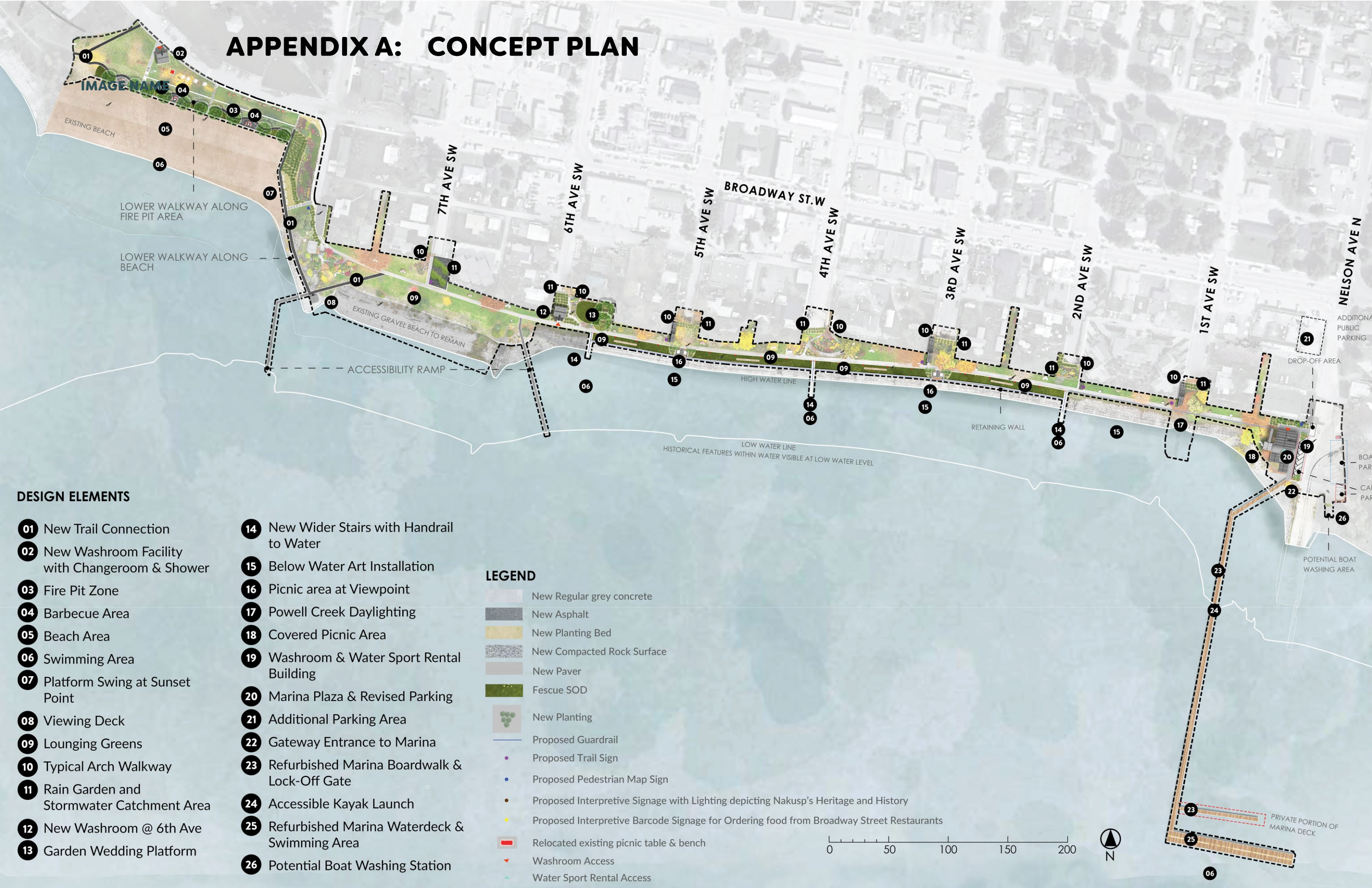
APPENDIX B: CONCEPTUAL IMAGES

**APPENDIX C: WHAT WE HEARD
REPORT**

APPENDIX D: FUNDING BY PHASE

**APPENDIX E: POTENTIAL FUNDING
SOURCES**
















APPENDIX A: CONCEPT PLAN



DESIGN ELEMENTS

- 01** New Trail Connection
- 02** New Washroom Facility with Changeroom & Shower
- 03** Fire Pit Zone
- 04** Barbecue Area
- 05** Beach Area
- 06** Swimming Area
- 07** Platform Swing at Sunset Point
- 08** Viewing Deck
- 09** Lounging Greens
- 10** Typical Arch Walkway
- 11** Rain Garden and Stormwater Catchment Area
- 12** New Washroom @ 6th Ave
- 13** Garden Wedding Platform
- 14** New Wider Stairs with Handrail to Water
- 15** Below Water Art Installation
- 16** Picnic area at Viewpoint
- 17** Powell Creek Daylighting
- 18** Covered Picnic Area
- 19** Washroom & Water Sport Rental Building
- 20** Marina Plaza & Revised Parking
- 21** Additional Parking Area
- 22** Gateway Entrance to Marina
- 23** Refurbished Marina Boardwalk & Lock-Off Gate
- 24** Accessible Kayak Launch
- 25** Refurbished Marina Waterdeck & Swimming Area
- 26** Potential Boat Washing Station

