



## The Corporation of the Town of LaSalle

### Special Meeting of Council

Thursday, December 17, 2020, 9:30 a.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

**Clerk's Note:** Members of Council will be participating electronically and will be counted towards quorum. The Minutes will reflect this accordingly. The Electronic Meeting can be viewed at the following link: [www.youtube.com/c/TownofLaSalleOntario](http://www.youtube.com/c/TownofLaSalleOntario)

Accessible formats or communication supports are available upon request. Contact the Clerk's Office, [nsharp@lasalle.ca](mailto:nsharp@lasalle.ca), 519-969-7770 extension 1234.

Pages

**A. Call to Order**

**B. Disclosures of Pecuniary Interest**

**C. Introductions and Purpose of Meeting**

To provide an overview of the Small Coast Waterfront Development.

**D. Reports/Correspondence for Council Action**

K. Miller, Deputy Clerk and Colin McDonald, Architect, J.P. Thomson Architects, appear before Council to present the Small Coast Waterfront Development overview and phasing options and to answer any questions.

**1. Small Coast Waterfront Development - Overview and Phasing Options**

2

**Recommendation**

That the report of the Deputy Clerk dated December 11, 2020 (AD-12-20) be received and:

1. That Council provide Direction for the preferred option regarding phase 2B (either option with marina/boat launch or the option with the water/ice feature); and

2. That Council endorse the filing of the COVID resiliency grant for rebuilding the sports courts as part of phase 2A.

**E. Confirmatory By-law**

**F. Adjournment**



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** K. Miller, Deputy Clerk

**Department:** Administration

**Date of Report:** December 11, 2020

**Report Number:** AD-12-20

**Subject:** Small Coast Overview and Phasing Options

### **Recommendation**

That the report of the Deputy Clerk dated December 11, 2020 (AD-12-20) be received and:

1. That Council provide Direction for the preferred option regarding phase 2B (either option with marina/boat launch or the option with the water/ice feature); and
2. That Council endorse the filing of the COVID resiliency grant for rebuilding the sports courts as part of phase 2A.

### **Report**

The purpose of the report is twofold. Firstly to provide Council with an overview of the project and secondly to obtain direction from Council regarding the initial phase of the Small Coast Waterfront Experience. As council may recall at the meeting of October 13, 2020, it was agreed that the initial phase of the park redevelopment would include:

Phase 2A (refer to Slide 2 – page 21 of PPP)

- Renovation of the Event Centre
- Renovation of Benoit House for Museum
- Construction of parking lot
- Extension of Ulster Street (to access parking)
- Trail connecting site
- Upgrade of the existing sports zone

Phase 2B-1 (refer to slide 3 – page 22 of PPP)

- Relocation of boat launch and parking
- Decommissioning of existing boat launch and converting area to open space
- Upgrade of former Westport marina
- Construction of pump station
- Extension of Ulster street to boat launch parking

Following the meeting of October 13, comments were received as to the timing of the construction of the winter ice feature. Due to budget constraints, this component of the project would be delayed for at least 5 years - pending approval of a grant or additional funding prior to that timeline. As a result of the inquiries, administration as met with JPT to develop an option that would replace the current 2B with the construction of an ice/water feature. The revised option would include:

Phase 2B-2 (refer to slide 4 – page 23 of PPP)

- Construction of water/ice trail feature
- Construction of playground
- Construction of pump station
- Upgrade of former Westport marina
- Level grade and seed area for future boat launch/dog park
- As part of the redesign for the water/ice trail, the commercial pads have been relocated southerly between Laurier Drive and Adams Lane (refer to page 33 of the PPP).

Attached to this report is a spreadsheet (refer to page 37 of PPP), which summarizes the financing for the initial phase of the project and its overall development. As Council may recall, the original budget set for the initial phase 2A and 2B (with the boat launch option) was approximately \$18M. Also since that time, the Town was successful in securing funding for the National Disaster Mitigation Grant. The financial plan also shows how phase 2B would be revised in order to accommodate the water/ice trail feature. Although detailed design/costing has not been undertaken at this time, administration has reviewed the Brampton project and budget and are comfortable that the option as shown in the presentation could be completed for the \$5.5M. Other areas of the budget were reconfigured to keep the overall cost of the revised phase 2B at approximately \$18.5M.

As part of the original plan, \$250,000 was being allocated to upgrade the courts in the sports zone. The Town will be applying for the COVID resiliency grant for a total of \$335,000. It is recommended to Council that the Town apply this grant to the full rebuild of the courts in the sports zone. Together with the original allocation, the Town would have a budget of \$585,000 to complete this work. Pursuant to the terms of the grant,

this funding must be spent prior to the end of 2021. Therefore, this work would commence early in 2021 to meet the deadline. This would also mean that the courts would be out of service for the upcoming season (refer to page 34 of PPP)

Also attached to this report is a power point presentation, which outlines some of the history of the project, vision and goals together with a summary of the options, and overall build out of the project (refer to pages 32 and 33 of PPP) . Representatives from JP Thomson and administration will be available to walk through the presentation and answer any questions that the members may have regarding any part of the project. It is intended to move forward with the public consultation phase in the middle to later part of January.

## **Consultations**

CAO

Director of Finance

Director of Public Works

Communications and Promotions Officer

JPT

## **Financial Implications**

As set out in attached budget.

## **Prepared By:**

A handwritten signature in black ink, appearing to read 'K. Miller', is positioned above the printed name.

K. Miller, Deputy Clerk



## **Link to Strategic Goals**

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes

## **Communications**

Not applicable.

## **Notifications**

Not applicable.

**Report Approval Details**

Document Title:	AD-12-20 Small Coast Overview and Phasing Options.docx
Attachments:	- JPT Presentation.pdf
Final Approval Date:	Dec 15, 2020

This report and all of its attachments were approved and signed as outlined below:

  
Chief Administrative Officer

Joe Milicia



# LaSalle Small Coast Waterfront Experience

Town of LaSalle



J.P. Thomson Architects Ltd.  
2001 Provincial Rd., Unit 6A  
Windsor, Ontario, N8W 5V7

2020-12-18



# Vision and Goals



## Key Drivers and Goals for the Community

name:

**Petite Côte** - *Small Coast* (english)

## Key Drivers and Goals for the Community

1. An **expanded, year round, point of destination** Activity Hub with **multi-purpose amenities** centred around a Heritage Waterfront
2. An **authentic site capturing the rich history** and culture of LaSalle to learn about and showcase our three cultures
3. A **walkable, active and passive** recreational environment linking buildings with the broader landscape
4. A **sustainable** and technology-infused environment

# Park Features

Façade – Front Rd and Entry







Façade – Activates Street







Event Plaza View - Multi-Purpose





# Material Selections - Delineation

Integrated Planting



Paving Variety



Striations



Sand

Crushed Stone (Sensoral Qualities)

