



**The Corporation of the Town of LaSalle**  
**Regular Meeting of Council**  
**Agenda**

**Tuesday, April 13, 2021, 6:00 p.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 [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, [abala@lasalle.ca](mailto:abala@lasalle.ca), 519-969-7770 extension 1234.

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**Pages**

**A. Opening Business**

1. Call to Order and Moment of Silent Reflection
2. Disclosures of Pecuniary Interest and the General Nature Thereof
3. Adoption of Minutes

5

**Recommendation**

That the minutes of the Regular Meeting of Council held March 23, 2021 and the Closed Meetings of Council held March 23, 2021 and March 25, 2021 be adopted as presented.

4. Mayors Comments

**B. Presentations**

**C. Public Meetings and/or Hearings**

**D. Delegations**

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

1. Site Plan Control and Holding Zone Removal Applications, Creekside Condominiums (Valente), Ellis Street

22

**Recommendation**

That the report of the Director of Development & Strategic Initiatives and the Deputy Chief Administrative Officer, dated March 22, 2021 (DS-07-2021) regarding the Valente Development Corporation lands legally described as LT 5 PL 1555 Sandwich West; LT 6 PL 1555 Sandwich West; LT 7 PL 1555 Sandwich West S/T R1120784; S/T R1300816; LaSalle, being all of PIN 70546-0431 (LT) situated on the southwestern corner of Ellis Street and Trinity Avenue, be received, and further that approval be given to the Removal of the Holding Zone Symbol for the subject lands, and approval be given to the corresponding Site Plan Control Agreement, and further that no additional actions need to be taken with respect to the items as set out in the November 20, 2020 petition submitted by residents living on Serenity Circle, and further that a copy of the final executed Site Plan Control Agreement for the subject lands that incorporates noise mitigation measures be sent to Loblaws Inc.

2. LaSalle Small Coast Waterfront Consultation and Next Steps

34

**Recommendation**

1. That the report of the Corporate Communication and Promotions Officer and the Director of Special Projects dated March 29, 2021 (CAO-C&P-03-2021) regarding the LaSalle Small Coast Waterfront Consultation and Next Steps be received;
2. That the report outlining a summary of the public consultation for the Small Coast Waterfront Project be received;
3. That administration be authorized to proceed to finalize the plans and specifications for the Event Centre and issue the tender documents for the proposed renovations;
4. That administration be authorized to proceed to finalize the plans and specifications for the redevelopment of the sports zone and issue the tender documents for the tennis courts, sand volleyball courts and basketball court (budget dependent);
5. That administration be authorized to move forward with plans to renovate the former Benoit House as a museum including the development of architectural plans, a strategic plan, an operational plan and financial model; and
6. That administration be authorized to continue with the completing the necessary studies/permits to allow for the construction of the water feature/ice trail, filling of the property and development of future components of the project.

**F. Committee Matters for Council Action**

**G. Information Items to be Received**

1. Summary of Reports to Council

121

**Recommendation**

That the report of the Chief Administrative Officer dated April 13, 2021 being a Summary of Reports to Council be received.

H. By-laws

124

**Recommendation**

That the following By-laws be given first reading:

8549 A By-law to authorize the executive of a Site Plan Control Agreement with 1830088 Ontario Ltd.

8550 A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8551 A By-law to authorize the executive of a Site Plan Control Agreement with Creekside LaSalle Ltd.

8552 A By-law to authorize the execution of an Agreement between David Fred Cowlin and Nancy Lynn Marie Cowlin for Storm Sewer Repairs

8553 A By-law to confirm the donation of Lots 325 to 337 Registered Plan 1064, from Gyula Porcs and Ernestine Porcs

8554 A By-law to stop up, close and sell an alley system running east-west lying to the north of Lots 471 to 481, both inclusive, Register Plan 1017, LaSalle

**Recommendation**

That By-law numbers 8549 to 8554 be given second reading.

**Recommendation**

That By-law numbers 8549 to 8554 be given third reading and finally passed.

I. Council Questions

J. Statements by Council Members

K. Reports from Committees

L. Notices of Motion

M. Motion to Move into Closed Session

**N. Confirmatory By-law**

**O. Schedule of Meetings**

Parks, Recreation & Events Meeting, April 15, 2021 at 9:00 a.m.  
Police Services Board Committee, Meeting April 19, 2021 at 4:30 p.m.  
Police Services Board Public Meeting, April 19, 2021 at 5:00 p.m.  
By-Law Committee, April 20, 2021 at 4:30 p.m.  
Planning Advisory Committee Meeting, April 20, 2021 at 5:30 p.m.  
Committee of Adjustment, April 21, 2021 at 5:00 p.m.  
Regular Council Meeting, April 27, 2021 at 6:00 p.m.

**P. Adjournment**





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

### **Minutes of the Regular Meeting of the Town of LaSalle Council held on**

March 23, 2021

6:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

#### **Members of Council Present:**

Mayor Marc Bondy, Deputy Mayor Crystal Meloche, Councillor Michael Akpata, Councillor Mark Carrick, Councillor Sue Desjarlais, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

#### **Administration Present:**

J. Milicia, Chief Administrative Officer, A. Robertson, Director of Council Services/Clerk, D. Langlois, Director of Finance and Treasurer, L. Silani, Director of Development & Strategic Initiatives, P. Marra, Deputy Chief Administrative Officer, D. Dadalt, Legal Counsel, D. Hadre, Corporate Communications & Promotions Officer, D. Sutton, Fire Chief, K. Miller, Deputy Clerk, L. Jean, Deputy Clerk, A. Burgess, Supervisor of Planning & Development, R. Hyra, Director of Human Resources, E. Thiessen, Deputy Fire Chief, G. Ferraro, Manager of Finance & Deputy Treasurer, J. Osborne, Manager of Engineering, P. Funaro, Director of Culture & Recreation, N. DiGesù, Manager of IT, A. Bala, EA to the Director of Council Services/Clerk, D. Davies, Police Chief, R. Malott, Deputy Fire Chief, L. Petros, Manager of Water/Wastewater, A. Coghill, Superintendent of Roads/Water

**Clerk's Note:** Members of Council, and Administration participated in the Meeting electronically via video conference technology.

Mayor Bondy, Chief Administrative Officer, Deputy Clerk, and IT personnel were present in Council Chambers to participate electronically.

#### **A. Opening Business**

1. Call to Order and Moment of Silent Reflection

Mayor Bondy calls the meeting to order at 6:00 p.m.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

3. Adoption of Minutes

Clerk's Note: As a vote on the original motion was inadvertently missed during the meeting, it is confirmed and ratified that the original motion be received.

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That the report of the Deputy Chief Administrative Officer dated February 26, 2021 (PW-05-2021) regarding the Serenity Circle community mailbox location petition be received; and that Administration be requested to prepare a report which outlines the cost of installing a lay-by on the bus route located near this mailbox; and that once a report is prepared, a copy be sent to Canada Post so they may understand resident concerns; and that Administration further be requested to prepare a report which outlines area's in the Town which have a mailbox location near bus routes; and if improvements are made in these locations; can the cost of these improvements be charged back to residents.

**Motion is Put and is Lost.**

In Favour: Councillor Akpata and Councillor Renaud

Opposed: Mayor Bondy, Deputy Mayor Meloche, Councillor Desjarlais and Councillor Riccio-Spagnuolo

Clerk's note: A. Robertson, Director of Council Services & Clerk advises clarification is required on the minutes listed on page 9 of today's agenda regarding the Serenity Circle Mailbox Location Petition. She provides clarity on the motion and requests a formal vote be taken. Councillor Carrick abstains from voting as he was absent from the March 9, 2021 meeting.

450/21

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Desjarlais

That the report of the Deputy Chief Administrative Officer dated February 26, 2021 (PW-05-2021) regarding the Serenity Circle community mailbox location petition be received and that Council concur with the current permanently installed mailbox location as installed by Canada Post.

**Carried.**

In Favour: Mayor Bondy, Deputy Mayor Meloche, Councillor Desjarlais and Councillor Riccio-Spagnuolo

Opposed: Councillor Akpata and Councillor Renaud

Abstain: Councillor Carrick

451/21

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the minutes of the regular meeting of Council held March 9, 2021 be adopted as amended.

**Carried.**

#### 4. Mayors Comments

Mayor Bondy provides a special thanks to Darren Gravalese from St. Thomas of Villanova High School for organizing a clean-up of the wooded area between Mayfair Avenue and Matchette Road recently. He, along with three other staff, and about 40 students, removed a lot of garbage, wood and other debris from the area. Mayor Bondy recognizes that volunteers make such a difference in our community.

Mayor Bondy states that two other residents also helped clean up LaSalle last week. Debi Steffens and her husband, our former Mayor, Ken Antaya, cleaned up garbage along Trinity and Ellis streets. They collected 5 bags of trash. Mayor Bondy recognizes the individuals that are always giving back to our community.

Mayor Bondy announces that there is another change in the LaSalle Police Service with the retirement of Deputy Police Chief, Kevin Beaudoin effective March 26. Mayor Bondy thanks Deputy Chief Beaudoin for his 35 years of policing service, and wishes him well in his retirement.

Mayor Bondy recognizes another retirement in the coming weeks, Fire Chief Dave Sutton who retires on April 1 with more than 35 years of dedication to the fire service.

Mayor Bondy recognizes that Chief Sutton started his career in 1986 as a Volunteer Firefighter with the Sandwich West Fire Department. Later that same year, Chief Sutton took a full-time position with LaSalle Dispatch. Chief Sutton then became a Career Firefighter in 1989, and was the Training Instructor from 1998 to 2008. Chief Sutton climbed the ranks with LaSalle Fire Service becoming the Deputy Fire Chief in 2008, Acting Fire Chief in 2011 and was appointed LaSalle Fire Chief in 2012. Chief Sutton has led the municipality as our Community Emergency Management Coordinator, and has been very busy recently between COVID and flooding. Chief Sutton has been instrumental in LaSalle's Emergency Operations Centre and in leading the team with integrity and respect. Mayor Bondy expresses his thanks to Chief Sutton for his leadership.

Mayor Bondy announces that on tonight's agenda, we officially appoint Ed Thiessen as Fire Chief effective April 1, and welcomes Deputy Fire Chief Rick Malott to LaSalle. Mayor Bondy states that we look forward to continued success with LaSalle Fire Service.

Joe Milicia, Chief Administrative Officer states that it is difficult after 35 years to summarize all of the triumphs and challenges that a career brings, but certainly there are too many to mention. Mr. Milicia highlights a few to express our thanks to Chief Sutton.

Mr. Milicia expresses his thanks to Chief Sutton for his attendance to the countless calls during the days, nights, weekends, weekdays, holidays, as well as all the training sessions that he presided over. In addition, he thanks Chief Sutton for his faithful management stewardship to LaSalle Fire Service and for providing exceptional service to residents and businesses alike. Mr. Milicia thanks Chief Sutton for his contribution in various roles including the role as a volunteer firefighter, as a full-time suppression of firefighters, as a full-time training officer, as well as the Deputy Chief, and what Mr. Milicia can only imagine was the most difficult task Chief Sutton might've had, was presiding over the line of duty death

of former Chief Ken Day, God rest his soul. Chief Sutton then elevated right to the Fire Chief roll.

Mr. Milicia expresses his thanks to Chief Sutton for the focus on emergency management which recently have come to cherish, particularly in the recent days with the threat of flooding and the COVID-19 pandemic. Mr. Milicia thanks Chief Sutton for his vision and persistence with the two major fire master plans that we've had which has and continues to transform our fire service.

In addition, Mr. Milicia thanks Chief Sutton's wife, Jen, family and children and as well as family and friends for sharing him with us, particularly all those missed dinners, holidays, and church family events that he was on duty and was not able to attend with the family. Mr. Milicia thanks Chief Sutton for his leadership and mentorship in the LaSalle Fire Service as well as the entire organization.

Mr. Milicia quotes, as the former chair of the Fire Committee, Councillor Terry Burns was fond of saying "He's my Chief", Chief Sutton will always be our Chief. Mr. Milicia would like to make sure that Chief Sutton remembers that in his final days here with us. On behalf of the Management Team, Town of LaSalle Staff, former CAO Ken Antaya and Kevin Miller, Mr. Milicia congratulates Chief Sutton on his career and upcoming retirement. Mr. Milicia recognizes that Chief Sutton has left the service and residents in good hands with incoming Chief Ed Thiessen and Deputy Chief Rick Malott. Mr. Milicia wishes Chief Sutton an enjoyable retirement with family and friends and gives his final thanks on behalf of all from the Town of LaSalle.

Chief Sutton provides his thanks to all. Chief Sutton states that the way Mr. Milicia described it made it sound like a long haul and it has been a long time. Chief Sutton has had an opportunity to reflect the last number of days and states that it has been a great ride but it's been an absolute honour to serve as the Fire Chief for the Town of LaSalle.

Chief Sutton is grateful to have had the opportunity to work with an amazing municipal staff and several Councils, this one in particular and over the 10 years as Chief with the previous Councils as well. Chief Sutton has always been able to enjoy the constant support and assistance from the senior staff and Council. He quotes that it has been a real privilege to serve "our community, my community" for over 35 years now, and most importantly, to be able to have the opportunity to lead this incredible team at LaSalle Fire.

Chief Sutton states that his career has been successful mainly because of the support, mentorship and friendship from a lot of great people, friends and of course as Mr. Milicia mentioned, the unfailing support at home from Chief Sutton's wife and family. Chief Sutton provides his thanks for the kind words and recognition, and wishes everyone well in the continued success of the Town.

Councillor Renaud states that it has been a very short time that he has been with the Fire Committee in relation to 35 year career, but he remembers meeting Chief Sutton about eight or nine years ago where Chief Sutton assisted the scout troops with an outdoor fire. Councillor Renaud stated that Chief Sutton helped and blessed us and he will appreciate the brotherhood in scouting for a long time. Councillor provides his thanks to Chief Sutton for his professionalism in regards to the Fire

board and Fire committee. He states that Chief Sutton was always very clear, very provisional and very well thought out. Councillor Renaud expresses his thanks to Chief Sutton for helping him and for making his job on the Fire committee that much easier.

**B. Presentations**

1. Essex Region Conservation Authority (ERCA)

Essex Region Conservation Authority representatives appear before Council to present the 2021 Draft Budget.

452/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Carrick

That the Essex Region Conservation Authority (ERCA) 2021 Draft Budget presentation be received.