LEGEND

-  New Regular grey concrete
-  New Asphalt
-  New Planting Bed
-  New Compacted Rock Surface
-  New Paver
-  Fescue SOD
-  New Planting
-  Proposed Guardrail
-  Proposed Trail Sign
-  Proposed Pedestrian Map Sign
-  Proposed Interpretive Signage with Lighting depicting Nakusp's Heritage and History
-  Proposed Interpretive Barcode Signage for Ordering food from Broadway Street Restaurants
-  Relocated existing picnic table & bench
-  Washroom Access
-  Water Sport Rental Access



PRIVATE PORTION OF MARINA DECK

APPENDIX B: CONCEPTUAL IMAGES

WATERFRONT OVERVIEW RENDERING



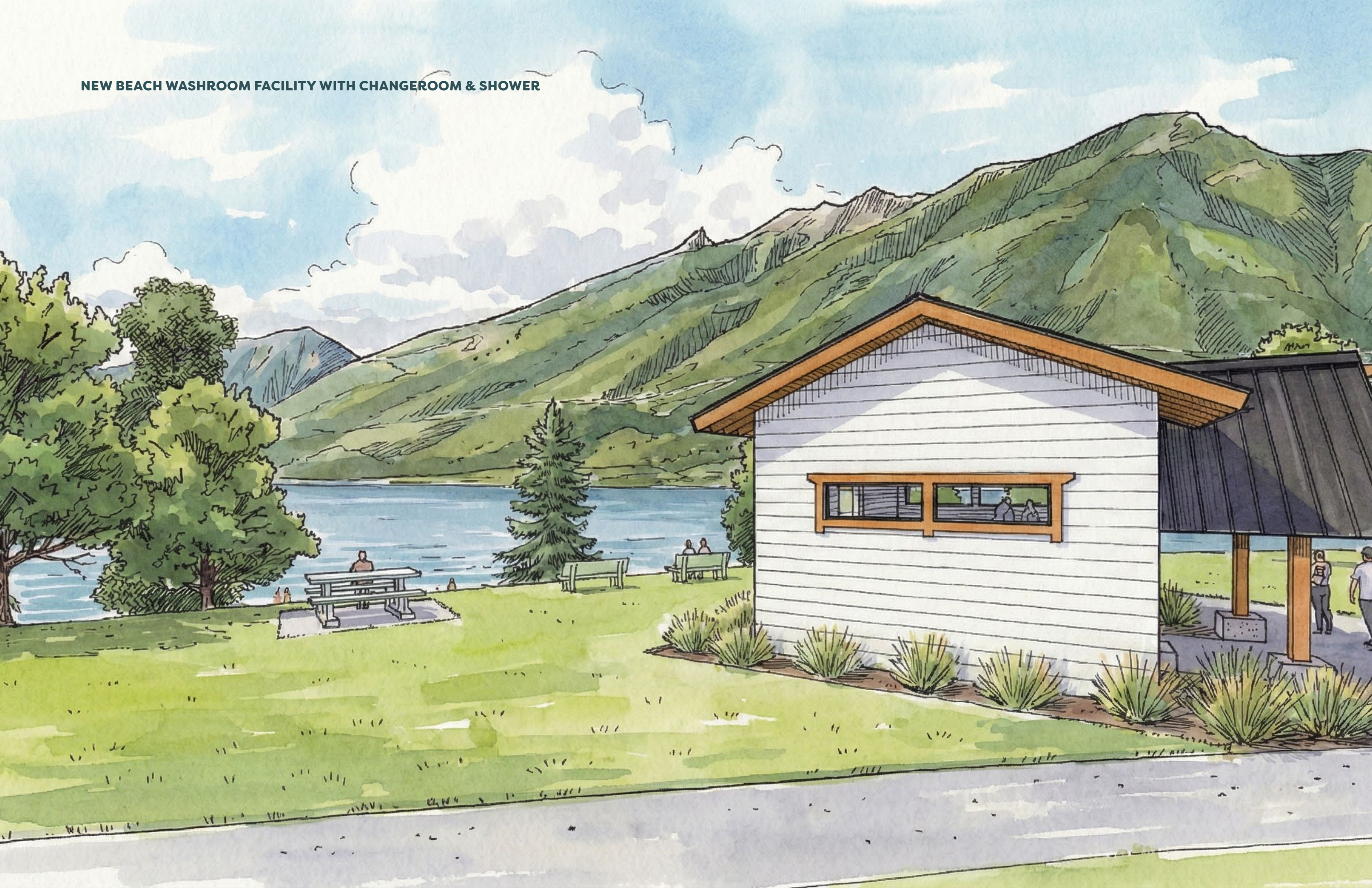