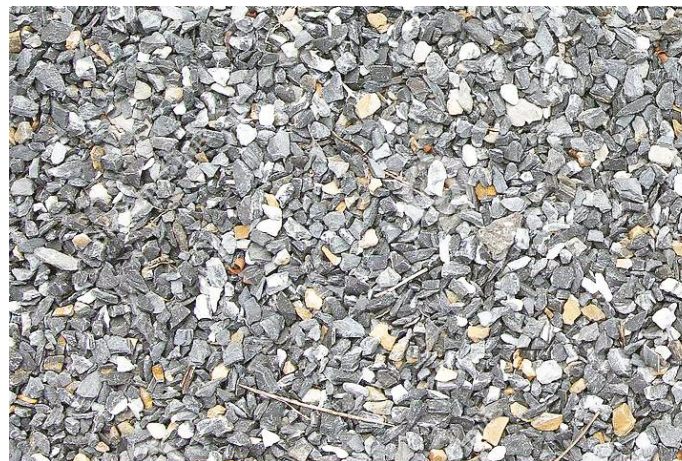
Images: Google





# Material Selections - Porosity

Mulch/Bark – Dog Park



Crushed Stone - Paths

Paving Blocks - Overflow Parking



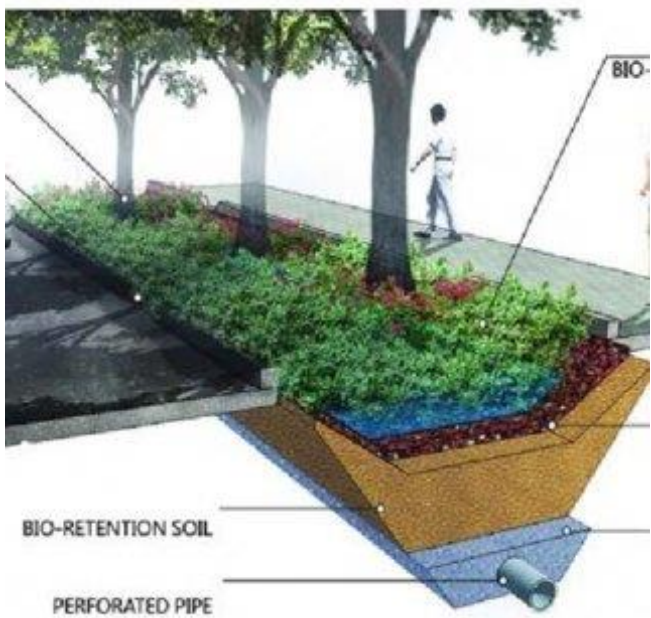
Paving Stones - Paths/Parking Run-Off Strips