**Carried.**

**C. Public Meetings and/or Hearings**

1. Z-02-21 and SPC-01-21 - RV Investments Inc. - Essex Golf and Country Club

J. Mark Skipper, Lawyer for Essex Golf and Country Club appears before Council in regards to Report (DS-04-2021) to make verbal representation to approve the application for the Zoning By-law Amendment.

Lynda Heij, President of Essex Golf and Country Club appears before Council in regards to Report (DS-04-2021) to make verbal representation to approve the application for the Zoning By-law Amendment.

David Cree, resident appears before Council in regards to Report (DS-04-2021) regarding the Zoning By-law Amendment and requests a suitable arrangement for all parties be made.

453/21

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Desjarlais

That the report of the Supervisor of Planning and Development dated March 3, 2021 (DS-04-2021) regarding a request that has been submitted by Essex Golf & Country Club, for approximately 7.5 hectares of land located on the east side of Matchette Road, north of Golfview Drive, be received; and that Council grant approval in principle to the applicant's rezoning application which rezones this site from an "A" zone to a "RE-3" zone, and to the applicant's proposed site plan.

**Carried.**

## **D. Delegations**

### **1. Specialty/Non-Traditional Crosswalk Policy Revisions**

Loi and Fong Tran, residents, appear before Council in regards to Report (PW-06-2021) regarding the Specialty/Non-Traditional Crosswalk Policy and request further amendments be made.

Ian Swentek, resident, appears before Council in regards to Report (PW-06-2021) regarding the Specialty/Non-Traditional Crosswalk Policy and requests further amendments be made.

454/21

Moved by: Councillor Carrick

Seconded by: Councillor Renaud

That the report of the Deputy CAO dated March 10, 2021 (PW-06-2021) regarding the Specialty/Non-Traditional Crosswalk Policy Revisions be received and that the enclosed revised policy be approved.

**Carried.**

### **2. Closing and Sale of Alleys Policy Update**

Rocco and Anne Mancini, residents appear before Council in regards to Report (AD-01-2021) regarding the Closing and Sale of Alleys Policy and requests further amendments be made.

455/21

Moved by: Councillor Carrick

Seconded by: Councillor Akpata

That the report of Legal Counsel dated March 3, 2021 (AD-01-2021) regarding the revised Closing and Sale of Alleys Policy be received; and that the revised Closing and Sale of Alleys Policy be referred back to Administration for further revisions including the moving of a fence at the owners expense, payment of full value of an alley should it be in conflict, the potential of having a straight property line in the rear yard, and the usage of an alley based on any encumbrances or legal restrictions.

**Carried.**

3. Cannabis Retail Stores

Samuel and Robert Katzman, business owners appear before Council in support of Report (DS-06-2021) regarding the Cannabis Retail Stores.

456/21

Moved by: Councillor Desjarlais

Seconded by: Deputy Mayor Meloche

That the report of the Director of Development & Strategic Initiatives dated March 12, 2021 (DS-06-2021) regarding Cannabis Retail Stores be received, and that the Corporation of the Town of LaSalle opt-in to hosting retail cannabis stores, and that the Clerk be authorized to send correspondence to the Alcohol and Gaming Commission of Ontario advising that the Council of the Town of LaSalle passed a resolution on March 23, 2021 to opt-in to being a host for retail cannabis stores.

**Carried.**

4. 207 Martin Lane Storm Outlet

457/21

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That the report of the Manager of Engineering and Manager of Water/Wastewater dated March 12, 2021 (PW-08-2021) regarding the agreement between the Town and Mr. Dave Cowlin for the financial terms and repair of the storm outlet pipe adjacent to his property be received and that Council give Administration approval to form a legal agreement and a subsequent By-Law be passed at a future Council Meeting.

**Carried.**

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

1. Council appointment of Fire Chief and Deputy Fire Chief

458/21

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Fire Chief dated March 2, 2021 (FIRE 21-04) regarding the Council appointment of a Fire Chief, and Deputy Fire Chief be approved, and further that the accompanying By-laws confirming the appointments also be approved.

**Carried.**

2. Appointment of Provincial Offences Officer

459/21

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Fire Chief dated March 2, 2021 (FIRE 21-05) regarding the appointment of a Provincial Offences Officer be approved.

**Carried.**

3. Agreement Renewal – Facility Use by St. Clair College

460/21

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Fire Chief dated March 11, 2021 (FIRE 21-06) regarding the Facility Use Agreement with St. Clair College be approved, and that Council authorize renewal of the Facility Use Agreement.

**Carried.**

4. New Council Agenda Process

461/21

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Desjarlais

That the report of the Director of Council Services/Clerk dated March 1, 2021 (CL-03-2021) regarding the new Council agenda process 2021 be received; and that the new process be approved for the Regular meeting of Council on April 27th and the Committees of Council for June; and that a By-law be adopted at the By-law stage of the agenda.

**Carried.**

5. 2021 Fleet Purchase – Replacement Roads Department Snow Plow

462/21

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That the report of the Manager of Roads and Parks dated March 12, 2021 (PW-09-2021) regarding the purchase of a replacement snow plow for the Roads department within Public Works be received; and that the purchase of the replacement Snow Plow for a cost of \$255,412 (plus tax) from International Trucks be approved.

**Carried.**

6. 2021 Fleet Purchase – Replacement Water Service Van

463/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Carrick

That the report of the Manager of Roads and Parks dated March 12, 2021 (PW-11-2021) regarding the Purchase of a replacement of a Water Service Van be received; and the purchase of the vehicle for the total cost of \$42,632.00 (plus applicable taxes) from Reaume Chevrolet be approved.

**Carried.**



7. 2021 Fleet Purchase – Replacement of Roads Department Medium Duty Dump Truck

464/21

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Manager of Roads and Parks dated March 12, 2021 (PW-10-2021) regarding the Replacement of a Roads Department Medium Duty Dump Truck be received; and that the purchase of the vehicle from Victory Ford Lincoln Sales LTD. for a price of \$128,748 (plus taxes) be approved; and that the purchase of the quoted 14' Steel Deck and separate 14' Bin for the cost of \$18,306 (plus taxes) be approved.

**Carried.**

8. National Three-digit Suicide Prevention Hotline

465/21

Moved by: Councillor Carrick

Seconded by: Councillor Riccio-Spagnuolo

That the letter received by the House of Commons to bring a National Three-digit Suicide Prevention Hotline line to Canada be endorsed.

**Carried.**

9. Provincial Vaccine Rollout

466/21

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That the resolution received by the Corporation of the Township of South Glengerry regarding the Provincial Vaccine Rollout be received.

**Carried.**

#### **G. Information Items to be Received**

1. Summary of Reports to Council

467/21

Moved by: Councillor Carrick

Seconded by: Councillor Renaud

That the report of the Chief Administrative Officer dated March 23, 2021 being a Summary of Reports to Council be received.

**Carried.**

## **H. By-laws**

468/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That the following By-laws be given first reading:

8536 A By-law to Appoint a Fire Chief for The Town of LaSalle

8537 A By-law to Appoint a Deputy Fire Chief for The Town of LaSalle

8538 A By-law to amend By-law Number 6500 respecting the Appointment of Provincial Offences Officers

8539 A By-law to amend By-law 6647 Procedural By-law, to govern proceedings of Council, the conduct of its members, and the calling of its meetings

8540 A By-law to authorize the sale of Part of an Alley, closed by CE861212, Registered Plan 777 to Christopher Templeman and Laura Templeman

8541 A By-law to authorize the executive of a Developer's Subdivision Agreement with Lankor Horizons Development Inc.

8542 A By-law to confirm the donation of Part Lot 37, Concession 1, Sandwich West as in R1194997, from 971174 Ontario Limited

8543 A By-law to authorize the execution of an Agreement between Reaume Chevrolet and The Corporation of the Town of LaSalle for the purchase of Water Service Van

8544 A By-law to authorize a Mutual Access Agreement with TELUS Communications Inc.

8545 A By-law to authorize the execution of an Agreement between Victory Ford Lincoln Sales Ltd. and The Corporation of the Town of LaSalle for the purchase of a Duty Dump Truck

8546 A By-law to authorize the execution of an Agreement between International Trucks and The Corporation of the Town of LaSalle for the purchase of Snow Plow

8547 A By-law to Appoint a Building Inspector

**Carried.**

469/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That By-law numbers 8536 to 8547 be given second reading.

**Carried.**

470/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That By-law numbers 8536 to 8547 be given third reading and finally passed.

**Carried.**

**I. Council Questions**

Councillor Renaud requests an Administrative Report be prepared and brought back to Council regarding the fencing near the water at Gilmour Park, focusing on the spacing of the fence poles, the current standards and code.

Councillor Riccio-Spagnuolo requests an Administrative Report be prepared and brought back to Council regarding the Volleyball Courts at Vince Marcotte Park including upgrades and potentially adding new courts to this area.

**J. Statements by Council Members**

**K. Reports from Committees**

**L. Notices of Motion**

**N. Confirmatory By-law**

471/21

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Renaud

That Confirmatory By-law 8548 be given first reading.

**Carried.**

472/21

Moved by: Councillor Carrick

Seconded by: Councillor Akpata

That Confirmatory By-law 8548 be given second reading.

**Carried.**

473/21

Moved by: Councillor Desjarlais

Seconded by: Deputy Mayor Meloche

That Confirmatory By-law 8548 be given third reading and finally passed.

**Carried.**

**O. Schedule of Meetings**

Special Accessibility Advisory Committee, March 24, 2021 at 4:00 p.m.  
Regular Council Meeting, April 13, 2021 at 6:00 p.m.  
Parks, Recreation & Events Meeting, April 15, 2021 at 9:00 a.m.  
Police Services Board Committee, Meeting April 19, 2021 at 4:30 p.m.  
Police Services Board Public Meeting, April 19, 2021 at 5:00 p.m.  
By-Law Committee, April 20, 2021 at 4:30 p.m.  
Planning Advisory Committee Meeting, April 20, 2021 at 5:30 p.m.  
Committee of Adjustment, April 21, 2021 at 5:00 p.m.  
Regular Council Meeting, April 27, 2021 at 6:00 p.m.

**P. Adjournment**

Meeting adjourned at the call of the Chair 9:01 p.m.

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Mayor: Marc Bondy

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Deputy Clerk: Linda Jean



## **Minutes of the Closed Meeting of the Town of LaSalle Council**

March 23, 2021

3:45 p.m.

### **Members in attendance:**

Mayor Marc Bondy  
Deputy Mayor Crystal Meloche  
Councillor Michael Akpata  
Councillor Mark Carrick  
Councillor Sue Desjarlais  
Councillor Jeff Renaud  
Councillor Anita Riccio-Spagnuolo

### **Also in attendance:**

Joe Milicia, Chief Administrative Officer  
Agatha Robertson, Director of Council Services/Clerk  
Kevin Miller, Director of Special Projects 4:17 p.m. leaves the meeting  
Dominic Dadalt, Legal Counsel 4:17 p.m. leaves the meeting  
Rick Hyra, Director of Human Resources  
Peter Marra, Deputy Chief Administrative Officer

**Clerk's Note:** Mayor Bondy, Members of Council, and Administration participated in the Meeting electronically via video conference technology.

Mayor Bondy calls the meeting to order at 3:45 p.m.

### **Disclosures of Pecuniary Interest and the General Nature Thereof**

None disclosed.

Motion 474/21

Moved by: Councillour Renaud  
Seconded by: Councillor Akpata

That Council move into closed session at 3:47 p.m. to discuss the following items:

1. Property Matter - 2010 Expropriation Offer of Settlement (Confidential Report attached AD-02-21) s.239(2)(c)
2. Solicitor-Client Privilege – Litigation (Crystal Harbour) s. 239 (2)(f)
3. Property Matter - Status of Property Acquisition and Sales (Verbal Update) s. 239(2)(c)
4. Personal Matters about Identifiable Individuals & Labour Relations - Personnel Committee Meeting Minutes dated March 9, 2021 (Confidential Minutes attached) s. 239(2)(b), s.239 (2)(d)

**Carried.**

Motion 475/21

Moved by: Councillor Riccio-Spagnuolo  
Seconded by: Councillor Desjarlais

That Council move back into public session at 4:13 p.m.

**Carried.**

1. Property Matter - 2010 Expropriation Offer of Settlement (Confidential Report attached AD-02-21)s.239(2)(c)

Motion 476/21

Moved by: Deputy Mayor Meloche  
Seconded by: Councillor Carrick

That the confidential report of the Legal Counsel (AD-02-2021) dated January 18, 2021 regarding a 2010 Expropriation Offer of Settlement be received and that Administration be authorized to proceed in accordance with the verbal instructions of Council.

**Carried.**

2. Solicitor-Client Privilege – Litigation (Crystal Harbour) Section (Verbal Update) s. 239(2)(f)

Motion 477/21

Moved by: Councillor Riccio-Spagnuolo  
Seconded by: Councillor Akpata

That the verbal update from the Solicitor regarding Litigation (Crystal Harbour) s. 239 (2)(f) be received.

**Carried.**

3. Property Matter - Status of Property Acquisition and Sales (Verbal Update) s. 239(2)(c)

Motion 478/21

Moved by: Councillor Desjarlais  
Seconded by: Councillor Akpata

That the verbal update provided by the Solicitor and Director of Special Projects s.239 (2) (2)(c) be received.

**Carried.**

4. Personal Matters about Identifiable Individuals & Labour Relations - Personnel Committee Meeting Minutes dated March 9, 2021 (Confidential Minutes attached) s. 239(2)(b), s.239 (2)(d)

Motion 479/21

Moved by: Councillor Riccio-Spagnuolo  
Seconded by: Councillor Renaud

That the confidential Personnel Committee Meeting Minutes s.239(2)(b),s. 239 (2)(d) dated March 9, 2021 be received.

**Carried.**

There being no further business, the meeting is adjourned at 4:25 p.m.

---

Mayor, Marc Bondy

---

Director of Council Services/Clerk  
Agatha Robertson



## **Minutes of the Closed Meeting of the Town of LaSalle Council**

March 25, 2021

5:00 p.m.

### **Members in attendance:**

Mayor Marc Bondy

Deputy Mayor Crystal Meloche

Councillor Michael Akpata - arrives at 5:03 p.m.

Councillor Mark Carrick

Councillor Sue Desjarlais

Councillor Jeff Renaud

Councillor Anita Riccio-Spagnuolo - arrives at 5:11 p.m.