EXISTING BEACH AREA



EXISTING BEACH WITH PATHWAY CONNECTION



NEW BEACH WASHROOM FACILITY WITH CHANGEROOM & SHOWER

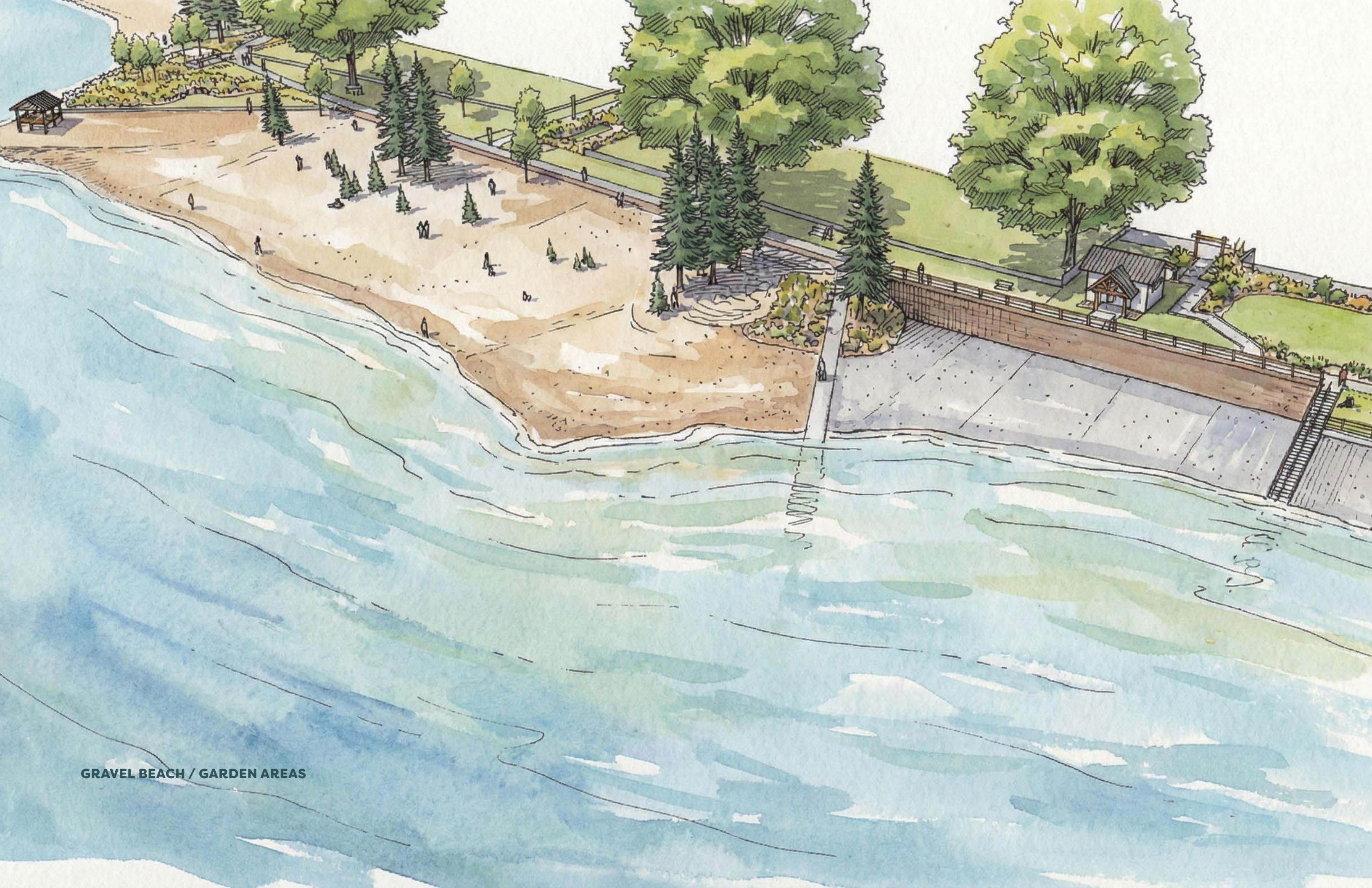


**FIRE PITS,
LOUNGING AREAS,
AND BBQ SPACES
AT THE BEACH**



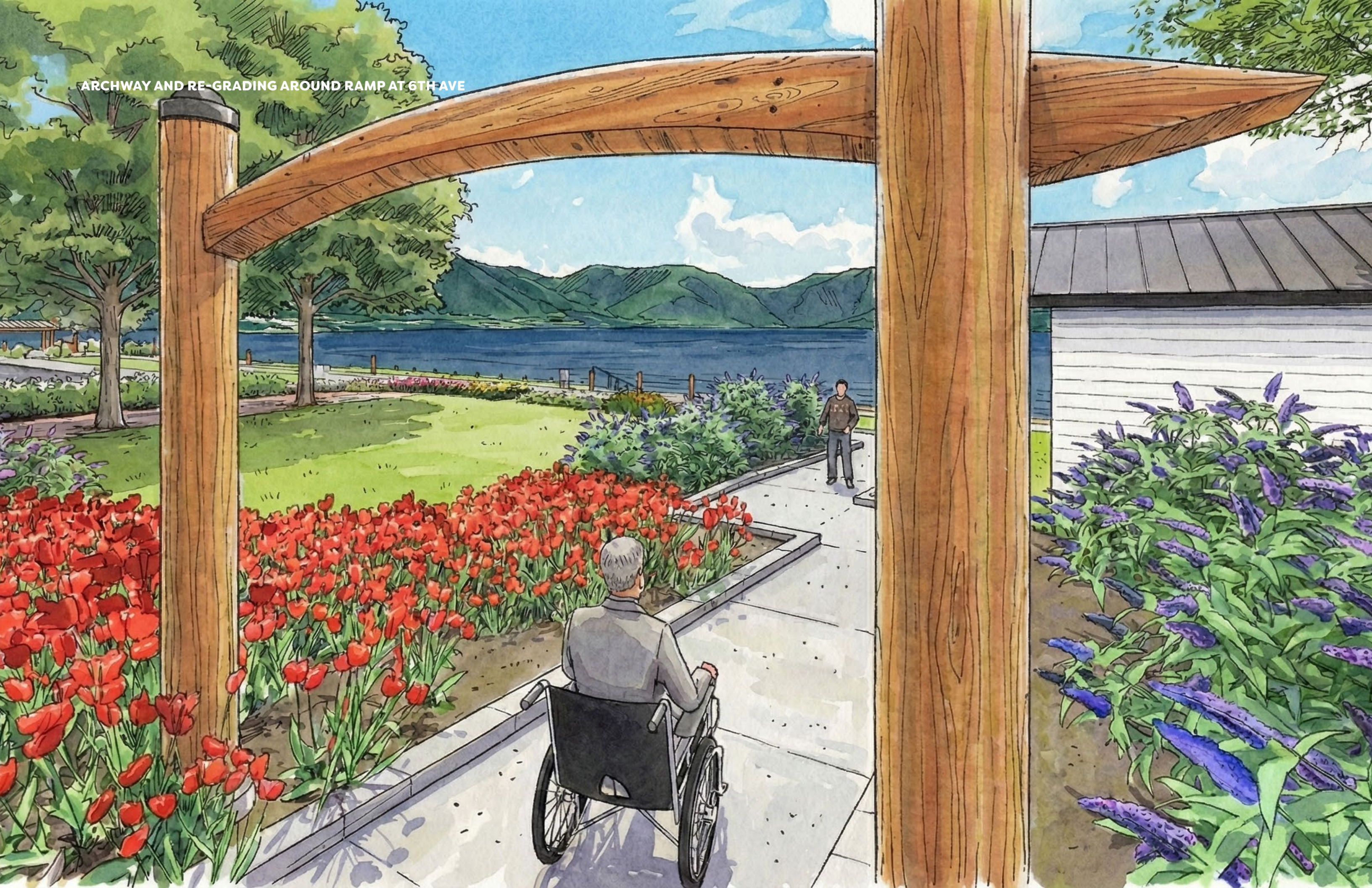
SUNSET POINT WITH PLATFORM SWINGS





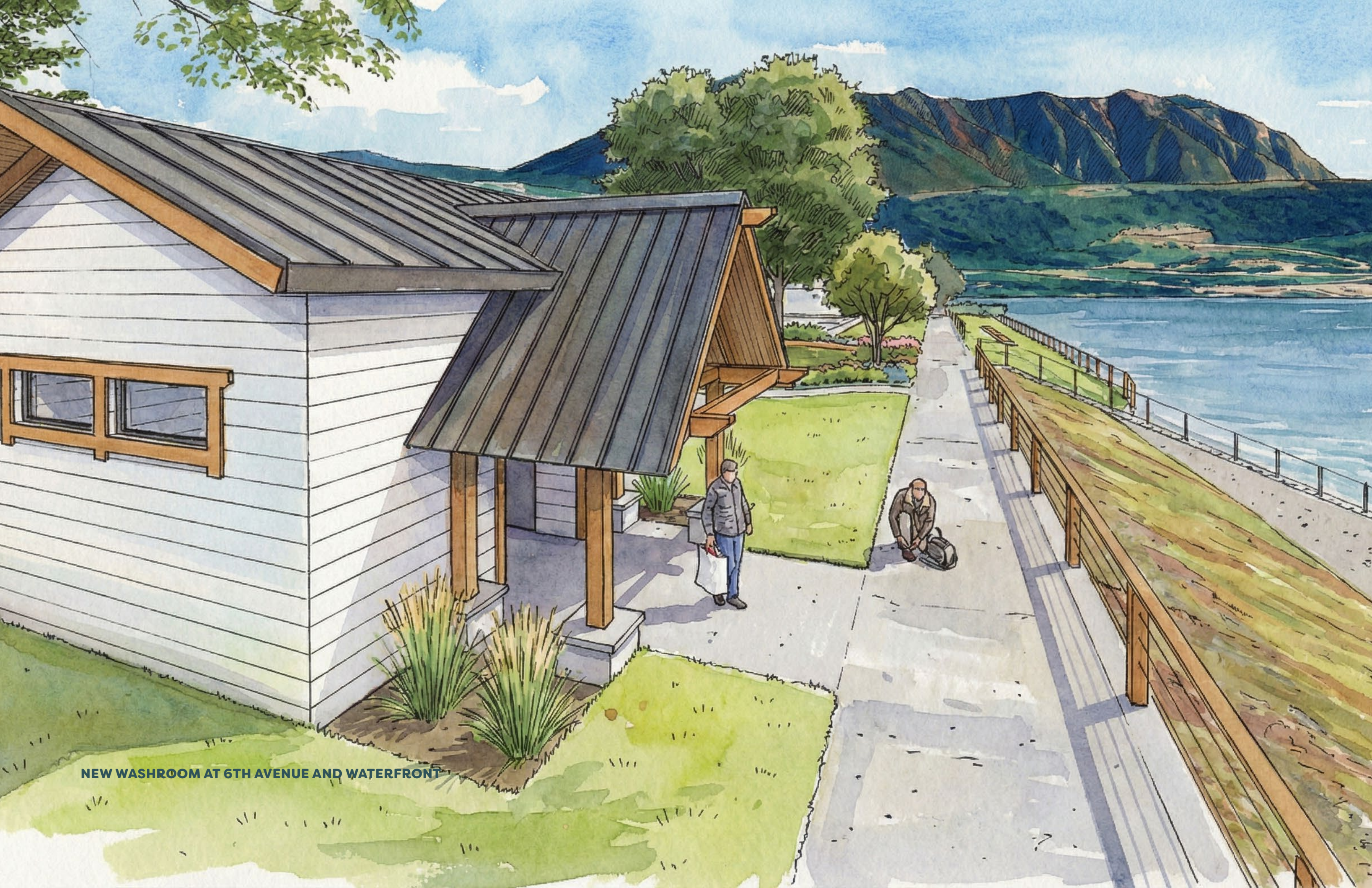