images: Google



# Naturalization - Bioswales

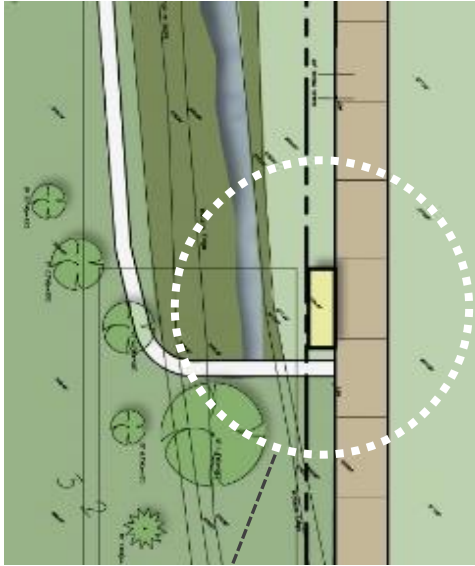


Naturalized Storage –  
Parking Areas





# Authenticity – Connection to Our Cultures



**Infotainment Hut –  
Shelter**



## Modern Interpretation / Metaphor to Wigwam

- Place of Rest
- Shelter from Elements
- Power / Data
- Kiosk

*Images: Google*

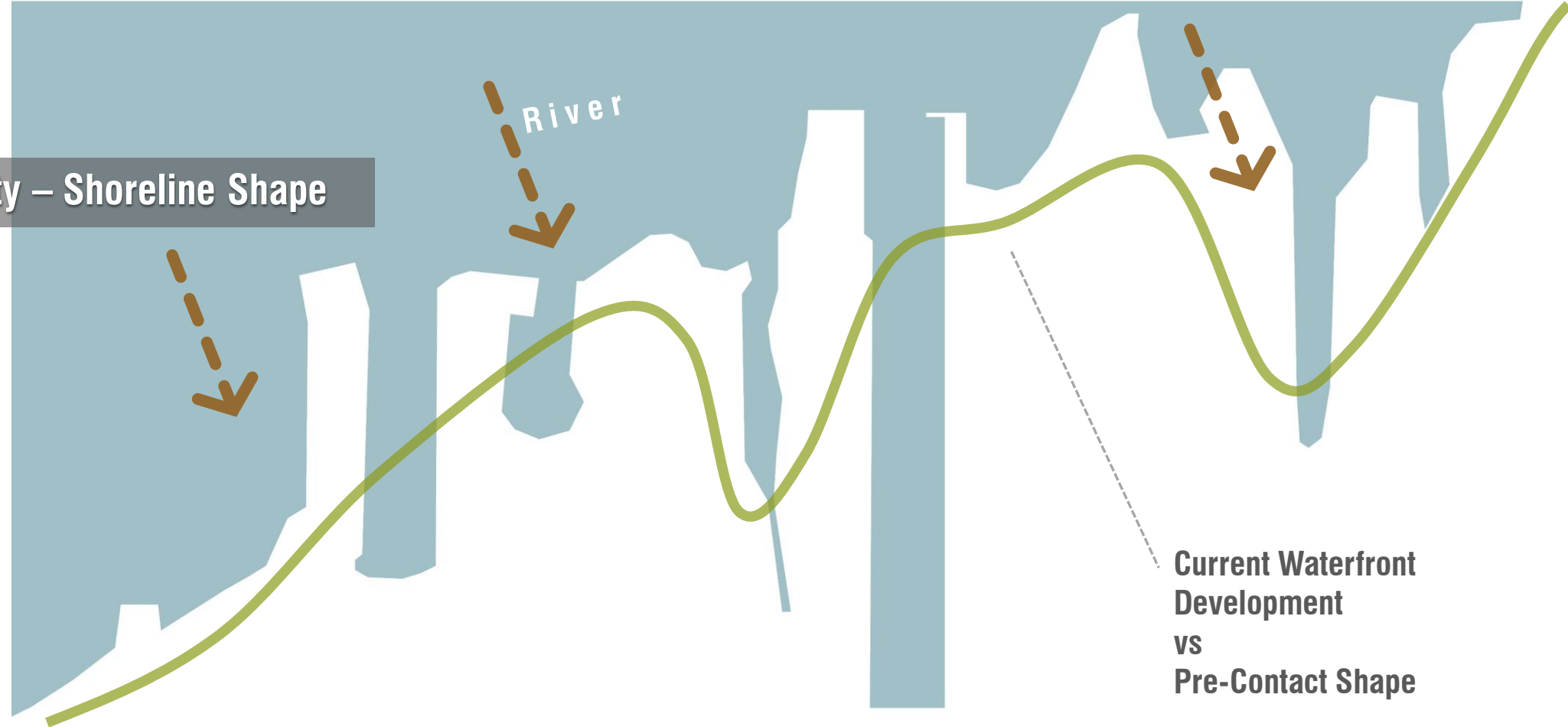




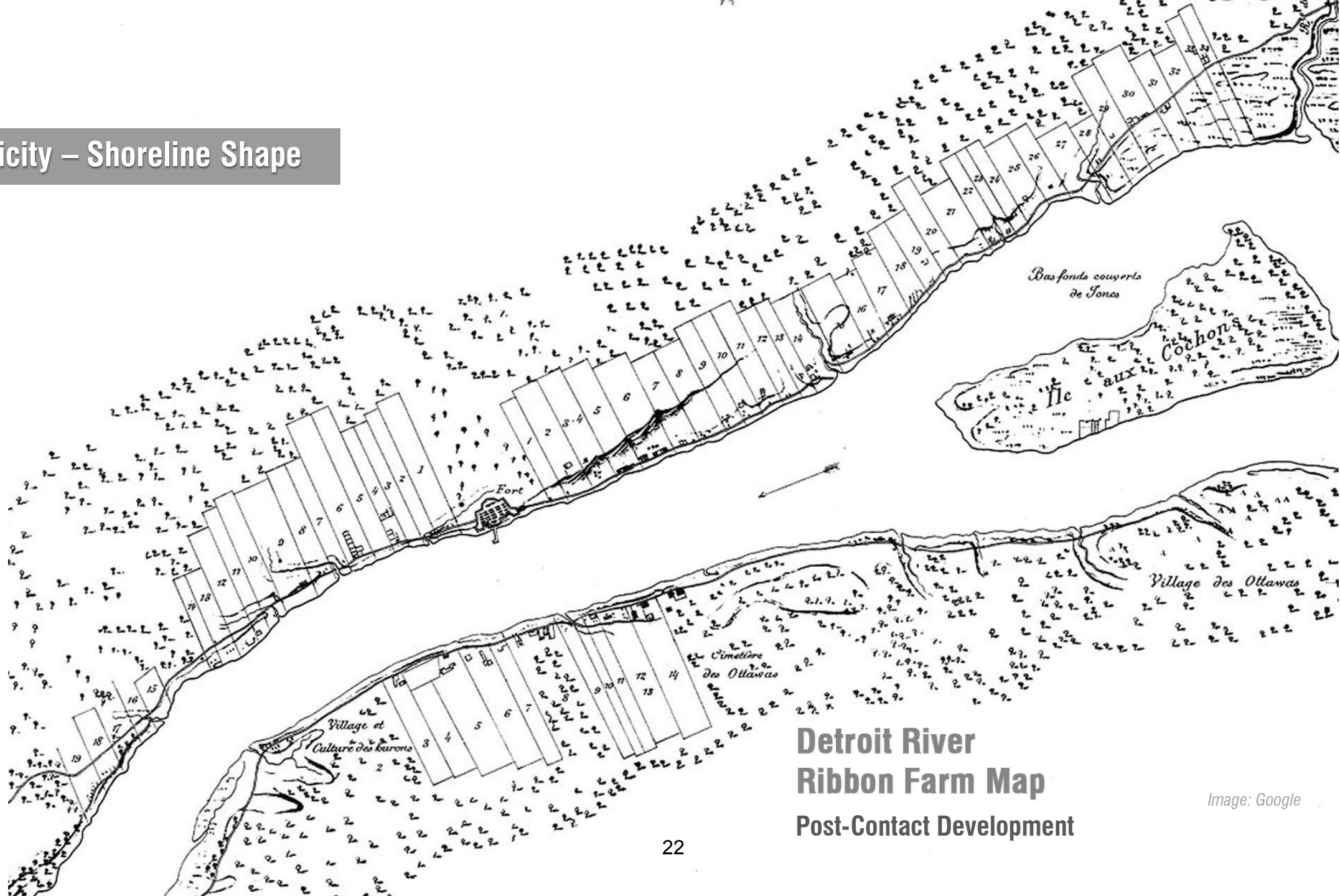
# Conceptual Design



Authenticity – Shoreline Shape



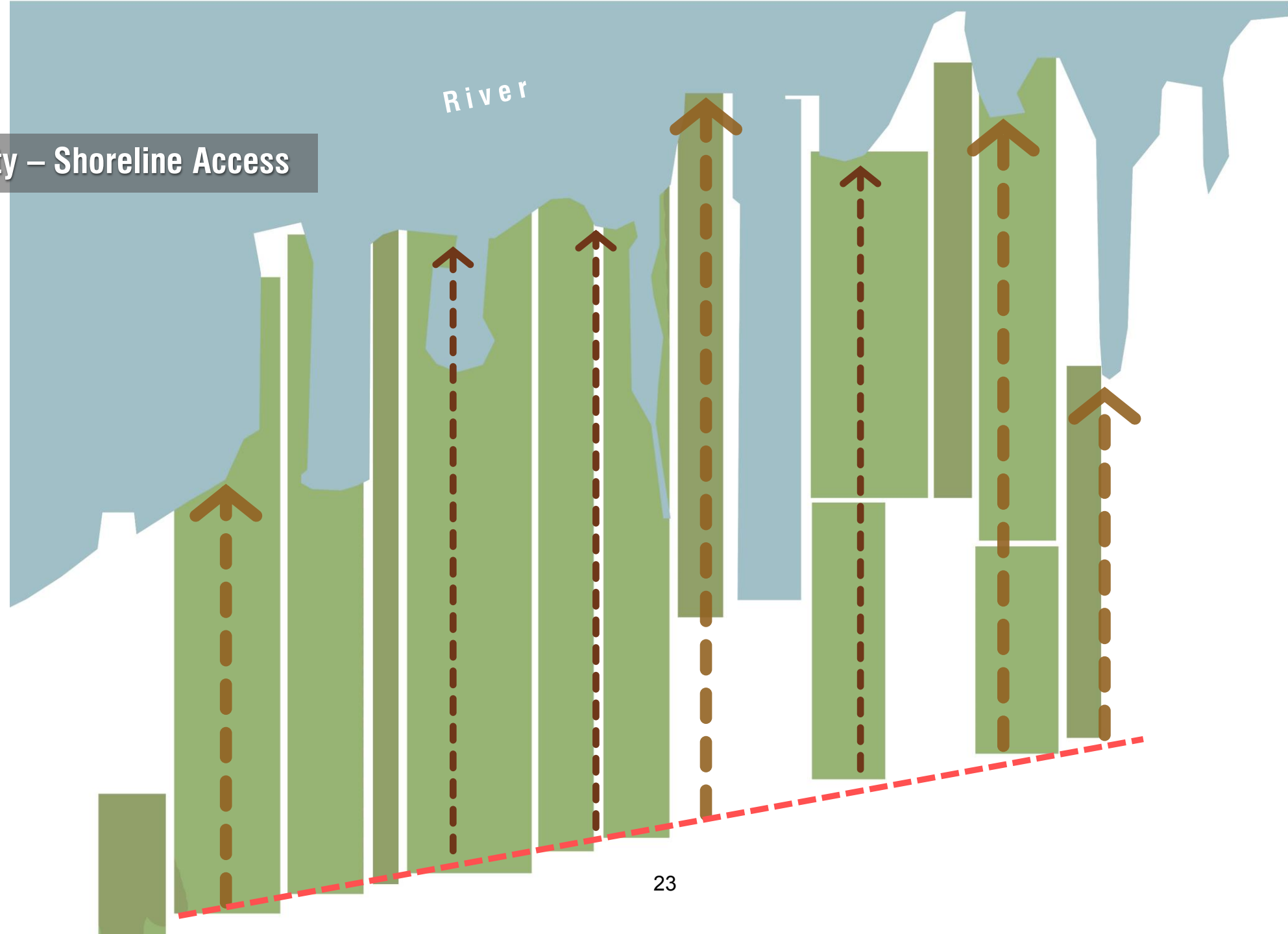
Authenticity – Shoreline Shape



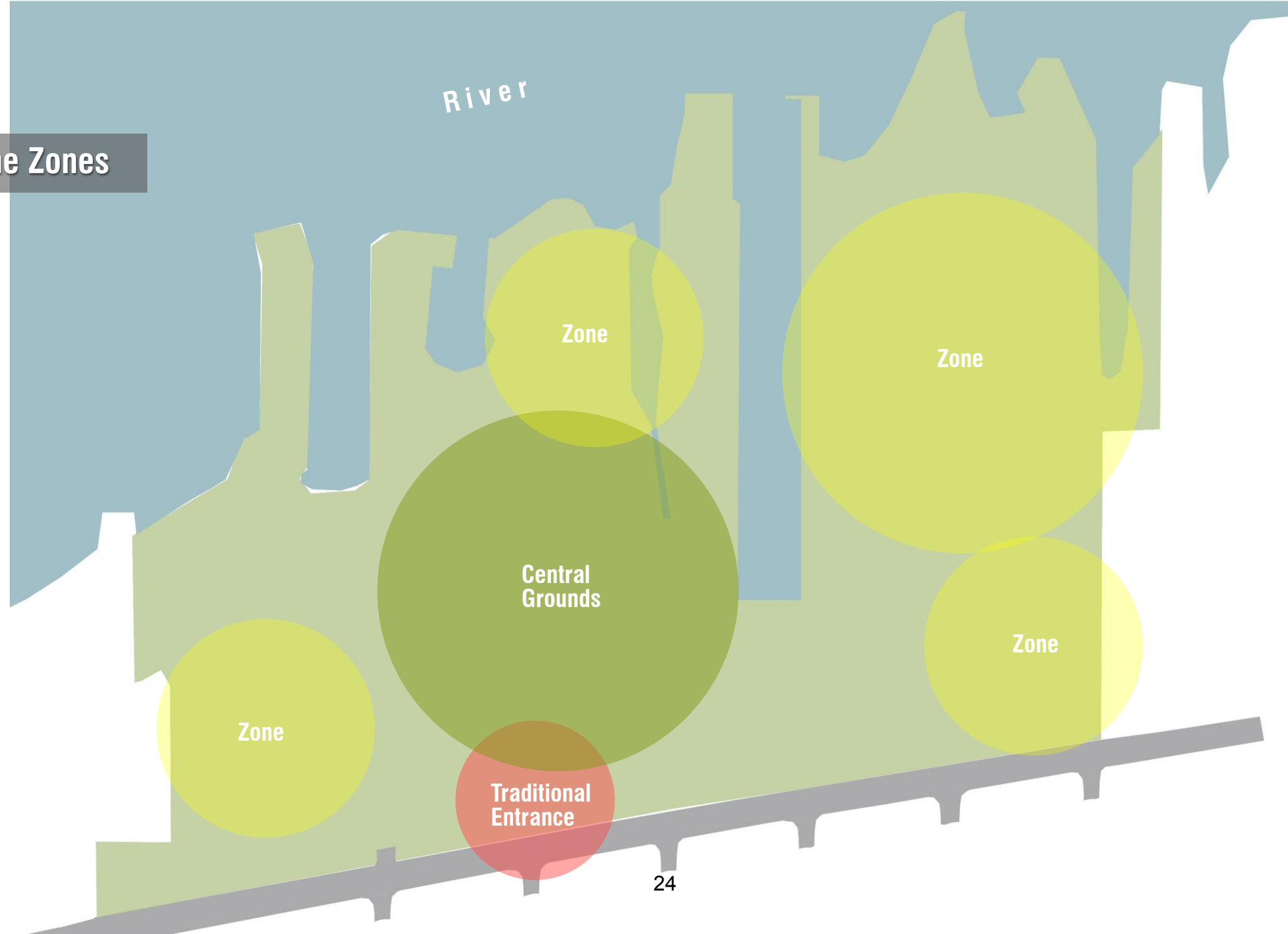
**Detroit River  
Ribbon Farm Map  
Post-Contact Development**