### **Also in attendance:**

Joe Milicia, Chief Administrative Officer

Agatha Robertson, Director of Council Services/Clerk

Kevin Miller, Director of Special Projects

Dawn Hadre, Corporate Communications and Promotions Officer

Patricia Funaro, Director of Culture and Recreation

Peter Marra, Deputy Chief Administrative Officer

Dale Langlois, Director of Finance/Treasurer

Dave Sutton, Fire Chief

Ed Thiessen, Deputy Fire Chief

Larry Silani, Director of Development and Strategic Initiatives

Rick Hyra, Director of Human Resources

**Clerk's Note:** Mayor Bondy, Members of Council, and Administration participated in the Meeting electronically via video conference technology.

Mayor Bondy calls the meeting to order at 5:01 p.m.

### **Disclosures of Pecuniary Interest and the General Nature Thereof**

None disclosed.

Motion 480/21

Moved by: Councillor Akpata

Seconded by: Councillor Desjarlais

That Council move into closed session at 5:05 p.m. to discuss the following items:

1. Education Session - Education Session provided by Chief Administrative Officer and Corporate Communications and Promotions Officer. s.239(3.1)(1)

**Carried.**

Motion 481/21

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

Motion to move into public session at 5:55 p.m.

**Carried.**



Motion 482/21

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Carrick

That the Education Session s.239(3.1)(1) conducted by the Chief Administrative Officer and the Corporate Communications and Promotion Officer be received.

**Carried.**

There being no further business, the meeting is adjourned at 5:58 p.m.

---

Mayor, Marc Bondy

---

Director of Council Services/Clerk  
Agatha Robertson



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

**To:** Mayor and Members of Council

**Prepared by:** L. Silani, MCIP, RPP, Director of Development & Strategic Initiatives  
P. Marra, P. Eng., Deputy Chief Administrative Officer

**Department:** Development and Strategic Initiatives

**Date of Report:** March 22, 2021

**Report Number:** DS-07-2021

**Subject:** Creekside/Valente, Ellis Street – SPC and Holding Zone Removal Applications

### **Recommendation**

That the report of the Director of Development & Strategic Initiatives and the Deputy Chief Administrative Officer, dated March 22, 2021 (DS-07-2021) regarding the Valente Development Corporation lands legally described as LT 5 PL 1555 Sandwich West; LT 6 PL 1555 Sandwich West; LT 7 PL 1555 Sandwich West S/T R1120784; S/T R1300816; LaSalle, being all of PIN 70546-0431 (LT) situated on the southwestern corner of Ellis Street and Trinity Avenue, be received, and further that approval be given to the Removal of the Holding Zone Symbol for the subject lands, and approval be given to the corresponding Site Plan Control Agreement, and further that no additional actions need to be taken with respect to the items as set out in the November 20, 2020 petition submitted by residents living on Serenity Circle, and further that a copy of the final executed Site Plan Control Agreement for the subject lands that incorporates noise mitigation measures be sent to Loblaws Inc.

### **Report**

This report is intended to provide members of Council with comments and recommendations regarding:

- a Site Plan Control application that has been submitted to the Town, requesting approval for site plans and a corresponding site plan control agreement for approximately 2 hectares of land located along the west side of Ellis Street, south of Delmar Street;

- a Holding Zone Removal Application --- the subject lands are currently zoned Residential Five (R5-9) Holding Zone – “R5-9(h)”;
- items set out in the petition that has been submitted by residents of Serenity Circle dated November 20, 2020.

Figure 1 is the Applicant’s Final Revised Site Plan, depicting 3 multi-storey apartment style residential buildings with a total of 178 dwelling units.

The Planning Act requires that all decisions made by LaSalle Council conform with the land use designations and policies contained within the municipal approved Official Plan, and also requires that these decisions be made in a manner that are consistent with the policies that are contained within the 2014 Provincial Policy Statement.

On October 22, 2019 a public meeting was held and Council adopted a zoning by-law amendment (By-law 8358), rezoning the subject lands located along the west side of Ellis Street, between the Town Hall/Civic Centre lands and the lands owned by CP REIT Ontario Properties Limited (Zehrs Malden Village Plaza), to allow 3 new multi-storey apartment style residential buildings to be built at this location with a total of 178 new dwelling units.

The following Council Resolution was passed at the October 22, 2019 Council meeting:

“That the report of the Director of Planning & Development Services and the Director of Public Works dated October 11, 2019 (DS-36-2019) be received and that the request of Valente Development Corporation (Peter Valente) and Steve Nedin (applicant and registered owner) to rezone 2.1 hectares of land located along the west side of Ellis Street, south of Delmar Street from a Town Centre Commercial Holding Zone – “C4(h)” to a Site-Specific Residential Five Holding Zone be approved; and that the corresponding draft zoning By-Law amendment be approved during the By-Law stage of the agenda; and that a noise study be prepared and approved by the Town of LaSalle, including recommended mitigating measures, prior to the removal of the holding zone symbol.”

This property was placed in a site-specific “R5-9(h)” holding zone, to address the CP REIT lands concerns, and to ensure that the following studies/documents and additional applications were submitted to the Town before the holding zone symbol would be removed from this site:

- That a noise study be carried out by the Applicant, and approved by the Town – including recommended mitigation measures;

- That a site plan control application be submitted by the Applicant and approved by the Town. This would require detailed site plans, site servicing, landscaping, and elevation drawings to be prepared and submitted as part of this application. A site plan control agreement will need to be prepared, executed, and registered on title before the holding zone could be removed. Details pertaining to on-site and off-site servicing, construction traffic, fencing, lighting, noise mitigation, internal and external pedestrian access/walkways, etc. will form part of those detailed drawings and will be reviewed and approved by the Town as part of the required site plan control approval application.

In March of 2020, Dillon Consulting on behalf of the Applicant submitted the required noise study, and submitted correspondence requesting that Council designate the subject lands as Class 4, under the Ministry of Environment, Conservation and Parks NPC-300 Environmental Noise Guideline.

At the June 9, 2020 Council meeting the following Council Resolution was passed:

“That the report of the Director of Development & Strategic Initiatives, dated June 1, 2020 (DS-17-2020) regarding a request that has been submitted by the Valente Development Corporation for lands be received, and lands legally described as LT 5 PL 1555 Sandwich West; LT 6 PL 1555 Sandwich West; LT 7 PL 1555 Sandwich West S/T R1120784; S/T R1300816; LaSalle, being all of PIN 70546-0431 (LT) situated on the southwestern corner of Ellis Street and Trinity Avenue, be classified as a Class 4 area pursuant to Publication NPC- 300 (MOECP Environmental Noise Guideline -Stationary and Transportation Sources -Approval and Planning), and further that the Director of Development & Strategic Initiatives or their designate be directed to incorporate additional or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to the Publication NPC-300 in the site plan approval and site plan agreement, and further that the Director of Development & Strategic Initiatives or their designate to provide a copy of the Council Resolution approving Class 4 area classification and a copy of any Site Plan Control Agreement for the subject lands that incorporates noise mitigation measures to Loblaw's Inc.”

During the last 12 months Town Planning and Engineering Staff have been working with the Applicant and his consultants to ensure that all of the necessary revisions are made to the Applicant's site plan, site servicing plan, and landscape plans to properly address and incorporate features that:

- are in full compliance with the zoning by-law regulations as adopted by Council on October 22, 2019;
- implement the noise mitigation measures recommended by Dillon Consulting and agreed to by CP REIT Ontario Properties Limited;

- provide on-site and off-site sidewalks to facilitate safe and convenient pedestrian movements to/from this new residential development, the Civic Centre lands, nearby schools/commercial areas, and the extensive network of trails and parks that are located in close proximity.
- ensure that all necessary site servicing, landscaping, and fencing is completed by the Applicant and is maintained at no cost to the Corporation of the Town of LaSalle;
- ensure the driveway approaches/access onto Ellis Street are appropriately designed and engineered to provide for roadway and site safety and to ensure sightlines are maintained;
- provide the required parkland dedication to the Town, at the location as determined by the Town of LaSalle.

The following comments are offered with respect to the items that set out in the Serenity Circle petition (we have attached a copy of this petition as Exhibit 1):

#### **Petition Item 1**

Request #1 – Before any site preparation or construction is begun on any phase of Creekside, to build and complete a proper sidewalk on the east side of Ellis and Trinity Streets from Serenity Circle to Wyoming Avenue

Response #1 – A proposed trail along the east side of Ellis Street is part of the Creekside development. This trail will be extended from Serenity Circle northerly to Delmar. This will connect these areas to the walkway into the back of the school yard and to the all-way stop at Delmar/Ellis for ease of crossing. The further extension of this trail to Wyoming, is part of a separate site plan agreement. This trail will be constructed contemporaneously and as part of the construction servicing and will be part of any of the first phase developments.

#### **Petition Item #2**

Request #2 – To build and route all ingress and egress roadways to and from Creekside development to and through LaSalle municipal property, so that access to and from the development be exclusively by way of Normandy Street and no other way – in particular Ellis and Trinity Streets.

Response #2 – By way of previous approvals granted by Council in 2019, vehicular access to/from this new residential development and Ellis Street is permitted. To now change this approved means of access, and to instead require all vehicular access to be obtained through municipal property would require the Town to give up an approximately 20m wide swath of land through either the fire department yard, the

police department yard or through the Cenotaph park. This would in essence make this a single point access site, and would introduce a number of serious safety, operational and security problems for the Town's new Civic Centre Complex. This would also create another new intersection on Normandy that would not align with any other existing intersections on Normandy, thus creating offset intersections. The Creekside site has adequate frontage onto a public open right-of-way being Ellis Street. This public street is a collector road that has been designed and built to handle the traffic that will be generated by this new residential development. This was assessed through a traffic analysis completed by the Applicant's consultant and subsequently updated and confirmed by the Town.

### **Petition Item 3**

Request #3 – To amend the proposed site plan to move the location of the proposed most easterly building to another place in the development or, in the alternative, reduce the height to that building, as specified, to two stories.

Response #3 – The location and height of the proposed new buildings is appropriate, and is in keeping with the zoning bylaw regulations that are now in effect for this site --- as per Bylaw 8358, as adopted by Council in 2019;

### **Petition Item 4**

Request #4 – Deals with the community mailbox.

Response #4 – This matter was dealt with through a separate Council report heard at the March 9, 2021 Council meeting.

Town Staff are satisfied that the Applicant's final site plan, site servicing plan, and landscape plan --- together with the corresponding provisions that have been incorporated into the final site plan control agreement will result in a new multi-unit residential development at this location that conforms with the applicable provisions of the Town's approved Official Plan, is consistent with the PPS, and responsibly addresses the relevant outstanding issues affecting this site. Consequently, Town Staff are recommending that:

- Council grant approval to the Applicant's request to remove the holding zone symbol from the subject lands, and that the corresponding Bylaw be adopted by Council;
- Council grant approval to the Applicant's final site plan, and that a By-law be adopted authorizing the execution of the final site plan control agreement;

- A copy of this agreement be registered on title for the subject lands, and that a copy be sent to Loblaw's Inc. (CP REIT Ontario Properties Limited).

We are available to answer any questions Members of Council may have with respect to the contents of this Staff Report.

## Consultations

Engineering, Planning and Legal Staff

## Financial Implications

N/A

## Prepared By:



Director, Development and  
Strategic Initiatives

L. Silani, Director of Development and Strategic Initiatives



Deputy Chief Administrative Officer

P. Marra, Deputy Chief Administrative Officer

## Link to Strategic Goals

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

## Communications

Notification pursuant to the Planning Act.

## Notifications

Affected homeowners on Serenity Circle were notified.