GRAVEL BEACH / GARDEN AREAS

ARCHWAY AND RE-GRADING AROUND RAMP AT 6TH AVE



MID-WATERFRONT WASHROOM AND WEDDING PLATFORM AT 6TH AVENUE





NEW WASHROOM AT 6TH AVENUE AND WATERFRONT

COVERED VIEWING DECK AT THE JAPANESE GARDEN



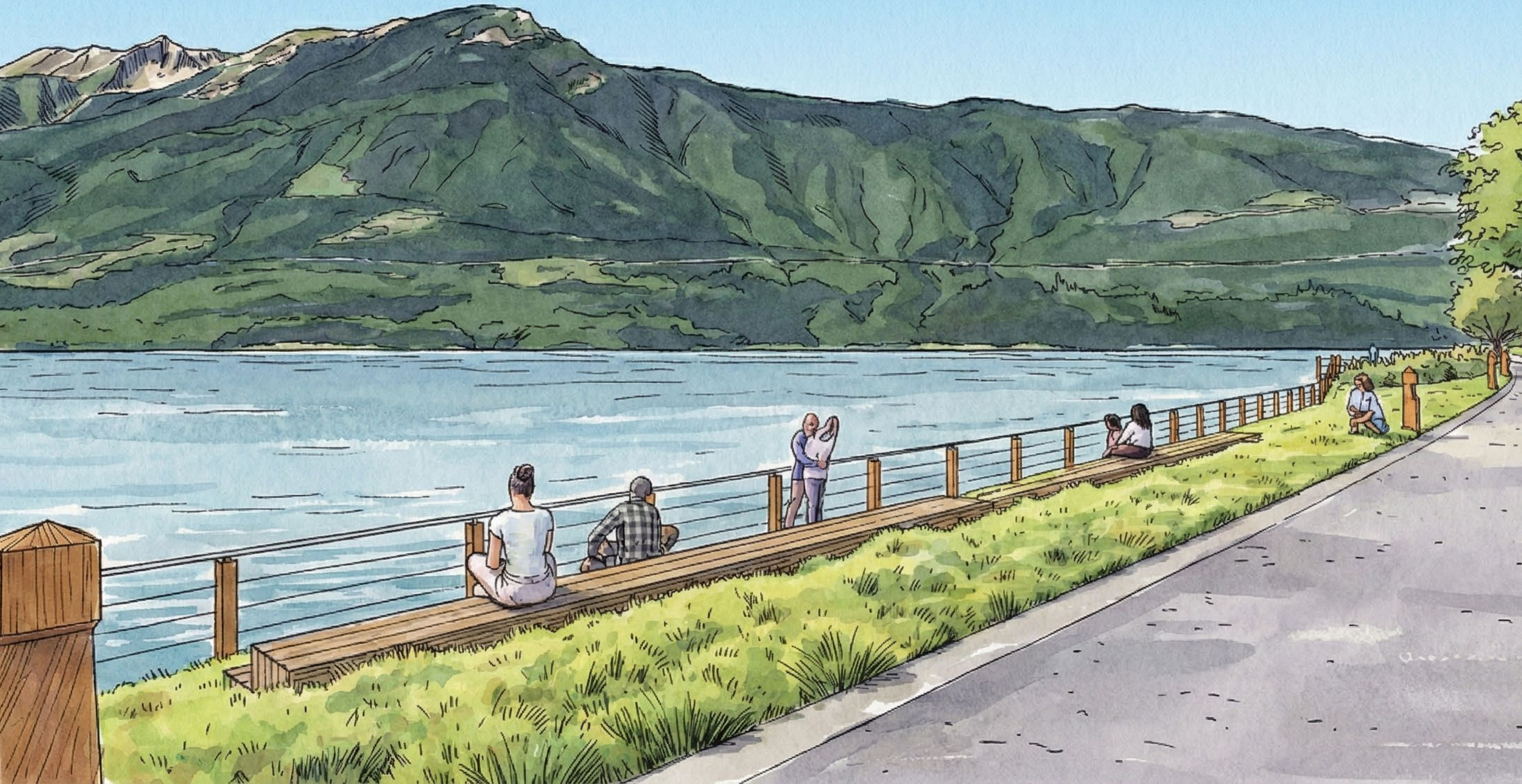
LOUNGING GREENS