Image: Google

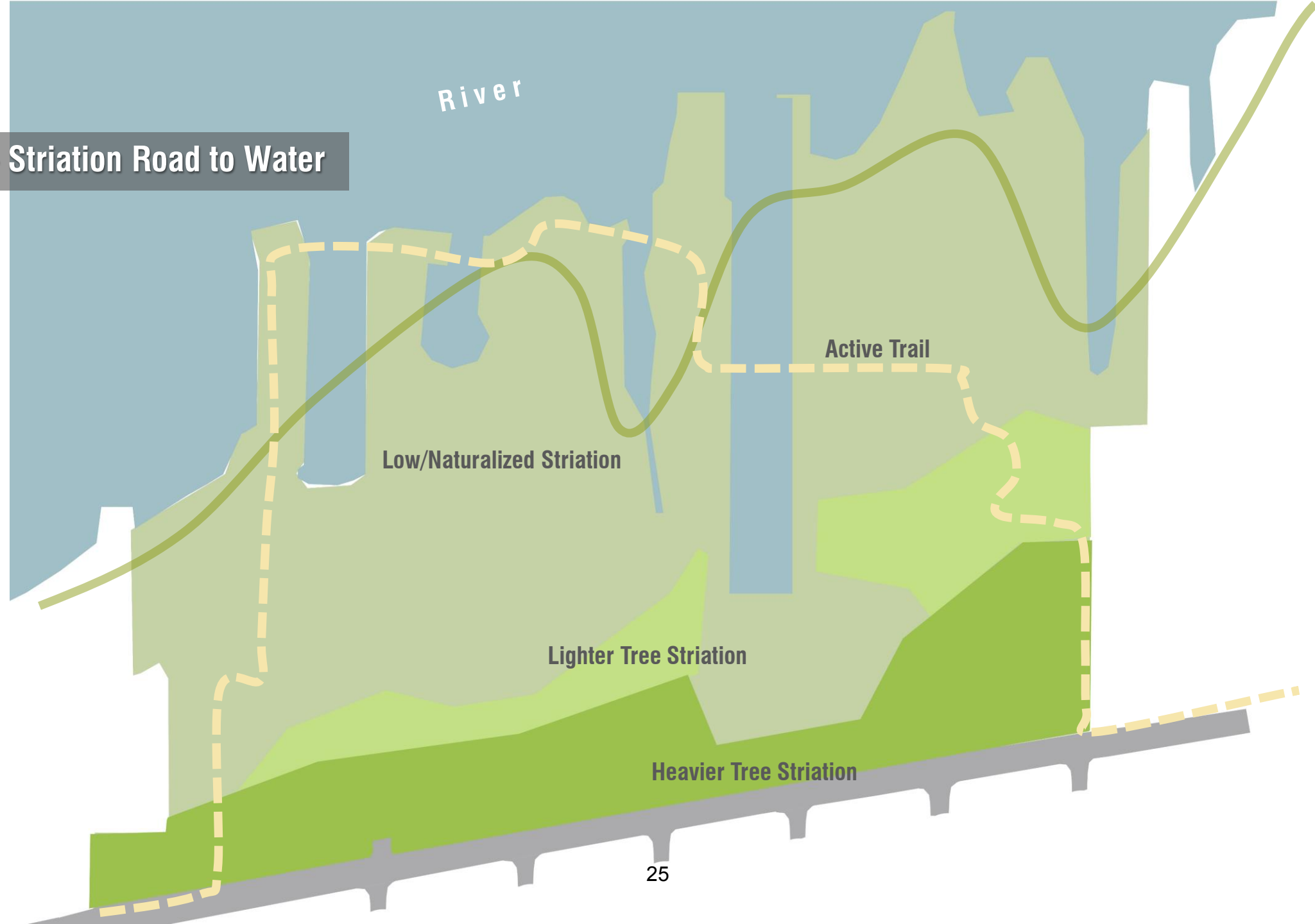
Authenticity – Shoreline Access



# Shaping the Zones



**Striation – Striation Road to Water**











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SLIDE 2  
CULTURE, HERITAGE & SPORTS ZONE





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SLIDE 3  
BOAT RAMP





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**SLIDE 4**  
**SKATE TRAIL + SPLASH PAD**