**Report Approval Details**

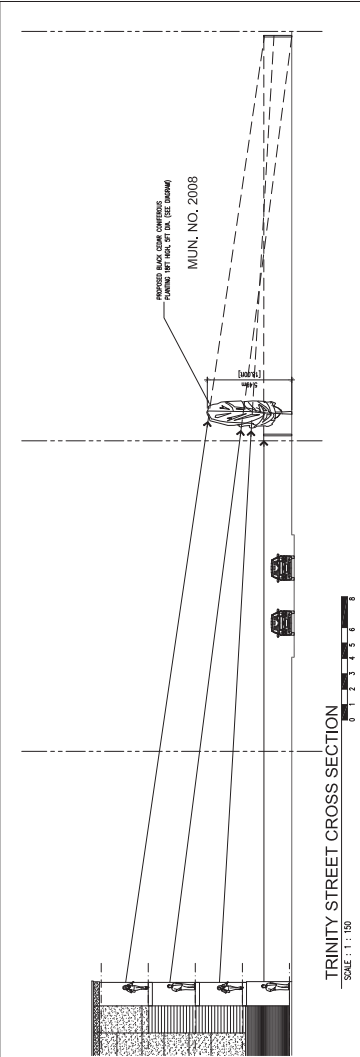
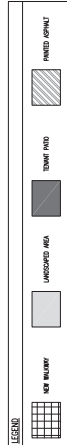
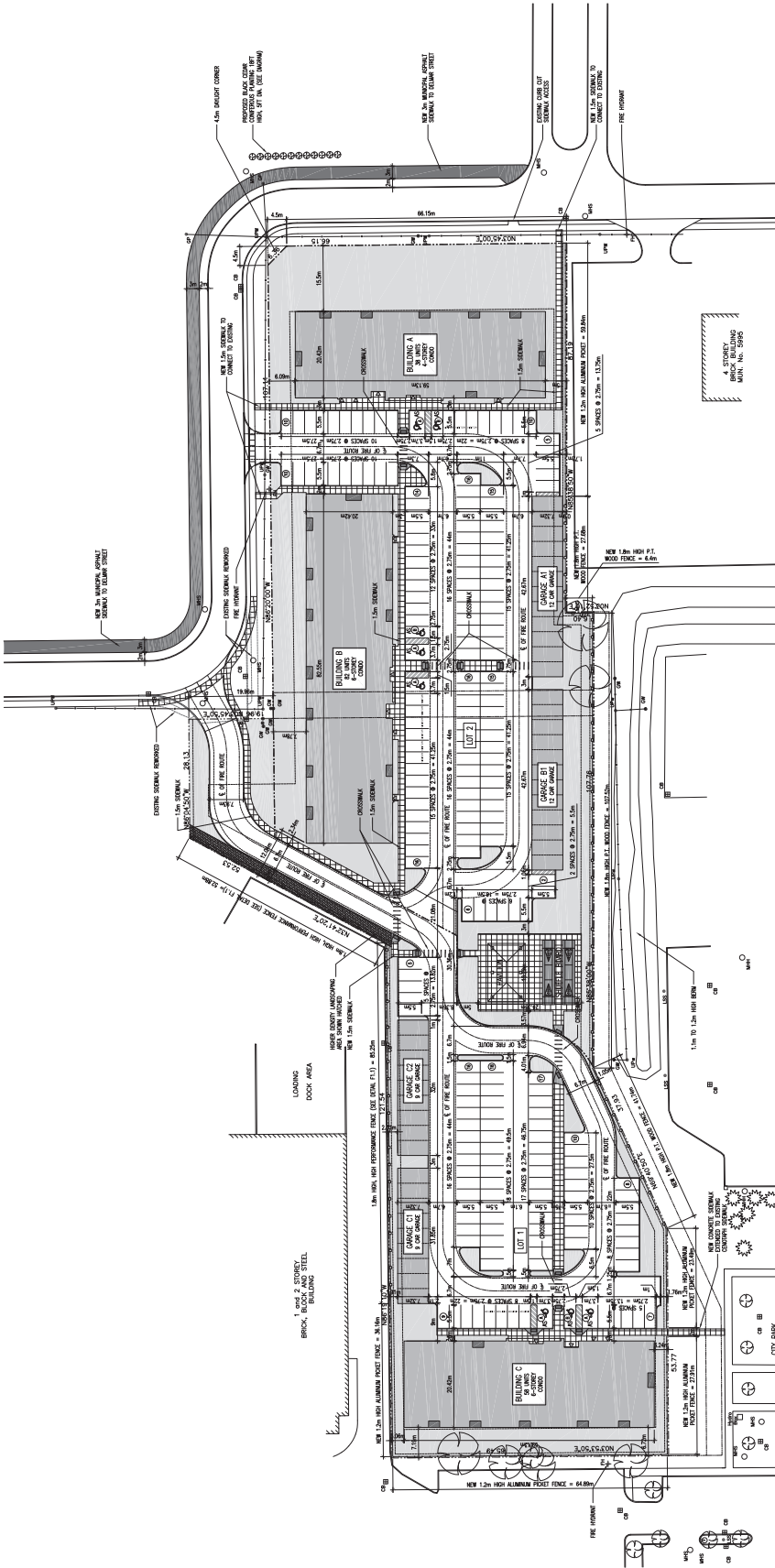
Document Title:	Site Plan Control and Holding Zone Removal Applications -- Valente Creekside Condominiums, Ellis Street.docx
Attachments:	- Figure 1 Valente Staff Report.pdf - Exhibit 1, Valente Staff Report, march 23, 2021.pdf
Final Approval Date:	Mar 25, 2021

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



Chief Administrative Officer

Joe Milicia



TRINITY STREET CROSS SECTION  
SCALE: 1:150

REVISIONS	SITE PLAN CONTROL
2021/03/11	REVISIONS
2020/10/02	SITE PLAN CONTROL
2020/09/30	MINOR VARIANCE
2020/08/26	SPC PRELIM REVIEW
2019/10/04	CLIENT REVIEW
2019/09/11	CLIENT REVIEW

DATE: 2021/03/11  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 2021/03/11

GENERAL NOTES:  
1. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
2. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
3. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
4. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
5. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
6. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
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9. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.  
10. THE PROJECT IS A REDEVELOPMENT OF EXISTING LOT 1 AND 2.

DATE: 2021/03/11

inc. architectural  
design  
associates  
1670 mercer street  
winchester ontario n6k 3p7  
p: 519.254.3430 f: 519.254.3442  
www.inc-architectural.com

PROJECT: PROPOSED CREEKSIDE CONDO DEVELOPMENT  
ELLIS STREET  
LAKESIDE, ONTARIO  
CLIENT: VALENTE DEVELOPMENT CORPORATION  
TITLE: SITE PLAN & TRINITY STREET CROSS SECTION

SCALE: AS SHOWN  
DRAWN BY: SJP  
CHECKED BY: SJB  
DATE: SEPTEMBER, 2019  
COMMIT. NO.: 2019-093  
SHEET NO.:

SPC-1

**PETITION TO LASALLE COUNCILLORS AND ADMINISTRATION**

Petition of Residents of Serenity Circle to Councillors and Administration for the Town of LaSalle

Whereas concerns have been raised in discussions amongst us regarding the proposed condominium development known as Creekside, and fronted on Ellis and Trinity streets;

And whereas there are many children who reside on Serenity Circle and walk to school daily;

And whereas School busses also used by children who reside on Serenity Circle regularly travel on Ellis Street during times of high traffic;

And whereas there is presently no sidewalk or pedestrian walkway on the East side of Ellis Street leading from Serenity Circle to Sandwich West Public School;

And whereas the entrance to the schoolyard, and the schoolyard itself of Sandwich West Public School at Delmar Street is often wet and muddy in, and following inclement weather;

And whereas a development the proposed size of Creekside will add significantly more traffic if the site plan proposed by the developer is adopted;

And whereas whether ingress/egress is routed through municipal property to Normandy Street, there is a possibility construction vehicles and equipment will enter and exit the property from Trinity or Ellis Streets, where children are likely to pass on the municipal sidewalk;

And whereas it is already a problem and a danger for residents and through traffic for residents to stop at the Canada Post Community Mailbox located on The East side of Ellis Street between Normandy and Serenity Circle;

And whereas the ingress and egress entrances to Creekside are dangerously proposed to be on an S-curve on Trinity Street;

And whereas the Committee of Adjustment, on October 21st, 2020, increased the size of frontage on Trinity Street for the proposed Western-most ingress/egress at the petition of the developer, causing great concern to residents of Serenity Circle that this will be used for ingress and egress to the development;

And whereas there is ample room and no justifiable impediment to routing ingress and egress to and from Creekside through municipal property onto Normandy Street;

And whereas the height of the building proposed for the Eastern end of Creekside is injurious to the peace and privacy of residents of the Western end of Serenity Circle, and abatement measures proposed by Creekside are insufficient for that purpose;

And whereas existing residents of Serenity Circle wish to ensure a willingness of Town administration to make changes to the proposed site plan to incorporate resident concerns;




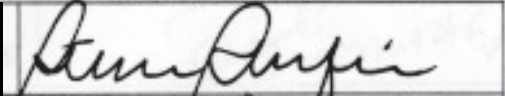
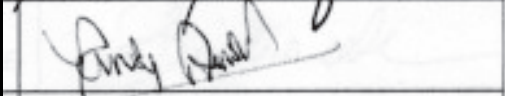
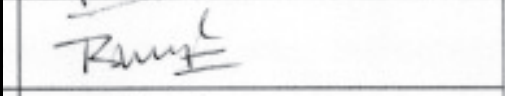
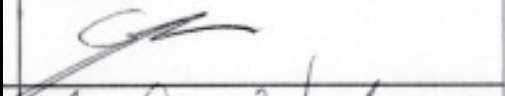
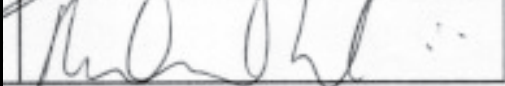
## PETITION TO LASALLE COUNCILLORS AND ADMINISTRATION

Therefore, the undersigned residents of Serenity Circle do hereby petition the Councillors and Administrators of the Town of LaSalle to require changes to the proposed site plan and development agreements in order to carry out, or require the developer of Creekside to carry out or do the following:

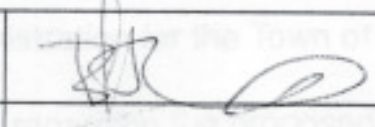
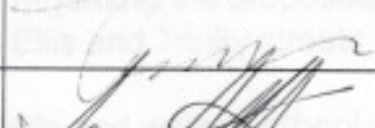


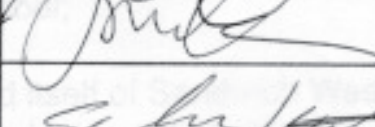

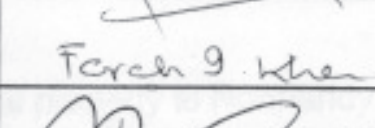
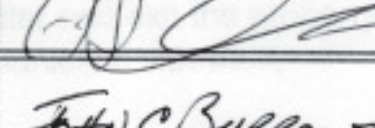
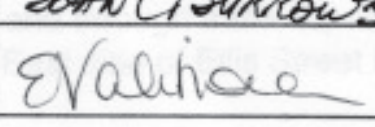
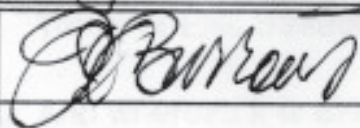
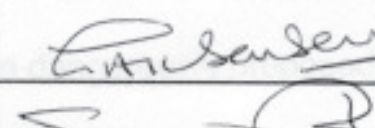
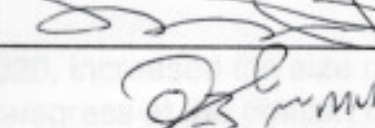
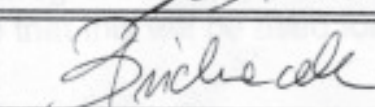
1. Before any site preparation or construction is begun on any phase of Creekside, to build and complete a proper sidewalk on the East side of Ellis and Trinity Streets from Serenity Circle to Wyoming Avenue;
2. To build and route all ingress and egress roadways to and from the Creekside development to and through LaSalle municipal property, so that access to and from the development be exclusively by way of Normandy Street, and no other way - in particular Ellis or Trinity Streets.
3. To amend the proposed site plan to move the location of the proposed most easterly building to another place in the development or, in the alternative, reduce the height of that building, as specified, to two stories.
4. To a) pass a by-law/resolution requiring LaSalle Town administration to earnestly petition Canada Post, without reservation, negative or contrary commentary, to move the Community Mailboxes onto the Easterly Boulevard of Serenity Circle, and in order to to facilitate mail delivery to those boxes, in order to allay Canada Post objections to the location of those boxes to said boulevard, to b) amend the Town parking by-law to exempt postal vehicles from the prohibition against parking with anything other than the right wheels of a vehicle against the curb and specifically permitting those postal vehicles to park with their left wheels against the boulevard curbing on Serenity Circle.

All of which is respectfully submitted and petitioned by the undersigned residents of Serenity Circle, LaSalle, Ontario.

Dated at LaSalle, Ontario this 20th day of November, 2020.

NAME - PRINT	ADDRESS	SIGNATURE
STEPHEN SHANFIELD		
RANDY ANNETT		
BHUPINDER GOGIA		
JIN QIAN		
MICHAEL HINDY		

# PETITION TO LASALLE COUNCILLORS AND ADMINISTRATION

BERNIE RENAUD		
Tianshu Sun		
Sam Ashtiani		
John Godin		
RAFFAELE RANIERI		
TAREK ELFIKI		
SAISU KOTTOOR		
Abdusalam Elateu		
FARAH I. KHAN		Farah I. Khan
Abdgalal Abdelgader		
		John C Burrows
Elizabeth Valihora		E Valihora
S.M. Akbar Berry		
S. Patel		
A. MUSTAFA		
A. BRICHACEK		Brichacek

And whereas there is ample room and no justifiable impediment to routing ingress and egress to and from Crakeside through municipal property onto Norrandy Street;

And whereas the height of the building proposed for the Eastern end of Crakeside is injurious to the peace and privacy of residents of the Western end of Serenity Circle, and abatement measures proposed by Crakeside are insufficient for that purpose;

And whereas existing residents of Serenity Circle wish to ensure a willingness of Town administration to make changes to the proposed site plan to incorporate resident concerns;





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

**To:** Mayor and Members of Council

**Prepared by:** Dawn Hadre, Corporate Communication and Promotions Officer and Kevin Miller, Director of Special Projects

**Department:** Administration

**Date of Report:** March 29, 2021

**Report Number:** CAO-C&P-03-2021

**Subject:** LaSalle Small Coast Waterfront Consultation and Next Steps

### **Recommendation**

- 1) That the report of the Corporate Communication and Promotions Officer and the Director of Special Projects dated March 29, 2021 (CAO-C&P-03-2021) regarding the LaSalle Small Coast Waterfront Consultation and Next Steps BE RECEIVED;
- 2) That the report outlining a summary of the public consultation for the Small Coast Waterfront Project BE RECEIVED;
- 3) That administration BE AUTHORIZED to proceed to finalize the plans and specifications for the Event Centre and issue the tender documents for the proposed renovations;
- 4) 4. That administration BE AUTHORIZED to proceed to finalize the plans and specifications for the redevelopment of the sports zone and issue the tender documents for the tennis courts, sand volleyball courts and basketball court (budget dependent);
- 5) That administration BE AUTHORIZED to move forward with plans to renovate the former Benoit House as a museum including the development of architectural plans, a strategic plan, an operational plan and financial model; and
- 6) That administration BE AUTHORIZED to continue with the completing the necessary studies/permits to allow for the construction of the water feature/ice trail, filling of the property and development of future components of the project.

## Report

Between January 27, 2021 and March 26, 2021, the Town of LaSalle received a number of comments and responses to the information that administration shared about the Small Coast Waterfront Project. This is the first major consultation period held for this project. It is anticipated that as the project proceeds into future phases, additional consultation sessions will be developed.

Due to COVID-19, the Town hosted the consultation project virtually, using the PlaceSpeak software to develop the information hub for all of the details about the project. With 2,779 unique views of the project, 106 comments on the Discussion Page and 125 surveys answered, this would be considered a successful consultation period. The comments in the attached Consultation Report have provided meaningful feedback for LaSalle Council to consider in the development of the phases of this project.

Based on the feedback received from the consultation, Town administration is confident to move forward with the proposed phases of 2A and 2B-2. As a reminder, this project will be done in phases. From a funding side, the intention is to look at the ability to add a phase on an average of every five years. It is expected that there will be more public consultation as additional phases are introduced to see what is important to our community at that time.

Phase 1 was purchase of the land. Phase 2A includes renovations to the event centre, construction of parking, renovation of the museum and the replacement of the courts in the sports zone. In Phase 2B-2, studies will need to be completed to gain approvals for the pump station and environmental aspects for work in and around the canal. This phase includes the construction of the skate trail and water feature.