RAIN GARDENS AND CANTILEVER DECK AREA



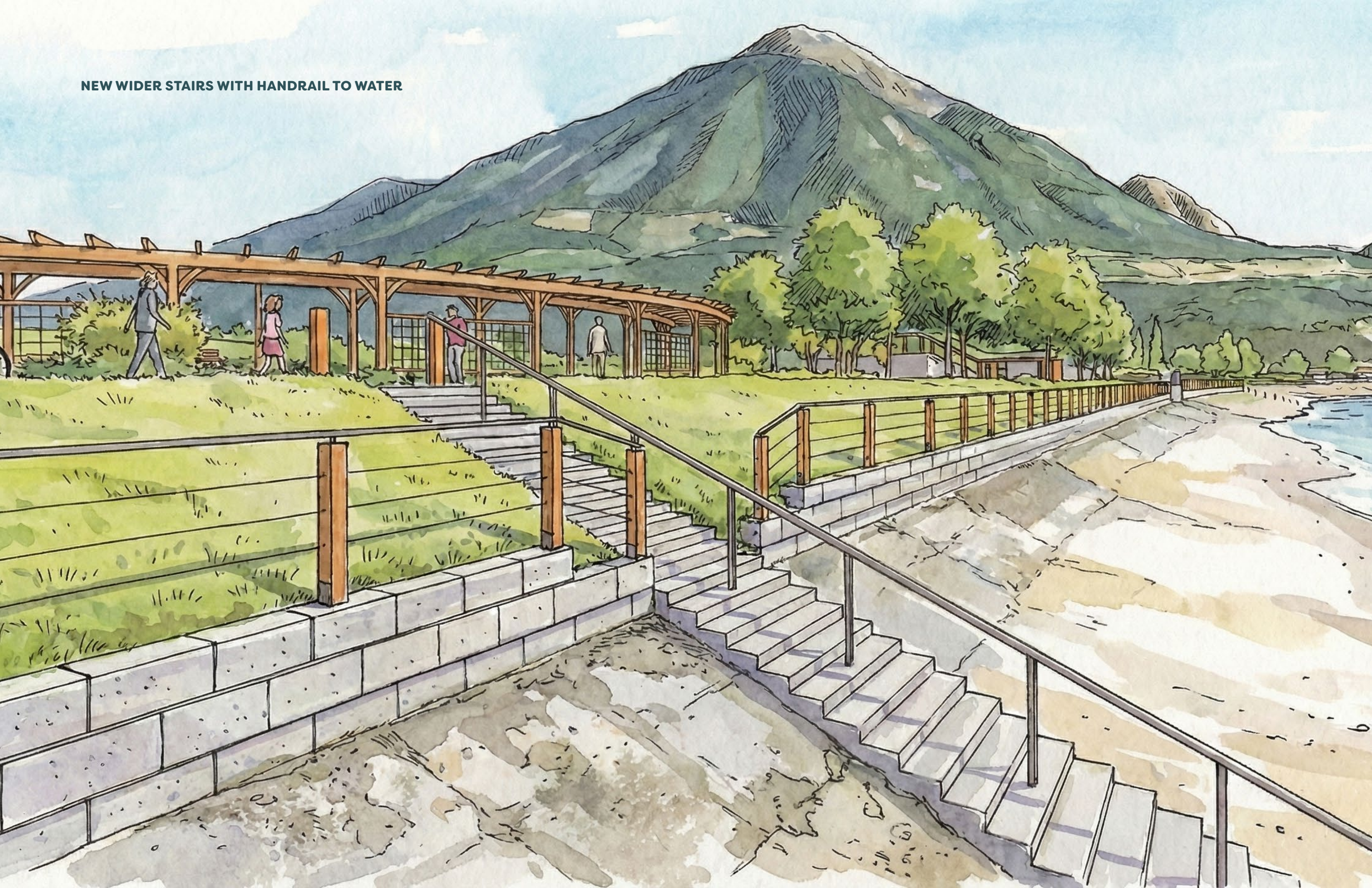
CENTRAL WATERFRONT



CENTRAL WATERFRONT LOUNGING GREENS



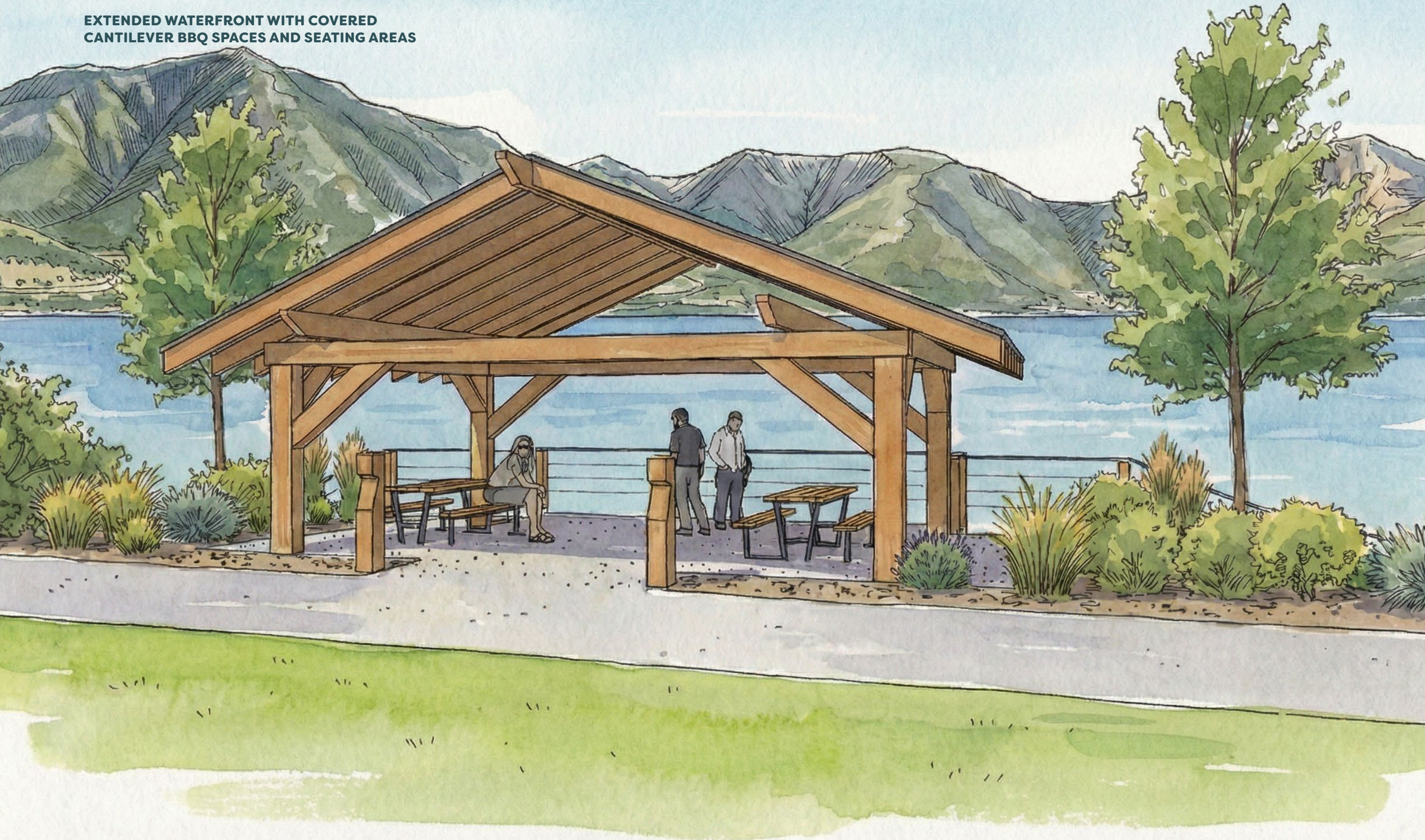
NEW WIDER STAIRS WITH HANDRAIL TO WATER



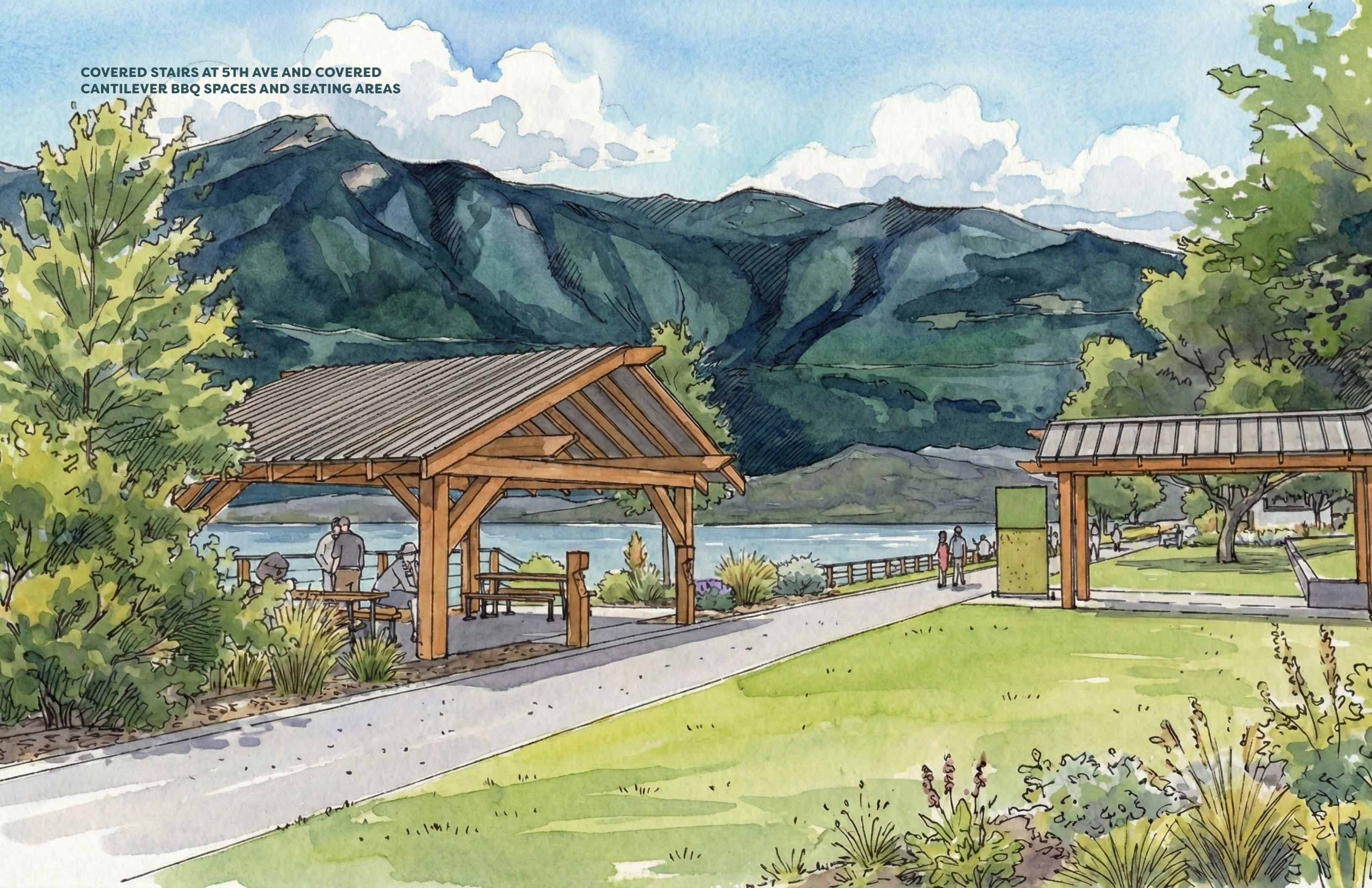
PICNIC AREA AND CANTILEVER DECK



**EXTENDED WATERFRONT WITH COVERED
CANTILEVER BBQ SPACES AND SEATING AREAS**



**COVERED STAIRS AT 5TH AVE AND COVERED
CANTILEVER BBQ SPACES AND SEATING AREAS**



**EXTENDED WATERFRONT WITH COVERED
CANTILEVER BBQ SPACES AND SEATING AREAS**



CENTRAL WATERFRONT AT SPICER GARDENS



POWELL CREEK DAYLIGHTING



MARINA AREA



WASHROOM AND WATERSPORT RENTAL AREA



MARINA PLAZA AND REVISED PARKING



MARINA PLAZA



WASHROOM AND WATER SPORT RENTAL BUILDING



STAIRS AND RAIN GARDENS AT START OF
CENTRAL WATERFRONT



POWELL CREEK DAYLIGHTING (EXAMPLE - NOT ACTUALLY POWELL CREEK)



REVITALIZED MARINA DOCK WITH PUBLIC SWIMMING ACCESS





NAKUSP WATERFRONT MASTER PLAN

2026