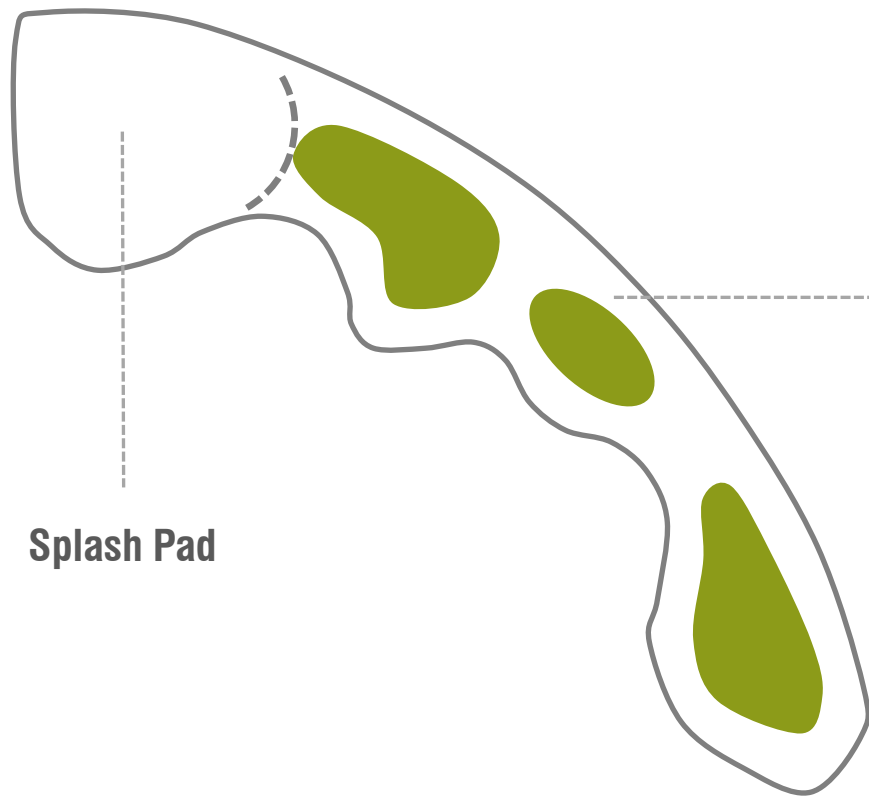


# Splash / Skating Experience



Image: Google

# Splash / Skating Experience



Splash Pad

## Splash/ Skating

25% Reduction in  
surface area

While maintaining a  
6,500 sf Splash Pad





Splash / Skating Experience

Image: Storybook Gardens



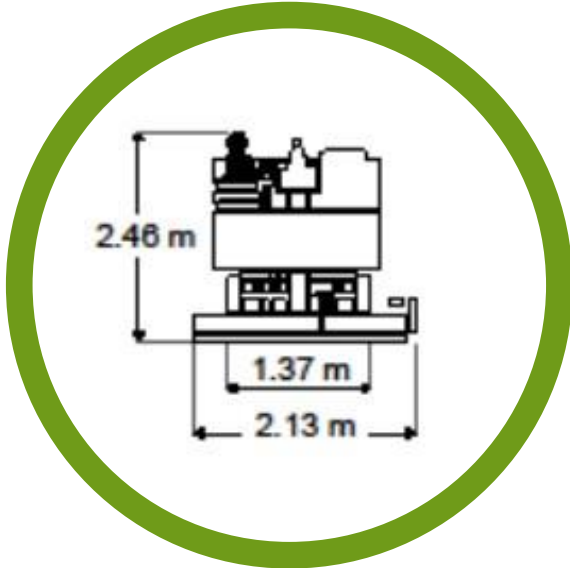
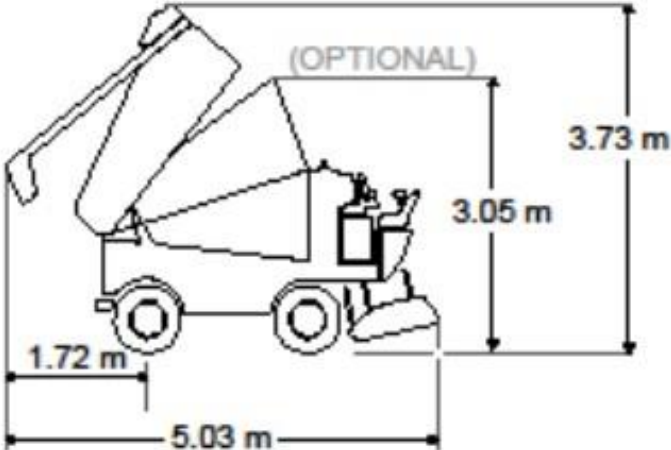
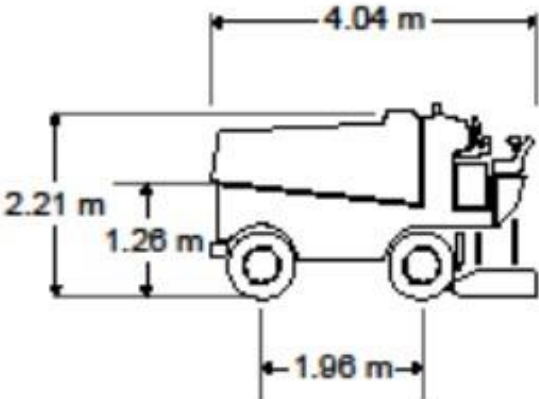
Splash / Skating Experience