Phase 2A (Starts in mid-2021, continues into 2022)

- 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-2 (Starts in late 2021, continues into 2022-2023)

- 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

## **Consultations**

Joe Milicia, CAO

Peter Marra, Deputy CAO

Patti Funaro, Director of Culture and Recreation

## **Financial Implications**

The estimated cost for Phases 2A and 2B-2 is \$18.5M.

## **Prepared By:**



Dawn Hadre, Corporate Communication and Promotions Officer



Kevin Miller, Director of Special Projects



## 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
5. Sustaining strong public services and infrastructure - Yes

## Communications

For the consultation period, a number of engagement tactics were included in the process.

A series of seven videos were released outlining specific aspects of the project. The views on the videos totalled 1,868.

An online information hub was developed about the waterfront project. All videos, information, surveys, maps etc. are available through the information hub. Participants can post comments on the discussion page, comment on the resources, take part in polls and answer a survey. Overall, there were 317 connections made, 106 comments left in the discussion, 125 surveys completed and 2,779 unique views of the project.

A media release was sent to local contacts on January 27, 2021 announcing the start of the consultation session. Several news outlets produced stories about the consultation and encouraged the community to take part.

On January 27, 2021, information about the consultation session and a link to the page on PlaceSpeak was posted to the news/announcements page on the Town's website.

In March 2021, the LaSalle Messenger was sent to all homes in the municipality with two pages dedicated to the project (approximately 12,000 copies). The link to the PlaceSpeak page was included to encourage the community to review the project, leave their comments and answer the survey.

Several posts were included on the Town's social media pages (Facebook, Twitter and Instagram) between January 27, 2021 and March 25, 2021. The posts included links to watch the videos, and a link to the project page on PlaceSpeak.

A monthly email blast was sent to 3,800 subscribers in February and March. Information about the project with links to the Town's YouTube Channel (to watch the videos) and the PlaceSpeak project page were included.

A total of seven focus group sessions were held virtually with invited guests including community partners, stakeholders, user groups and experts in their field. Town administration provided a brief overview of the project, focusing on each area of interest with each focus group. Representatives from J.P. Thomson Architects Ltd. took part in

each focus group to take into account the comments and suggestions made. About 40 people from the community took part in the focus groups. A number of the comments will be taken into consideration as the design of the Small Coast Waterfront Project continues.

One-on-one in-person or by phone discussions took place between community members and Town administration as requested.

## **Notifications**

Information about the consultation report and next steps was added to the project page on PlaceSpeak. In addition, an email was sent to the connections on the project page.

**Report Approval Details**

Document Title:	LaSalle Small Coast Waterfront Consultation and Next Steps.docx
Attachments:	- Small Coast Waterfront Consultation Report - FINAL.pdf
Final Approval Date:	Mar 29, 2021

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



Chief Administrative Officer

Joe Milicia

# Town of LaSalle Small Coast Waterfront Project

## Community Consultation Report

January 27, 2021 to March 26, 2021

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## Executive Summary

Between January 27, 2021 and March 26, 2021, the Town of LaSalle received a number of comments and responses to the information that administration shared about the Small Coast Waterfront Project. This is the first major consultation period held for this project. It is anticipated that as the project proceeds into future phases, additional consultation sessions will be developed.

Due to COVID-19, the Town hosted the consultation project virtually, using the PlaceSpeak software to develop the information hub for all of the details about the project. With 2,779 unique views of the project, 106 comments on the Discussion Page and over 125 surveys answered, this would be considered a successful consultation period. The enclosed comments are providing meaningful feedback for LaSalle Council to consider in the development of the phases of this project.

This is an overview of the comments received. The comments, discussions, polls and survey information can be found following the Executive Summary.

### Boat Ramp/Marina

There is overwhelming support that a boat ramp remain at the park. There are some who like it to remain in the current location, and some asking for a larger area to accommodate increased use. In the proposed new location, respondents remind the Town to consider depth of the water, room for boats to maneuver with transient docking and enough parking during the busy season. Respondents also asked for space to dock larger boats for the possibility of hosting events, boat shows, tours, water taxis etc.

### Transient Boat Slips/Refueling Station

The majority of the respondents were in favour of transient boat slips, and most feel a refueling station would be needed to support the transient slips.

### Playground/Water Feature/Skate Trail

Respondents were in favour of the skate trail and water feature. Some respondents thought that the skate trail as pictured would be too small based on the expected use. Some respondents provided examples of playgrounds, water features and ice skating opportunities in other communities.

### Commercial Opportunities

All respondents were in favour of including commercial opportunities with a water view on the site, with most interested in restaurants, pubs, ice cream shops etc. There was some concern about competing with other restaurants in the area. Many respondents feel that adding restaurants would make this area a destination in LaSalle.

### Event Centre

Respondents like the ideas of a farmer's market, food trucks, movie nights, festivals, performing arts etc.

### Dog Friendly/Dog Park

A few respondents suggested including dog friendly patios/restaurants. Most respondents would like to see a dog park somewhere in LaSalle.

### Sports Courts/Fitness Opportunities

Respondents are interested in the re-development of the tennis courts, and caution the Town to ensure that they are built with to meet specific tennis recommendations. Seniors are interested in activities like pickle ball and shuffle board. There were some comments made about making the courts multi-use. There was also some comments made about an outdoor fitness park.

### Water Sports

There is concern from a few respondents that there is no canoe/kayak launch in the current plans. It is felt that this would be highly used.

### Heritage/Museum

Respondents agree that honouring the Town's heritage is important. There was a suggestion to focus on the Prohibition era.

### Natural Areas

Respondents feel that creating natural areas is important for the protection of bees, birds and butterflies.

### Beach Area

Respondents had concerns that the proposed location is not the correct area for a beach, and that the water flow would not be suitable for a beach.

### Retention Pond

A suggestion was made to make the retention pond shallow and to use it as a natural skating rink.

### Trails

Respondents are in favour of trails on the site to connect the natural areas with the commercial areas.

### Parkland

Respondents are interested in water fountains for drinking water, technology and BBQ's/picnic areas.

### Transportation/Active Transportation/Pedestrian Facilities

Many respondents are in support of facilities for bicycles including bike lanes and bike racks. There were requests for better pedestrian crossings, and e-bike charging stations. There are mixed comments about reducing traffic flow on Front Road (this was already approved in the Transportation/Active Transportation Master Plan).

### Outdoor Pool

There were minimal comments about the outdoor pool, and all who responded are in favour of keeping an outdoor pool in operation.



## Dedications/Naming

There are some respondents who have asked that a family member be recognized at the Small Coast Waterfront Project due to their history and/or heritage. There are questions about the name of the park based on the heritage and the Francophone history in LaSalle (ex. dislike of the translation of Petite Cote into Small Coast).

## General Comments

A minority of respondents do not agree with the project and believe that Council should not be spending tax dollars on this project at this time, and that more time is needed to allow additional input from the community. The majority of comments are positive and in favour of moving forward with the project, with the request that Council be cognizant of the tax rate, especially as we continue to be faced with struggles due to COVID-19. Many respondents see the project as providing an opportunity to encourage development and investment into LaSalle. Most respondents are looking forward to developing a destination point and community hub in LaSalle.

## Focus Groups

### Active Living

Much discussion centered on the construction of the tennis courts and ensuring that they are built to the proper specifications. A dome was suggested to allow for year-round tennis, or the installation of tennis courts in the event centre. Suggestions were also made for a natural barrier to break the wind, windscreens that could offer placement for sponsorship, hitting walls on the perimeter and seating inside the tennis courts. Beach volleyball is in high demand, and the current courts are often used. There is support to slow down traffic on Front Road and to create bike lanes. There is also support for naturalized garden areas.

### University of Windsor

The University of Windsor is open to discussion about possible partnership opportunities, building on the work already completed with the Fresh Water Research Centre and their engagement of the community through education. There was a discussion about the possibility of a future u-shaped aquarium as a partner project. This could be a self-guided tour using a smart phone, and could be maintained by University of Windsor students. The group also discussed the continuation of the monitoring of lake levels, and the possibility of an environmental monitoring station.

### Heritage and Culture

The group discussed active transportation and options for bike lanes and pedestrian crossings. They also discussed interactive art pieces that could be weaved into the design of the entire site to showcase LaSalle's heritage. They talked about the need for lots of extra electrical plugs and lighting throughout the site to allow for future events. The discussed possible future grant opportunities. It would be important to include the history of the Detroit River and its habitat. Art and culture is important to honour LaSalle's history and the Indigenous, Francophone and English communities.

## Tourism Windsor Essex Pelee Island

The group discussed possibilities at the event centre given the size to host large events like conferences and trade shows. Nice to see a year-round destination that highlights heritage of LaSalle. It would be important to use local artists, and to provide places on site for photo opportunities for visitors. It may bring out-of-town guests to explore the area. The group looks forward to the continued partnership opportunities with the development of the site.

## Local Businesses

Some participants felt that reducing Front Road to one lane will hurt business. Some participants would like a guarantee from the Town that they will not operate a marina, and will only offer transient docks (suggestion that there should not be power or water available for transient boaters). The group discussed the need for a restaurant that would draw boaters, and a drop off spot for a river boat cruise or water taxi. The potential of a fuel dock would be a big attraction, and could help support the marinas in the area. There was a question about locating a restaurant on the second story of the event centre that would have a nice view of the area. Would the Town lease the space?

## Accessible Advisory Committee

The group discussed the beach entry and the width of the skate trail. They also talked about the need to ensure that the museum is accessible. They also talked about the use of braille on signage, the incline on the bridges, adjustable basketball nets and accessible swings.

## Online Survey

There were 125 surveys completed. Of those, 107 of the respondents are from LaSalle. The majority drive a vehicle to get to the park. About 60% of the respondents are between the ages of 25 to 64 years old.

1. In the last two years, why did you visit Front Road Park and/or Gil Maure Park?  
Top 3 answers: physical activity (56.8%), disconnect and relax (40.8%), connect with nature and wildlife (36%)
2. What would you like to see at the Small Coast Waterfront in order for you to spend a few hours at the park?  
Top 3 answers: Washrooms (60.8%), Walking trails (54.4%), Natural areas, wildlife, flower gardens, trees (53.6%)
3. What might discourage you from visiting the Small Coast Waterfront Park?  
Top 3 answers: Lack of cleanliness (66.4%), Lack of Washrooms (44%), No Parking (31.2%)
4. In winter or colder weather, what would bring you to the Small Coast Waterfront Park?  
Top 3 answers: Food and/or beverage opportunities (56%), Ice Skating (52%), Trails (50.4%)
5. What would make you feel safe at the Small Coast Waterfront Park?

Top 3 answers: Good lighting (67.2%), Activity around the park (ex. restaurants, businesses) (56%), Good visibility and open space (43.2%)

6. What type of events would interest you most to go to the Small Coast Waterfront Park?  
Top 3 answers: Food event and/or food truck (72%), Farmer's Market and/or outdoor market (68%), Music Performance (52%)
7. 7. What type of sporting activities would you like to see at the Small Coast Waterfront Park?  
Top 3 answers: Trails for walking, biking etc. (58.4%), Ice Skating (46.4%), Rowing/Kayaking/Canoeing (42.4%)
8. 8. What would you like to see at the Benoit house/Museum?  
Top 3 answers: Historical Artifacts (56%), Museum Exhibits (48.8%), Events (35.2%)
9. 9. What type of businesses would you like to see in the area of the Small Coast Waterfront Park?  
Top 3 answers: Coffee Shops (76%), Restaurants (71.2%), Market (62.4%)

## Objectives

The purpose of this plan is to engage the residents, business owners and stakeholders of LaSalle in the planning process for the development of the waterfront. The waterfront project will become a destination point for residents of LaSalle, Essex County and beyond.

With COVID-19 restrictions, plans for in-person consultation sessions are limited. As such, administration understands the need to provide opportunities for online/virtual participation in multiple platforms. This will be achieved through the development of a series of videos that will be accessible through the Town's YouTube Channel, project details shared on an information hub on the Town's website using PlaceSpeak, an online engagement platform, a survey, small focus group sessions, as well as information shared with the local media and through the Town's social media pages.

The purpose of the engagement is to inform the community about the scope of the project, continue to build relationships with our community and request meaningful feedback to further develop the plans and design of the waterfront area. These community engagement activities and plans meet the Town's Strategic Goal of strengthening engagement and effectively communicating with members of the community.

## Goals

1. Raise awareness among the community about the development of the waterfront. This will be accomplished through a variety of platforms and tactics providing options for the community to provide feedback about presented concepts.
2. Encourage stakeholders to take part in the engagement process, and to follow the development of the project.
3. Explore the opportunity for possible partnerships (ex. business retention, donations, grants, naming rights etc.).

4. Obtain meaningful comments and feedback that will be included in a master plan for the project and submitted to council for final approval.

### Target Audiences

1. Residents (all ages – children, youth, adults, families, seniors)
2. Business Owners
3. Stakeholders
4. Park Users
5. User Groups
6. Rental Groups
7. Partners

### Engagement Tactics

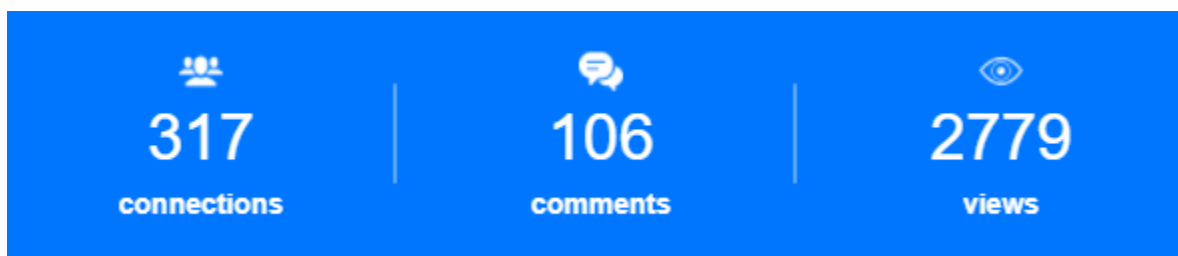
#### Videos

Development of a series of seven videos that describe the elements of the project:

- [Overview of the entire project](#) (492 views)
- [Event Centre, Plaza and Recreational Water Feature](#) (717 views)
- [Festival, Leisure and Natural Areas](#) (230 views)
- [Sports Zone, Community Centre and Water Activity](#) (80 views)
- [Heritage, Culture and History](#) (88 views)
- [Boat Launch, Marina and Fishing](#) (157 views)
- [Infrastructure, Pedestrians and Vehicles](#) (104 views)

#### [Website/Online Engagement Software](#)

This was an online information hub about the waterfront project. All videos, information, surveys, maps etc. are available through the information hub. Participants can post comments on the discussion page, comment on the resources, take part in polls and answer a survey.



