



**Request for Proposals – Design & Master planning work for
Ladysmith Train Station Refurbishment**

Island Corridor Foundation

July 2nd, 2024

The Island Corridor Foundation (ICF) owns the Ladysmith Train Station building and surrounding lands. We are partnering with the Ladysmith Chamber of Commerce to transform this space into a creative community hub, including a visitor centre / coworking social office / community gathering space.

Construction start target date is early 2026. ICF would like to first explore how the surrounding lands could be accessible and contiguous with the town centre to the west, across the highway, and east to future development at Transfer Beach.

Project Purpose & Deliverables:

- Envision the train station and surrounding lands as a focal point for the area to attract and extend the upland community from across the highway.
- Explore how transportation choices and the economic and social benefits of activation of the corridor lands can be the catalyst for needed initiatives on and next to the corridor lands.
- Demonstrate how infill development can harmonize, in scale and character, with its context and accommodate future redevelopment and change.
- The scope of work includes:
 - site analysis and studies to develop a conceptual, contextually integrated land-use and redevelopment plan to inform future redevelopment.
 - Create base floor plan of the building and its future use
- ICF or their contractor will handle all pertinent permits from authorities having jurisdiction.
- ICF will be responsible for providing a site survey.

Target start date: September 2025

Target completion date: November 2025

Closing date: 30 July, 2025 4:30pm



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