Image: Storybook Gardens

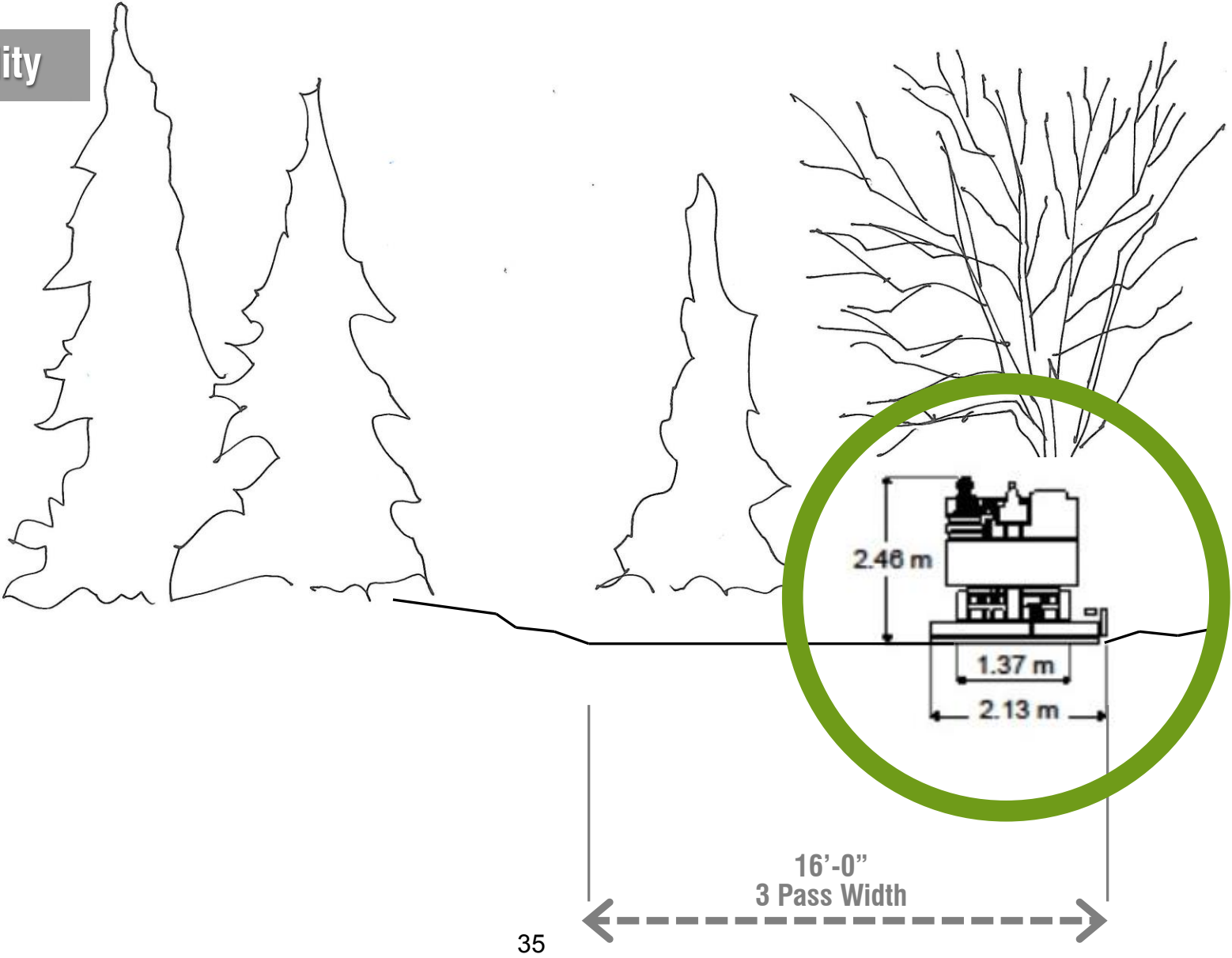
Pause

Splash / Skating - Practicality

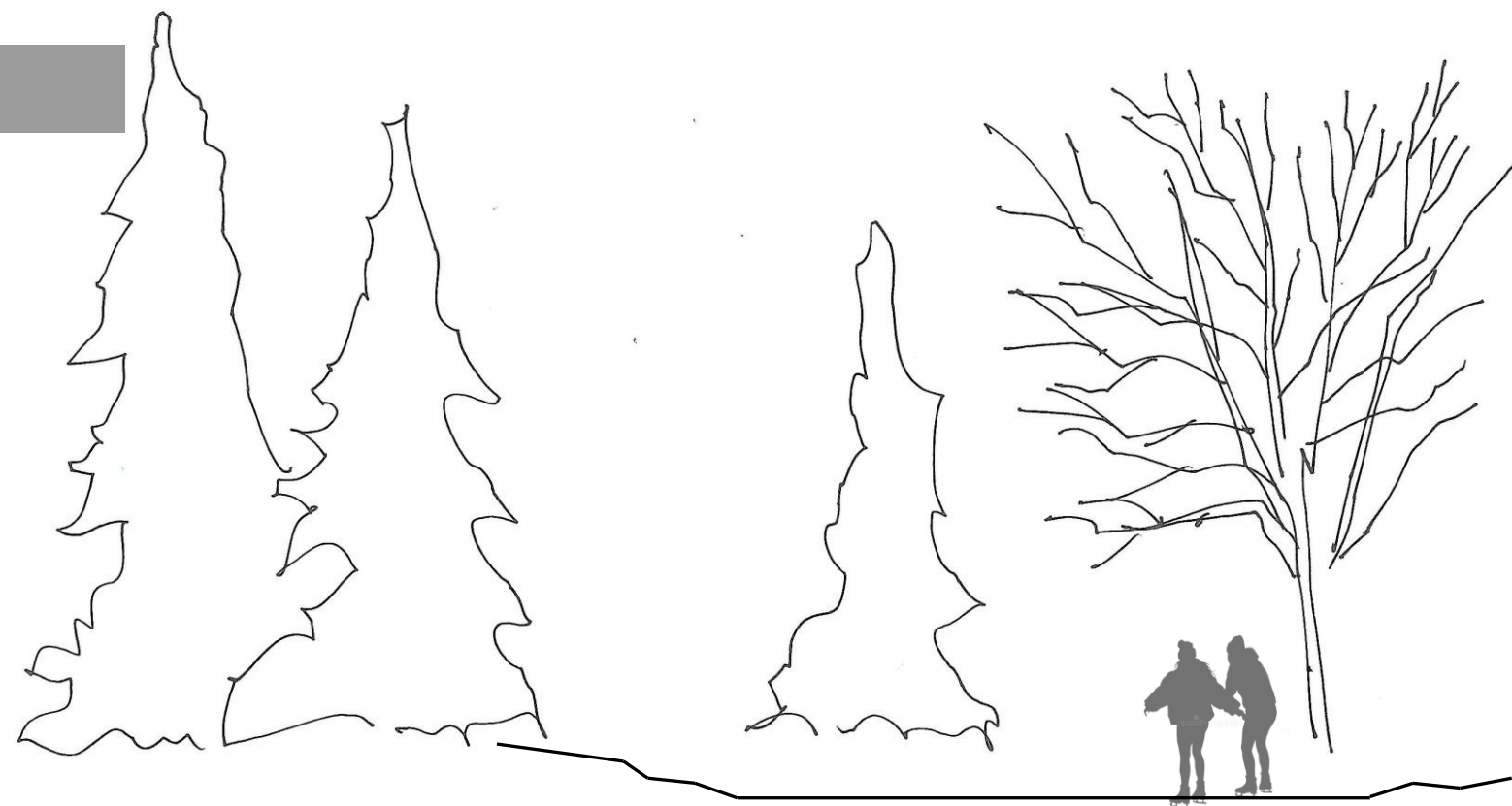




Splash / Skating - Practicality



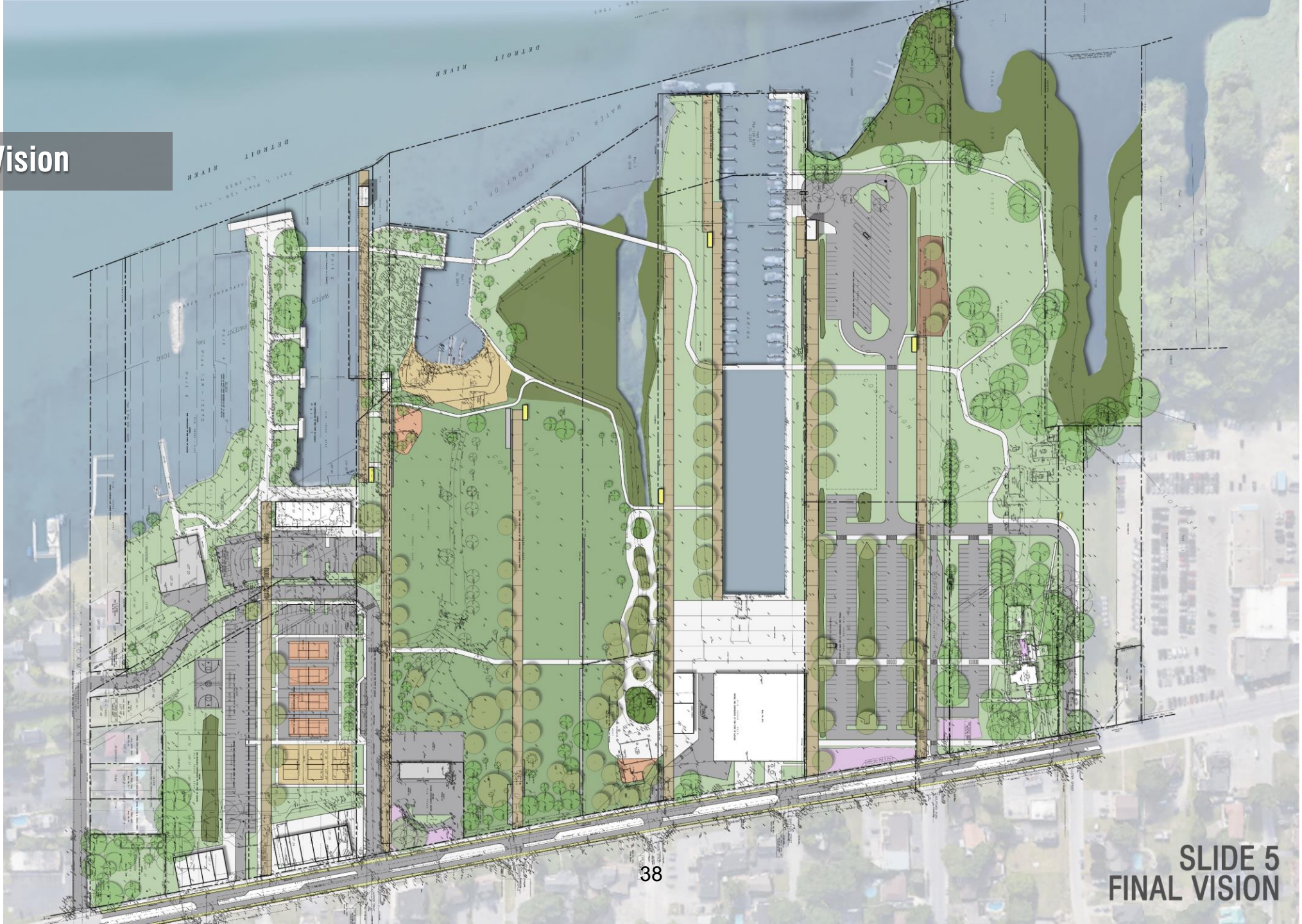
# Splash / Skating





# Skate Trail Videos

# Full Build Vision



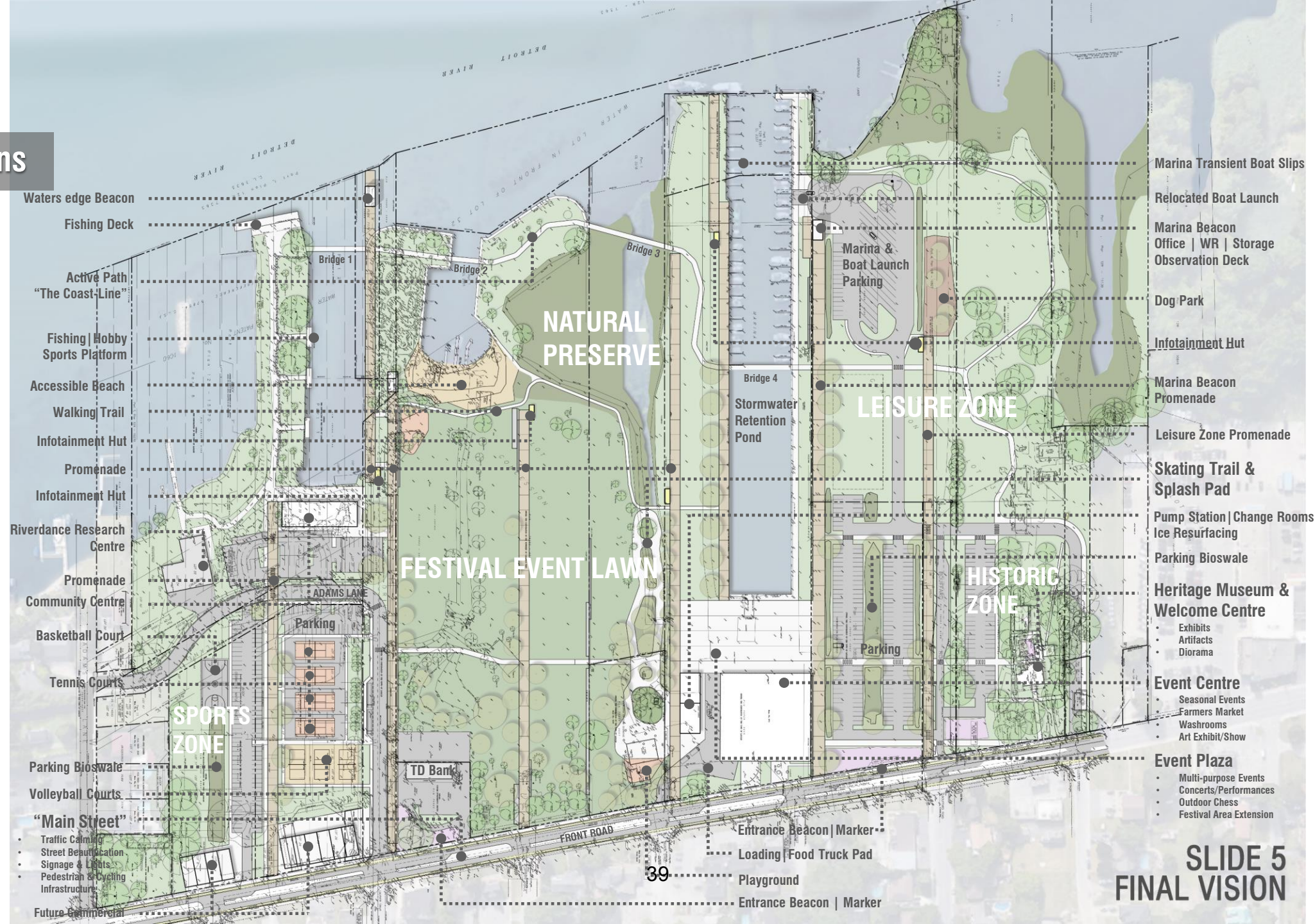
38

SLIDE 5  
FINAL VISION





# Descriptions



SLIDE 5  
FINAL VISION