## Media Releases

A media release was sent to local media contacts on January 27, 2021 advising about the consultation and the project. The following are links to media coverage about the project.

[CBC Player](#)

[CBC LaSalle Waterfront Feedback Project](#)

[AM800 News LaSalle Looking for Feedback on Small Coast Waterfront Project](#)

[CTV News Community Feedback Wanted for LaSalle Waterfront Project](#)

[Blackburn News Windsor Thoughts Wanted LaSalle's New Waterfront Park](#)

[Windsorite LaSalle Looking for Feedback on Waterfront Development Plans](#)

## Website News and Announcements

[Information](#) posted to Town of LaSalle website on January 27, 2021.

LaSalle Messenger

Direct mail of Town newsletter to all homes in LaSalle in March 2021.



**LaSalle Small Coast Waterfront Vision**

[www.placespeak.com/lasallewaterfront](http://www.placespeak.com/lasallewaterfront)

**Project Consultation**  
Consultation about the Small Coast Waterfront Project has been extended to March 30, 2021. The Town is using Placespeak, an online consultation platform, to give the community the opportunity to give us their ideas and opinions about the project.

**LaSalle Festivals and Events in 2021**  
At the February 23, 2021 Regular Meeting of LaSalle Council, the cancellation of the 2021 Strawberry Festival and Last Call Before Fall Festival was approved. The restrictions on gatherings due to COVID-19 from the hosting of large scale events.

**Events in the Green – Project Level of the Province of Ontario's Covid-19 Response Framework**, outdoor organized public events and gatherings in outdoor businesses and facilities is limited to 100 people. On average, the Strawberry Festival attracts 23,000 people over the four day event.

**As an alternative to these events, culture and recreation staff are working on plans for virtual and modified activities that will take place in June when the Strawberry Festival is typically held. In addition, plans for modified versions of the LaSalle Night Market and other smaller scale outdoor events are underway.**

**Volunteer Recognition**  
In addition, the 2021 Volunteer Recognition Event has also been cancelled. To honour LaSalle residents who volunteer, a social media campaign will be held during National Volunteer Week from April 18 to 24. This is open to all LaSalle residents who volunteer with organizations in and outside of the municipality. Submitters will be accepted and the volunteers will be recognized on the Town's social media pages that week, and throughout 2021. More information and fillable forms are available at [bulletin.ca/volunteerrecognition](https://bulletin.ca/volunteerrecognition).

**LaSalle Small Coast Waterfront Project**

The LaSalle Small Coast Waterfront, located along the Heritage Service Road, will be a connected, multi-amenity environment that offers the community an expanded, year-round destination. It will be an active site that captures the rich history and culture of LaSalle, showcasing our three cultures of English, French and Indigenous.

The individual components will offer a mix of uses for both indoor and outdoor programming. The parkland will be a walkable, active and passive recreational environment that links the buildings with the landscape. It will also be a sustainable and technology-infused environment welcoming users of all ages and abilities.

**Project Phases**  
As the December 17, 2020 Special Meeting of LaSalle Council, it was approved to move forward with the vision for Phase 2A and 2B-1. Phase 2A may start in 2021. The estimated budget for Phase 2A is about \$2.1M. Phase 2B-1 is subject to further studies, and could be started in 2022. The estimated budget for Phase 2B-1 is about \$2.8M. Both phases are being shared with the opportunity for their input into the design. Once complete, Council can consider negotiations made during the consultation period.

**Phase 2A Vision**  
• Renovation of the Barn Centre (approximately 50,000 square feet) converted into a multi-purpose centre to host events such as farmers' markets, art and craft fairs, etc.

**Phase 2B-1 Vision**  
• Renovation of Barn Centre as LaSalle's first museum  
• Parking lot construction between event centre and museum  
• Extension of Elroy Street on the west side of Farm Road  
• Trails throughout the site  
• Upgrade of the existing sports courts

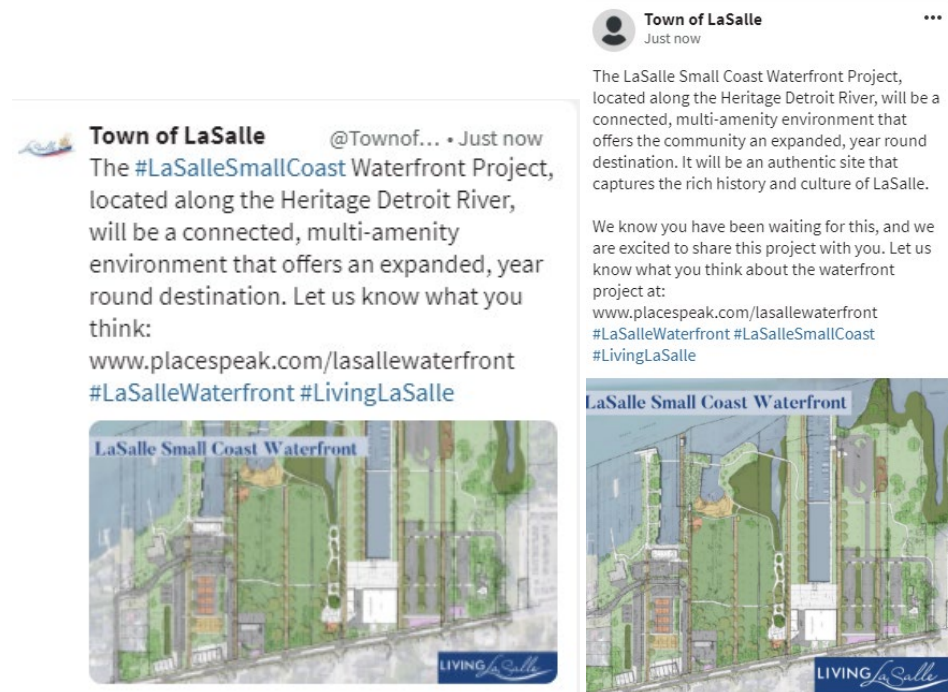
**Sports Courts**  
As part of the original plan, 225,000 was allocated to upgrade the current courts (tennis and sand volleyball). In addition, the Town received a COVID-Recycling Grant for 225,000 amounting to a budget for 225,000 to upgrade the courts. They will remain in the same location, but the orientation of the courts would change. This work could start early in 2021, so the courts could be out of service.

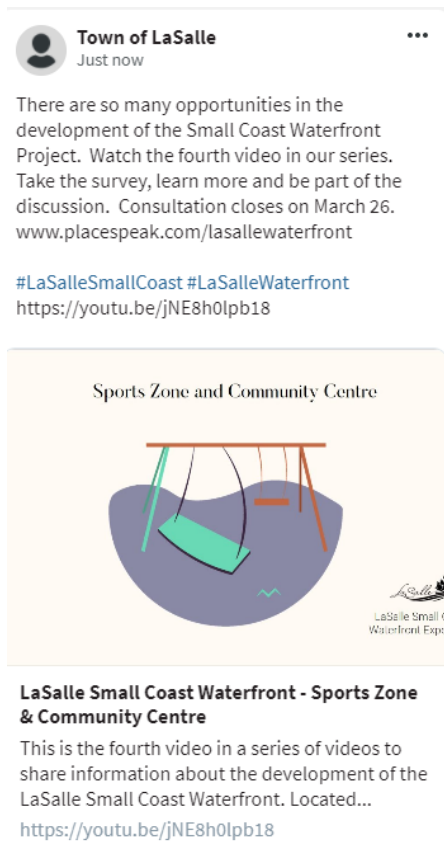
**for the 2021 season**  
• Construction of water/ice trail feature, south of the event centre  
• Construction of playground near the water/ice trail feature  
• Construction of building to house a future pump station, the ice pad and water feature equipment and change rooms  
• Upgrade of former Wapagon Marina includes removal of some of the boat slips having some available as transient slips  
• Level grade and paved area for future boat launch/dock park, to be located west of the event centre  
• As part of the redesign for the waterfront trail, the commercial paths have been relocated south-ly between Louise Drive and Adams Lane



## Social Media

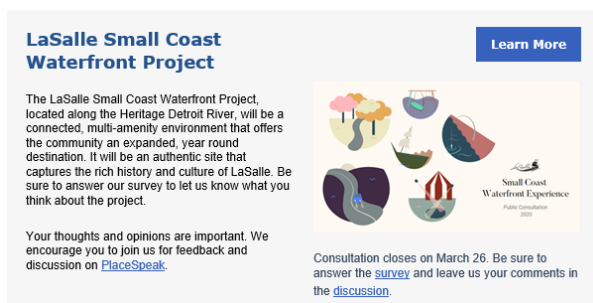
Use of the Town's Facebook, Twitter and Instagram pages with links to the online information hub. Sharing of posts on Culture and Recreation Facebook and Twitter pages and LaSalle Fire Department Facebook and Twitter pages. Hashtags: #LaSalleWaterfront, #LaSalleSmallCoast





## Monthly Email Blast

Information about the project with a link to the PlaceSpeak page was included in a monthly email blast that was sent to over 3,800 subscribers in February and March.



## Small Group Online Discussions/Focus Groups

Members of the public with similar interests were invited to take part in small group discussions/focus groups (ex. user groups, business owners, rental groups etc.) to obtain feedback on topics that are relevant to their knowledge base. About 40 people took part in the focus group sessions.

## In-Person/Telephone (if requested by members of the community)

One-on-one in-person discussions can take place at LaSalle Civic Centre, or telephone conversations, with the appropriate member of Town Administration.

## Discussion question on PlaceSpeak

What is most important to you in the development of LaSalle's Small Coast Waterfront Experience?

### Boat Ramp/Marina

That the boat launch is still available and appropriate parking remains.

Whenever I used the boat ramp on a half way nice day, there has always been many people enjoying the existing park area and water view. Patio bar serving alcoholic beverages does not fit the tranquil, safe and clean facility it is today.

LaSalle boat ramp is first rate. The location is extremely important to everyone participating in boating activities on the Detroit River as it is midway between Windsor and Amherstburg. Traffic flow is perfect as it leads all launching traffic directly to the ramp office for everyone to be served by the attendants. The dual ramps having independent in/out service keeps launch flow moving efficiently. The wide parking lot is outstanding. Ample space to maneuver to parking lane with small and large trailer rigs. Washrooms are convenient and clean. I trailer my boat to many locations throughout south western Ontario. The LaSalle boat ramp facility is by far the BEST!!! PLEASE DO NOT TAKE THE RAMP AWAY.

I'm a boater and kayaker, and love waterside parks but as for the marine design what I see in the pretty picture needs some massaging: 1. With respect to the "new location" proposed boat ramp there is not enough space allotted for the turn around and launch for two ramps (at least) and no provision for dockage for those waiting to pull out or pull in. There is insufficient room now on busy days for all the boat trailers and their tow vehicles and this new plan does not look any better if not worse. 2. Where the new launch ramp is shown the chart datum shows 1 ft of depth whereas at the existing ramp datum is 4 ft and at Westport 3 ft. Now we have higher water than datum to the tune of an extra 3 ft or so but this will not be forever so the area for the new ramp will require dredging and possibly a river break wall to keep from filling in constantly. Moreover if putting in the required break wall this will affect the water area upstream of the breakwall which may not be allowed as far as environmental issues. 3. I believe it would be better to just improve the existing boat ramp area which is actually not bad except for the useless concrete docks which could be taken out and replaced with floating ones and the parking area could be retained and expanded to the grass area north where we currently overflow park. The new proposed area where the ramp is to be relocated to could then be retained as it almost is now which is natural/park type area and then dredging for the ramp, etc. would not be necessary, and there would not be such a significant time loss for boaters as in relocating the entire ramp area. Moreover the traffic flow would be much smoother for the ramp and for the dockage marina area if it all flows from the traffic light at Laurier.

I think that the moving of the boat ramp from the existing location at the foot of Laurier to where it was originally planned behind the museum house was a poorly thought out idea. The water depth there is very shallow and the costs to keep a navigable channel would be high. I see the latest proposal to have it enter into a slip on the North side of the old Westport marina is a good one and combines two areas for boating activity into one space. Makes sense, well done.

The water depth in the area though 20 to 30 ft deep in the narrow channel on both sides of Fighting Island is very shallow for most of the water between the mainland and island as you get to the sides with the max depth only about 5 ft even with our current high water levels so it is unlikely that anything



even approaching a smaller tour boat such as the Star of Detroit could dock. However, a smaller pontoon type tour boat may be able to get in close to shore but perhaps such a tour boat company should foot the bill for a dock suited to their boat(s) rather than it be on the town of LaSalle's shoulders. Certainly an interesting idea if the logistics can be worked out.

With respect to larger ships/cruise vessels docking the water depth in the area though 20 to 30 ft deep in the narrow channel on both sides of Fighting Island is very shallow for most of the water between the mainland and island as you get to the sides with the max depth only about 5 ft even with our current high water levels so it is unlikely that anything even approaching a smaller tour boat such as the Star of Detroit could dock. However, a smaller pontoon type tour boat may be able to get in close to shore but perhaps such a tour boat company should foot the bill for a dock suited to their boat(s) rather than it be on the town of LaSalle's shoulders. Certainly an interesting idea if the logistics can be worked out.

Leave a docking area for bigger boats can pull up and dock. The reason being is to allow for great-lake cruise ships to dock. The end of Westport could accommodate this.

I also question the 33 parking spaces for trailers. That's enough for many, even most days, but I don't think it's nearly enough for peak periods. It would be a downer to start the new development off with hundreds of angry boat owners, disappointed fishing tournament participants, etc. Perhaps even remote trailer parking, with regular shuttle service at busy times? Space is obviously limited in the park for paved parking lots. Some imagination may be necessary. I don't see limiting boat ramp access in a waterfront community as being wise

I agree that the ramp parking is not sufficient. Currently there are 33 spaces for tow/trailer parking and 8 single vehicle spaces not to mention those on the entrance to the ramp area on the side of Laurier's extension into Gil Maure Park. I have tried to park during busy times and there were no "official" spaces available and had to park elsewhere including on Canada Day Weekend when they were overflow parking on the grass behind the rest rooms. Although keeping the ramp and transient parking together is a good idea to help manage/staff it the latest proposal would be quite cramped not only for parking but in the marina waterway as well with not only transient boats trying to get in and out at the same time as launch use but also those staging to come in and exit as well as those needing to go out/temporary dock while parking the tow vehicle. In light of this, outside of expanding the new area for at least 50% more parking the ramp needs to have more space with temporary docks assigned. Also this area nor any area in the new plan allows for a launch area for kayaks and canoes. Moreover, as I previously mentioned there is a need for gas/diesel refueling pumps! The new proposed area for this marina/ramp can be modified but really, as others have said the existing ramp area is one of the best I have used. I believe it should be retained with additional 50% parking, removal of existing hazardous/useless concrete pier fingers and installation of a single parallel floating staging dock in their place including gas/diesel pump area. The area just south could be used as canoe/kayak launch area. For consolidation of staffing requirements the existing toll taker shack could be expanded to be a marina office area and transient boaters could come in after temporary docking at the new parallel floating dock refueling area receive, pay for their transient dockage/get dock assignment, and/or refuel as required. So this one physical location could manage the marina, ramp, and kayak/canoe area by virtue of its central location to all three. Just like Windsor Parkview Marina the office is nearby but not right in the middle of the dockage area yet is still manageable. This in turn would save substantial money and disruption of the existing ramp area. Additionally, as previously mentioned, and agreed with by others, the existing ramp area would be an inhospitable area for a man made beach as it will algae/weed up due

to the stagnant nature of the cut. It would be better to put it over south of this and south of the cut that I mentioned could be used as a kayak/canoe launch area as in one small peninsula even further south in front of what I believe is the current canoe club facility where the water access is more open and not cut off from a bit of fresh water flow past what would be the new beach area. A net and line on floats could be used to perimeterize the swim area from the non swim area. Unfortunately, I see that the new version of all of this shows a walking trail around the entire waterfront which goes over the existing ramp entrance. If this cannot be deviated around to the east of the launch area (least cost alternative) then it would require a pedestrian bridge with clearance of about 12 ft (for cruiser style boats) above HHW (Higher High Water) but this would still preclude sail boats and obviate access for handicapped individuals. It really seems that this entire process has not paid careful enough attention to the needs of community and other/transient boaters but we are as much of a factor in this river access project as those that like to look at the water but don't actually use it!

Would like to see the boat ramp at least double in size population has tripled and amount of boaters as well in the last 20 some years the current one is too small outdated and too congested for the amount of users hope counsel takes this into consideration take a look at Chatham boat ramp for ideas

The ramp is already set up and has improved over the years, and should be left as it is. Why are we spending unnecessary tax money.

We have a boat ramp with a nice large paved parking lot that is an attraction. I have talked to people using it from Toronto, Kitchener, London, and Michigan. Why tear that out and start over, wasting our tax dollars? If you want to build the walkway bridge over that canal, build it high enough for boats to go under. Add a bait shop where the toll shack is now, and earn some money not only from ramp fees, but bait, tackle and snacks. You want to attract visitors and boaters, but there isn't a motel for them to walk to for an overnight stay. Please conserve our tax dollars and use them wisely!

The LaSalle Coastal Trail LaSalle has a substantial (20+ km) coast which includes the inner water route of Turkey Creek, the Detroit River, and River Canard. It has the potential to be a haven for small watercraft enthusiasts. I would love to paddle from Marcotte Park to River Canard Park, but alas, small watercraft enthusiasts need access spots to get out, stand on land, rest and stretch. Currently, LaSalle is deficient with these opportunities and few have the stamina/inclination to paddle for 20km straight. The inclusion of an access point on this park development that does not compete with concrete launch ramps and sea walls would be a friendly start towards the inclusion of access points dotting LaSalle's coast throughout its length. I'm leery of the public investment for marinas and the capital costs i.e. sea walls, concrete ramps, parking lots for trailers, etc. These amenities benefit a small and declining group with no benefit to natural resources. I've not seen an example that makes economic sense. Allow room for the private market to develop a marina. Are we competing with Newport or simply providing amenities for taxpayers to enjoy our natural resources?

As a further constructive comment to the proposed relocated boat launch ramp putting it in with the transient dockage will lead to congestion with other boats just coming in to grab a transient dock for a while. For a good boat ramp there needs to be some in the water staging room as well as dedicated docks for the boats that are just about to pull out (next in line) and those that have just launched so the boat is docked while the trailer/tow driver goes to park and returns. Also the way you have it shown there is not enough cut for the ramp to compensate for extreme water levels as the underwater portion needs to be far enough away from the main cut so that boats not ramping can pass over it without

grounding in low water situations. This means the ramp needs to be dredged out deeper and further to the north into the parking/vehicle back-in staging area. The best way to do this would be to do the entire ramp to proper lowest depth to the north of the existing breakwall and then take out the breakwall. Special care needs to be given to levelness, ramp surface friction required, and of course concrete all the way! My first vote is to still leave the ramps where they are now because they are the best in the county including the traffic and parking setup except for the stupid concrete pier fingers!

I was attempting to log on to the comment section of the Town of LaSalle website but I was unsuccessful in being able to register. However, I would like to contribute to the Public input regarding the LaSalle Waterfront Project. I am writing this letter as to communicate my views on the project.

The draft plan of the changes looks very good which incorporate use of the newly acquired properties. I believe that the Project Committee should consider the idea of a lengthy marine dock face along the riverfront of at least 300 meters in length and a concrete pad of 10 meters wide along this length. This sounds like quite an addition to the project, however, this dock would have multiple uses.

First, the dock face could allow for marine events to come to Lasalle which would include larger vessels over 12 meters in length. These events would also include sail regatas, rowing events, boat shows, commercial passenger vessels such as tour boats and small cruise line vessels and Government vessels. Also, the annual tall ship transients could show here as well. In the times where there are no events, the dock space could be used for transient boaters and could generate income. In the times of events such as the Car Show and Strawberry Festival, the wharf could generate income and extra access allowing boaters to visit events at a charge for use of the dock space and event fees. I'm sure that I am just touching the surface as to the possibilities of uses for such a wharf. This dock could be incorporated into the presently planned walkway. The water depths in the nearby river are 10 meters on average however, there would be need to dredge a minor channel of approximately 100 to 200 meters to the main channel since water depths are currently 2- 3 meters in front of the old Westport Marina and south of that property.

This wharf would be similar to Windsor's Dieppe sea wall. There would be a need for electrical services in similar capacity.

I think that the expense will be well worth the benefits to the Town of LaSalle and equally to the marine related industries. To preserve the natural environment around this proposed wharf, it could be constructed on larger round pilings that allow for the flow of water and its natural components under the structure. We also need to plan for mooring of our Police and Fire Boat vessels in the old Westport dock area on a permanent basis. Thank you for consideration of this suggestion.

We definitely need more lanes for the boat ramp and a parking lot twice the size of the current one.

### Transient Boat Slips/Refueling Station

"Transient/ hourly boat slips" sounds like you are suggesting a fee should be collected for docking and enjoying the park grounds. During the many times I have required docking at LaSalle, there may have been 3 of the maybe dozen slips being utilized. The walk to Front Street for food or snack is relaxing if you take your time to observe the activities at the parks along the walkway.

Transient/hourly boat slips to allow for boaters to dock and enjoy the park and local restaurants.

For the new use of the old Westport docking area for transient/visiting boaters there is no indication of a fueling dock for gas and diesel for these transient boaters who will need to refuel as there is limited service for such on the Canadian side of the river. This will require underground double wall or above ground diked tankage and tanker truck filling access. The new transient docks should of course be the floating type (The concrete pier fingers at the existing ramp area are totally useless and more of a hazard than an aid). Transient docking accomplishes 2 things - it opens the area up more to tourism/visitors which will support local waterside area restaurants and shops plus it won't take business away from existing private marinas for their seasonal dockage income.

There needs to be some transient boaters and park goers covered meeting and picnicing areas.

Again, need refueling for boaters if you want them to come. Will this dockage be available for overnight, say, max of 2 nights?

I still believe you can't do a proper transient/visitor marina if you can't get gasoline for your boat. Right now on the Canadian side (other than private marinas) you have to go to Duff's in Amherstburg, Windsor Lakeview, Sandbar Marina in Puce, or Belle River Marina or if you can, then across to Wyandotte, Michigan. Suggest you rethink your position on the fuel situation even if just gasoline because most diesel boats and sail boats won't be able to get in anyway do to depth and length issues.

## Playground/Water Feature/Skate Trail

Colchester and Leamington have splash pads/jungle gyms at their locations. These facilities receive great attention from the young group of citizens. I have enjoyed participating with my grandchildren having great fun at both locations. These facilities and associated parking are located very safely away from the traffic of their boat ramp to help reduce the risk of children being involved in a tragic accident.

A warm weather splash pad turned cold weather ice rink is a great idea. Year round jungle gym for babies, toddlers and older children with 'FallZone' style flooring for safety.

Splash pad/skating rink would be great - hope to see winter activities covered as well.

Child Interaction- With two small children, we are excited to have a park nearby for parties and picnics and cultural experiences. Activities for child play and interaction (the splash pad and the ice rink are a great idea) But also a kid fair once a year would be fun like blow up obstacle courses, clowns with balloons, pie eating contests and talent festivals (Little Rascals kind of stuff).

We also have two small children that will be growing up in the area, so things that would allow them to have great memories in the park would be ideal. Sporting events, picnic/bbq

Perhaps the skating rink (don't think this is right with the current rise in winter temps - best to fill in and make it a shallower area from a liability standpoint for a skating, fountain, and hobby model boat area) and then the interruptive bridge would then only be a causeway between instead of a much more expensive bridge.

Also please plan ahead for expansion of the skating paths. I really think this will be busy and well used. A longer path travelling north south to connect the whole park in the future could be a great feature to get people using all the amenities and restaurants.

We drove by the existing Laurier/Front location today and noted that there are already playground and basketball courts there. It appears that these will be recreated to fit in to the new use of land. But, what is to be done with the existing playground equipment? The town is also replacing the reasonably new play equipment as recently announced at St. Clair Park. Many have expressed dismay that older parks in LaSalle have either no equipment or what is there is desperately old. Could this equipment not be refurbished after removal - paint, upgrade, handicap features, etc., and then relocated in some of these other parks?

Make the skating path bigger as it will be used a lot by many people divide it or make a small section for kids or in-experienced skaters.

The skating idea is good and I think will be well used.

Also a rink in the winter is a fantastic idea.

Expand water play features for children (splash pad, etc.)

Also the water feature turning into ice rink in winter is a fabulous idea.... our own version of Detroit's Campus Martius would be something we would love to see!

I assume the Skating Trail will be chilled? With our warming winters, I believe it would be a big waste of resources most winters without this. We have seen outdoor skating areas in downtown San Francisco,

with ice, albeit wet ice, when we were wearing shorts. We saw a really nice indoor leisure ice "rink" at Westside in Calgary when we did our site tours for the Vollmer Complex, and I believe there was mention/provision for future outdoor leisure ice there, at the time that was being designed. They used it as a money maker, by renting it out for birthday parties, corporate events, etc. We took photos of this, and if you don't still have them in your archives, I do, if you need them.

Splashpad/ice trail is a homerun...I have seen NO negative comments on it. I was digging through some paperwork a few weeks ago and found a leaflet from AMO for a company that designs just this...let me know if you would like me to forward a copy.

## Commercial Opportunities

Outdoor waterview or waterfront patio serving alcoholic beverages with pets allowed.

Agree on patio with views of water.

The community facilities and event areas would be the means to create commercial opportunities at the park and accommodate food trucks for example, but permanent dedicated structures for restaurants would not be permitted.

LaSalle is embarrassing that we don't have good sit down restaurants, and nothing on the water.

We'd like a restaurant with patio and water view, with alcohol license. Give us a destination, a reason to park, walk, and stay for a while. We'd like to enjoy the sunset with a glass of wine. We drive downtown or to east Windsor to do this. We'd like to spend our \$ in LaSalle.

I think that beyond a snack bar that since the park will be so close to Front Road that it should not compete with local owned present and future sit down restaurants and merchandise shops which will have a new lease on life if they don't have to compete with park services. This in turn will foster a renaissance for the area from a boating and land travel tourism consideration

I would like to see the business pads area to be reconfigured in a way to allow for an open-air, walking street atmosphere. The area would be done in a way to promote people to gather and socialize outdoors. Installed natural gas outdoor heaters, and a potential for a retractable tent over the area. A section like this would offer more attractive business opportunities, and attract people to the area to enjoy each other's company.

Restaurants with waterview would be great!

The existing ice cream parlour across the street, the "Village Market" building, and the building that houses Phat Alberts, etc., all just scream prohibition era vibe, and development of these properties to enhance and expand the theme of the Town's parkland should be/could be encouraged to incentivize possible new compatible business opportunities.

Several bistros, cafes etc. must be included to make this a destination for many and to provide jobs, taxes etc.

We would go to restaurants in that location, near a river walk.

It is a great time to make LaSalle a destination for other communities also. This could only be achieved by adding a string of restaurants along the street leading up to and possibly over the river with glass walls. The amount of out of town guests in Amherstburg on any given day is a testament to this fact. There is a buzz in Amherstburg that can easily be duplicated with help from private funds and lease back options. LaSalle has allot to offer besides more parkland. If I want to walk in parkland on the river, I can do this in Windsor. If I want to park and share an experience with dining options and a waterfront walk, LaSalle should be on the map for all to see how progressive we are as a community. I believe this could be all done in tandem while keeping the waterfront accessible with open spaces.

Ice cream parlour.

We would absolutely love the idea of this....very exciting! We are also hoping for a nice little water view bistro that could be enjoyed after any seasonal recreations were enjoyed here!

A seasonal ice cream kiosk.

Too often we buy a takeout coffee, and drive to Windsor's Ambassador Park to enjoy the view, all seasons of the year.

Would like to see some good vendors that give me a destination at the facility!

Why do you say commercial is not possible at Front Rd because of soil?

I think there should be some seasonal concession stands/buildings for ice cream/snacks/food/etc. to encourage more business.

Also, for our economy, restaurants with water views and small shops, like ice cream/frozen yogurt/cafes and food trucks.

We also drive to Amherstburg for a meal, an ice cream or a drink, then a walk in the park. Why not in LaSalle?