Community Centre

- Washrooms
- Community Rooms
- Waterside "Living Room"

Riverdance Research Centre

Sports Zone Promenade

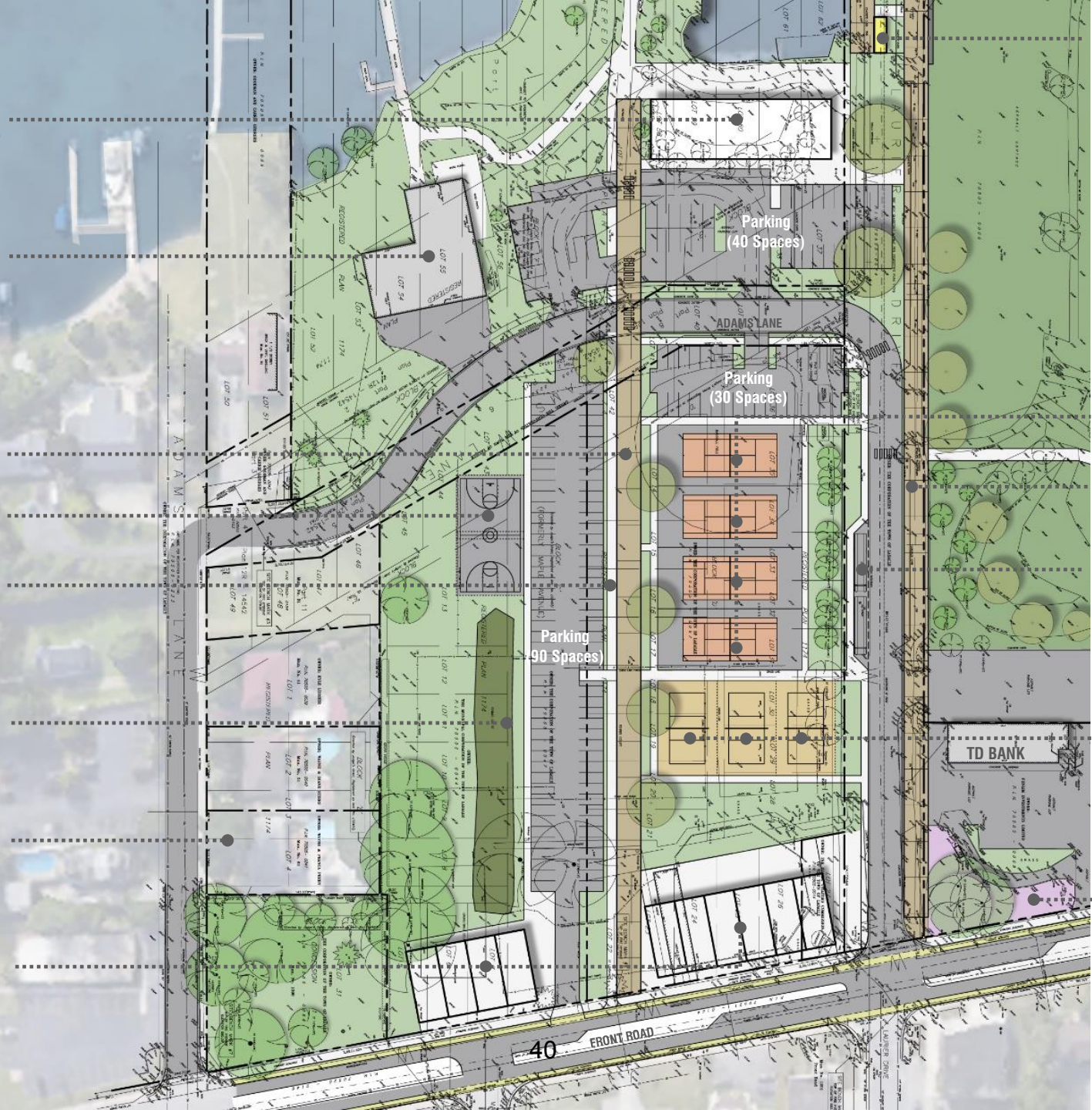
Basketball Court

Parking Bioswale

Existing Residential Properties

Future Commercial Developments

# Sports Zone Detail



Infotainment Hut

Tennis Courts (X4)

Promenade

Special Event Buses Drop-off

Sand Volleyball Courts (X3)

Entrance Beacon Marker



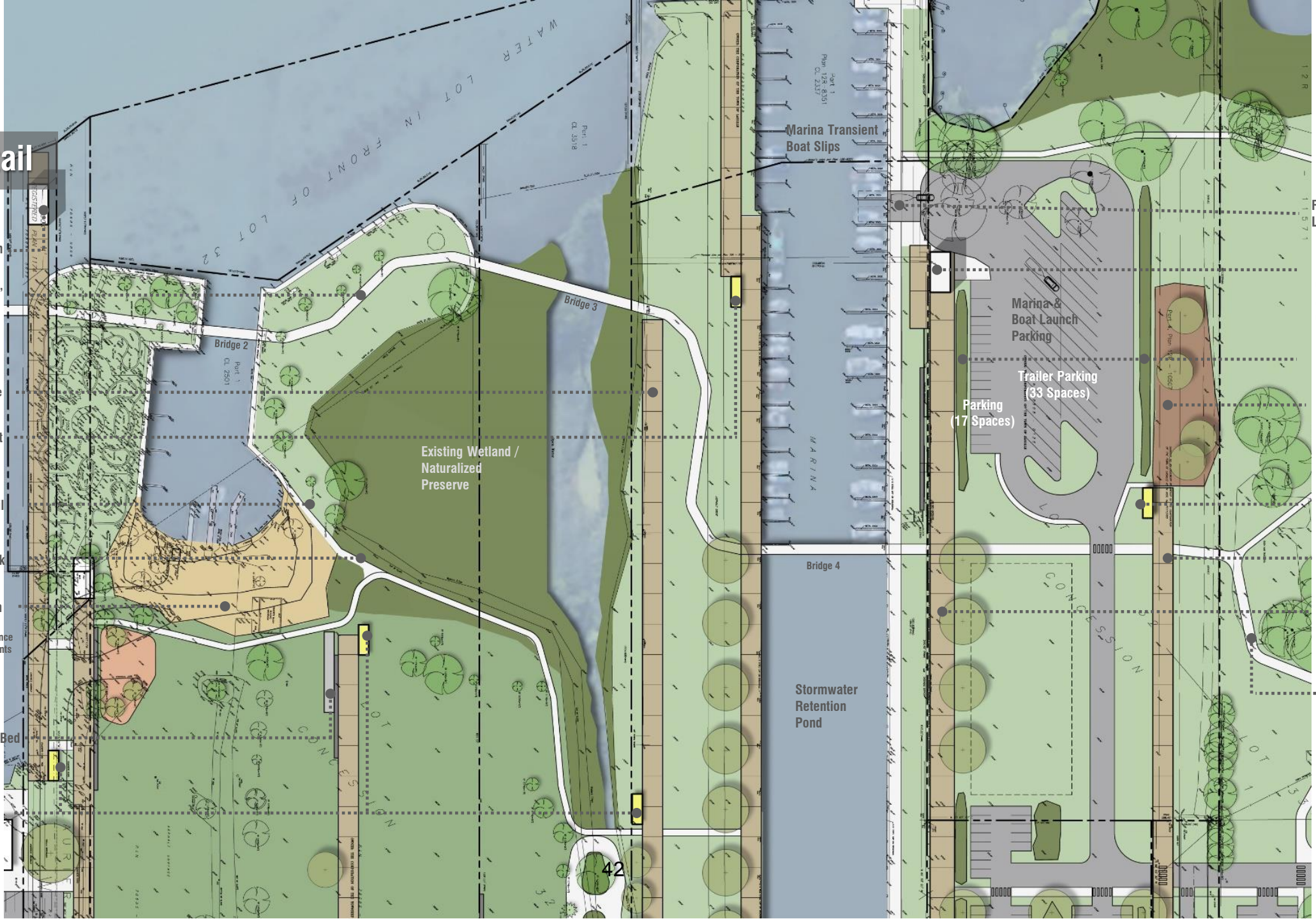


# Event Centre Detail





# Shoreline Detail



Waters edge Beacon

Active Path "The Coast-Line"

Marsh Promenade

Infotainment Hut

Walking Trail

Wetland Boardwalk

Accessible Sand Beach

- Authentic Water Edge
- Canoe/Voyageur Experience
- Special "3 Cultures" Events
- Beach Experience

Lookout | Seating | Planting Bed

Infotainment Hut

Marina Transient Boat Slips

Marina & Boat Launch Parking

Trailer Parking (33 Spaces)

Parking (17 Spaces)

Bridge 4

Stormwater Retention Pond

Relocated Boat Launch

Marina Beacon Office | WR | Storage And Observation Deck

Parking Bioswales

Dog Park

Infotainment Hut

Leisure Zone Promenade

Marina Beacon Promenade

Active Path "The Coast-Line"





Budget

Description	Phase 1	Phase 2A	Phase 2B	Total Phase 2	Adjustments to Phase 2	Revised Phase 2	Total Phase 1 and 2	Phase 3 (Grant and Funding Dependent)	Phase 4 (Grant and Funding Dependent)	Phase 5 (Grant and Funding Dependent)	Phase 6 (Grant and Funding Dependent)	Phase 7 (Grant and Funding Dependent)	Phase 8 (Grant and Funding Dependent)	Total (including Land)
Land Acquisition	8,500,000			-		-	8,500,000							8,500,000
Marina renovation			4,000,000	4,000,000	(2,000,000)	2,000,000	2,000,000		2,200,000					4,200,000
Events Centre		5,200,000		5,200,000		5,200,000	5,200,000							5,200,000
Event Plaza		500,000		500,000		500,000	500,000							500,000
General parking		1,200,000		1,200,000	(600,000)	600,000	600,000		500,000					1,100,000
Benoit house renovation		2,000,000		2,000,000		2,000,000	2,000,000							2,000,000
Mutli purpose water and skating feature				-	5,500,000	5,500,000	5,500,000					1,800,000		7,300,000
Fishing docks			-	-	-	-	-			100,000				100,000
Removal of existing boat launch and parking			-	-	-	-	-			260,000				260,000
Boat Launch			350,000	350,000	(350,000)	-	-			350,000				350,000
Boat launch - support building				-	-	-	-			350,000				350,000
Parking boat launch			1,300,000	1,300,000	(1,300,000)	-	-			900,000				900,000
Land bridge		500,000		500,000	(500,000)	-	-							-
Walking promenade		250,000		250,000		250,000	250,000	150,000						400,000
Trails, markers and general pathways				-		-	-	1,200,000						1,200,000
Entrance Beacon 1		-		-		-	-	200,000						200,000
Entrance Beacon 2		-		-		-	-	200,000						200,000
General parking and retail pads		-		-		-	-	800,000						800,000
Wateredge project		-		-		-	-				1,600,000			1,600,000
Observation deck		-		-		-	-					2,200,000		2,200,000
Bridge 1		-		-		-	-				380,000			380,000
Bridge 2		-		-		-	-				840,000			840,000
Bridge 3		-		-		-	-				700,000			700,000
Bridge 4		-		-		-	-				600,000			600,000
Community Centre		-		-		-	-						3,600,000	3,600,000
Parking lot expansion		-		-		-	-						120,000	120,000
General landscaping	1,300,000	500,000		500,000		500,000	1,800,000	1,000,000	500,000	500,000			250,000	4,050,000
Infrastructure & Technology		1,000,000		1,000,000	(500,000)	500,000	500,000	1,000,000	500,000	500,000	500,000		500,000	3,500,000
Sport Zone Improvements		250,000		250,000	335,000	585,000	585,000							585,000
Fees, Permits, Consulting, Contingency	200,000	500,000	500,000	1,000,000	(250,000)	750,000	950,000	1,550,000	1,200,000	1,250,000	1,000,000	1,250,000	1,200,000	8,400,000
WATERFRONT PROJECT	10,000,000	11,900,000	6,150,000	18,050,000	335,000	18,385,000	28,385,000	6,100,000	4,900,000	4,210,000	5,620,000	5,250,000	5,670,000	60,135,000
Storm Water Pond (and Land Bridge from above)		1,000,000		1,000,000	500,000	1,500,000	1,500,000							1,500,000
Storm Water Pumping Station		4,500,000		4,500,000		4,500,000	4,500,000							4,500,000
Road Infrastructure (and Roadway from above)		1,500,000		1,500,000		1,500,000	1,500,000							1,500,000
COVID resiliency grant					(335,000)	(335,000)	(335,000)							(335,000)
National Disaster Mitigation Grant				(2,000,000)		(2,000,000)	(2,000,000)							(2,000,000)
Land and Associated Expenditures														-
TOWN WORKS	-	7,000,000	-	5,000,000	165,000	5,165,000	5,165,000	-	-	-	-	-	-	5,165,000
TOTAL WORKS	10,000,000	18,900,000	6,150,000	23,050,000	500,000	23,550,000	33,550,000	6,100,000	4,900,000	4,210,000	5,620,000	5,250,000	5,670,000	65,300,000