When you compare LaSalle's waterfront with Amherstburg's you see the difference. We need a trail, a park and a couple of coffee shops and restaurants. We have to drive occasionally all the way to Amherstburg for breakfast or a nice dinner close to the water.

I would hope that you have considered adding waterfront dining to the list of options available. Don't want to drive to Amherstburg to visit Ricardo's patio, when we have a waterfront opportunity right here in LaSalle.

Alot of positive comments about the chance to get retail/cafe/restaurants going ASAP. Most would rather them be on water's edge, but personally I feel you have the right idea keeping as much water's edge as recreationally possible.

Now we get our coffee at a takeout and sit in the car by the river wherever we can find a spot to enjoy the view. Maybe it's a senior thing!

Coffee Shop and sit down restaurant(s). We have the benefit of seeing the sunset so it'd be amazing to enjoy a dinner on a patio down there.

I would love to see patio restaurants, waterfront dining, kayak and paddle board renting, and a brewery would be awesome.



## Event Centre

Outdoor/indoor farmers market.

The existing Westport structure should be adequate for current as planned activities, but consideration should be made for expansion in the future to the west by absorbing some of the patio area which itself could expand into a filled portion of the "retention pond".

And that welcome centre - what an opportunity for swap meets, guitar shows, special collector shows, etc., farmer's markets, local produce, beverages, and now with the Caldwell Nation development in Leamington, a whole new dimension to link to.

Indoor & outdoor yoga/fitness classes.

Food trucks/food truck rallies.

Firstly thank you so much for taking on this exciting journey. I love the idea of anything related to the water. Chip trucks, farmers market and events such as rib fest or concerts.

Also consider an outdoor projection screen so on weekends Parks/Rec can host a movie night, similar to those held in Montreal at the old port waterfront. (??)

If this is to work then it needs to be a destination. A Farmers market on the weekend, festivals, small music performances, movie nights, food trucks. Every weekend we leave LaSalle for something to do (Amherstburg mostly because of proximity).

My suggestion for the riverfront would be to turn the Westport Marina building into a performing arts centre. Possibly build an amphitheatre outside the building towards the east. Keep the marina, but as a transient one. As far as restaurants go, something similar to Sinbad's in Detroit, or the US chain McCormick's (seafood) should be a consideration. Windsor has great walking paths, Amherstburg the Navy Yard, and Belle River a splash pad. Whatever you do, dare to be different.

Thank you for planning this expansion - our young family live very close to Gil Moore Park and we excitedly anticipate these upgrades. Features we would like to see: Regular farmer's markets in the event space.

The Dock is going to be a homerun...something people have been looking for and needing. There is so much potential. I can't wait to stroll a market or attend an AMO function in there someday. It will be a jewel in the region.

## Dog Friendly/Dog Park

Dog Friendly - more dog friendly amenities would be ideal such as patio dining and ice cream shops.

Our family, and many families around us, are big dog people, so to see more dog friendly activities would be a great draw for us. Dog friendly patio dining would be one. Dog friendly ice cream shops and dog friendly beaches.

100% agree on dog friendly and patio restaurant/food place.

Although we are not dog owners, we love dogs, and have many friends who are dog owners. Today while out for a walk along the Turkey Creek trail on the edge of Vince Marcotte Park we noticed many out walking their dogs but significantly someone inside the fenced off tennis courts with their dog loose and free to run! Amazing that LaSalle does not have a proper dog park whether at the new Petit Cote park or anywhere.

In the grand plans for the waterfront - there must be green space for a dog park. Please plan for a trail leading to a large fenced, drained, grassy area, possibly already with mature trees. Tecumseh and Windsor have successful dog parks. It is time for LaSalle to step up and provide one too. Surely, it would be a bonus in the marketing of a place for the whole family, even those with four legs and a tail! I enjoy the LaSalle Trail system every day with my dog. On our walks we pass nice big fields along the creeks, or behind the recreational facilities at the Vollmer complex, but I am unable to let the dog off leash to run. It would be a shame if the town did not include the one thing that our lovely trail system lacks - a dog park. Will the town please consider the necessity of a place where dogs needing lots of exercise can run. If not within the waterfront re-development, then at one of our other parks, - possibly: Brunet, Victory, Optimist, or Vollmer.

#1Dog Friendly would be wonderful.

## Sports Courts/Fitness Opportunities

I'd like to add that a couple of Pickle Ball Courts would be awesome, especially for us seniors who are less agile than we would think we were and though tennis is still an option for many of us the "new" game of Pickle Ball is more within our physical constraints as well as a fun game for everyone. There are only 2 outdoor courts in the town that I am aware of (at Vince Marcotte Park) and it would be nice to group a couple of new courts in with this new development. The town needs to recognize the significant population of seniors in its base and provide recreational features for them as well!

I am most excited for the re-construction of the tennis courts. I have utilized the courts many times and have always observed many people enjoying them. More often than not, when I arrived at the courts, I would have to wait or get the last open spot. I believe this is an activity that has gained momentum over the past couple of years and I am confident the new courts will get used regularly. Improved lighting, windscreens and court-side benches would be a nice feature. In addition, I hope that whichever company is constructing the new courts that there is the proper materials used to construct the courts. It would be a shame that the courts would be unsafe/unusable within a few years. I have been a part of the game for more than 30 years and it is a lifelong sport with so many opportunities to introduce, including: leagues, clinics, tournaments, camps for all ages, lessons, etc., so I hope the money for the courts is well spent. Please, not just asphalt courts. Please consider covering the asphalt with acrylic resins to seal the surface and mark the playing lines, while providing some cushioning. Thank you for improving the Waterfront and, for me, the courts.

As I mentioned - recreation for seniors should be a part of this - pickle ball, shuffle board, etc.

As a winter activity the tennis courts could be set up for ball hockey, broom ball, etc. 9. Since basketball is also a winter activity though usually indoors in northern climes, perhaps the bball courts' surface could be heated by an electric imbedded cable or circulated glycol heated piping system. This would allow year round use.

I had mentioned an idea about heating the basketball court and perhaps tennis court areas surfaces for use in winter and for street hockey or broom ball as well as basketball and tennis in the winter. By the same token there will be a splash pad and play river that may or may not be heated in summer/spring/fall. As an energy efficient alternative in lieu of traditional gas fired pool heating or imbedded electrical court surface heating a hydronic reversible heat pump system might be utilized whereby heat from the subsurface of the courts in the summer could be captured and transferred to the water play area while in reverse in the winter heat from the ground could transfer to and concentrate on the courts' surface. In other words the same principle as a home heating/cooling system which uses a heat pump and ground grid of buried lines to extract/dissipate heat! P.S. Am I seeing the drawings wrong to does the existing pool disappear? If so then not sure losing a pool is a great idea.

I appreciate the opportunity to participate in this project and would like to provide some input as to what this new waterfront park should include. I am asking the Town of LaSalle to consider including an "outdoor fitness park" as part of this development. Many cities in Canada, the U.S. and Europe have added outdoor fitness areas to their parks and these facilities have been welcomed by the community. Such a development would make the part more of a destination for people of all ages (yes seniors use these fitness parks as well), would reinforce the themes of fitness and "staycations", would receive use for at least 3 seasons (LaSalle's climate would make such a development usable for a good part of the year), and it would complement other fitness related activities on the site (walking, running trails,

rowing club etc). I recognize that there would be additional cost involved, but believe this would be repaid many fold by the unique attraction this would offer. Here are a few examples of successful "outdoor fitness park" developments.

[Outdoor Fitness Park – Example 1](#)

[Outdoor Fitness Park – Example 2](#)

[Outdoor Fitness Park – Example 3](#)

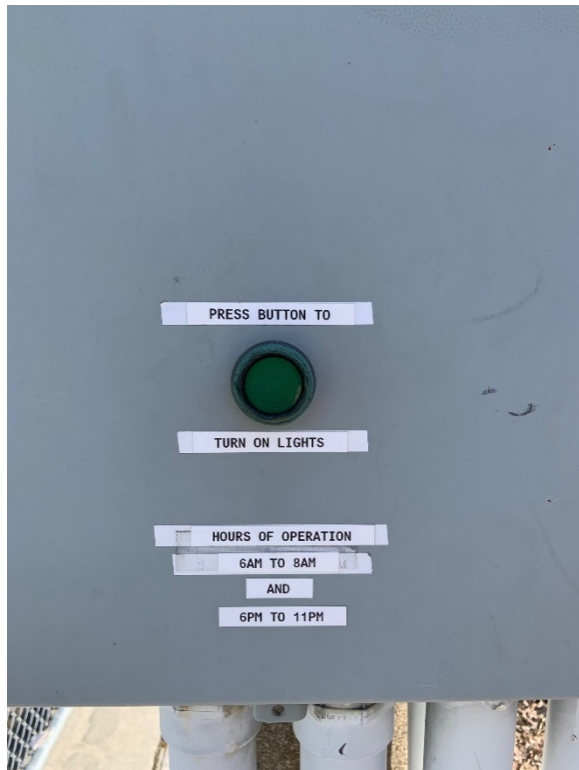
I've lived and worked all over Canada with the Canadian Armed Forces and I was shocked to see that Windsor Essex (LaSalle included) does not have a dry pad for outdoor activities such as roller derby, roller/floor hockey, LaCross, broom ball etc. Every major city had at least one.

I see the ball diamond is gone. It seems to be quite popular with young people in summer for pickup ball games. In nice weather there are usually groups on it almost every night. I am not a player, but young people seem to use it. Will it be missed? Just asking. Sure you have diamonds for organized ball at the Vollmer centre and Turtle Club, but the current diamond offers an opportunity for pickup ball in a cool, beautiful location where many people are going to want to be.

I see tennis courts. Again, I am not a player, but I, personally, don't know anyone who still plays tennis. Maybe I am just the wrong demographic. I know quite a few friends who play Pickle Ball, and lobby for more courts, and half the houses on our street have basketball nets in the driveways, with kids shooting hoops constantly. I do see a basketball court, and I expect it will get a lot of use. Are those just tennis courts, or could they also be used for Pickle Ball? I assume you have needs studies to justify this expenditure to focus only on tennis at the cost of excluding another highly-requested activity that might likely get high usage, or could they be designed for multi-use?

The current Volleyball courts get high usage from young people. I am glad to see them still in the plan.

Here are some pics for you to have a look at, first few are from Central Park in Windsor, busy place yesterday, showing you the wording on the light activation box (I've heard 45 minutes a push...), and the city's smart placement of a picnic table at each court, very useful...others showing you some fencing options for corners and some separation between the courts on the plan; I sure do like the location and orientation of the 4 courts, but the two middle ones look pretty exposed to interrupted play.







12:48 ↗



🔍 📍 cambier tennis center



## Water Sports

There is no provision shown in the new plan for launching of canoes or kayaks. This should be added and it too would be better combined with the ramp area whether in the new plan or in a reuse of the old existing ramp area. Actually, there is currently an unused cut just south of the existing ramps which could easily be managed into a kayak/canoe ramp area at the east end and then the launchers could also use the parking area for the boat ramps. I know there is a "private" canoe club area to the south of this but it is not readily and apparently usable to the public but they too could benefit from this new launch area.

Still no kayak/canoe launch area incorporated! Should have as it is as much a part of the river heritage and use as anything!

Please put a priority on putting in a kayak/canoe launch area. Many have also expressed a wish for this and that should not be a big issue to construct one floating dock dedicated to this near the boat launch area wherever it ends up. Let's face it the town is turning its back on this recreational aspect including the complete disregard for the two dilapidated docks at G. Craig Park and Vince Park.

Several, including myself, have asked for a beach entry zone for canoes and kayaks. Anyone who has ever attempted to get into or out of a small cockpit kayak from a dock knows the importance of this feature. It could be placed in front of the current rowing club - a natural fit, in my opinion, just to the north of the dock. There is a parking lot right there for loading and unloading canoes and kayaks. We just need the beach entry feature to complete it. That is where I would suggest it goes. There shouldn't be much interference there with other activities or crowds on busy weekends.

The other place canoes and kayaks could be loaded IF a beach entry was made available, is in Turkey Creek, at the G. Craig Park, which I believe is really underutilized, other than as an overflow parking lot for the restaurant across the street. Put it to work.

My vision for kayaking and canoeing (which is an integral part of our heritage here - both indigenous and the fur traders early on), would be to partner with River Canard "OutPost" (assuming they might be interested), so that people who want to, could canoe and kayak between the two points, and explore the entire shoreline along the way, with put-in and pull-out locations at each end. If the OutPost was interested, they could run an hourly shuttle (or on-call) from one end to the other, with rentals and pickup, or put-in and pull-out of private craft at both ends. I really think it would be an opportunity for people to explore that part of our heritage, our natural history, and simply spend a relaxing day exploring our most interesting asset - the Detroit River. I would be very interested in utilizing such a launch site, and using a commercial service to help make a "day of it".

Thank you for the feedback on many of the points raised by citizens, including myself, on the LaSalle Small Coast Waterfront Experience. I am happy to see the canoe and kayak issue addressed (talk with our neighbour Amherstburg, they are going to provide launch infrastructure at their Ranta Marine park near River Canard), as well as The Outpost (commercial enterprise) in River Canard, who rents out canoes and kayaks.

Amherstburg's efforts re canoeing and kayaking. Possible collaboration with them and "The Outpost" at River Canard for development and imaginative usage of a "beach entry" launch site here in LaSalle to maximize the utility of all three sites.



[AM800 News Huge Makeover Coming for Amherstburg's Ranta Memorial Park](#)

[Paddling Magazine Detroit River Kayaking Explore Great Urban Waterway](#)

## Heritage/Museum

I hope to see the park in our plan have a sincere commitment to our joint heritage. That organically evolves into a place known by our community, surrounding communities and maybe even tourist as a place to enjoy year round, a place that incidentally informs of our local Canadian heritage. The building designs and features would reflect and inform people of our local Indigenous, French and English heritage and history.

The new museum is a good place to start honouring our heritage. That theme should be carried throughout the park, on trail signage, buildings, boat launches, sports areas etc. Resources should be committed into research and finding interesting and innovative ways to seamlessly integrate that unique history, cultural and heritage into every aspect of the park.

Land & water acknowledgement and actual participation with local indigenous groups, sacred fire space for ceremonies.

Volunteer program at the museum.

I'd love to see the acknowledgement of traditional lands - the incorporation of local Indigenous history. I'm curious as to how local Indigenous partners are engaged in the planning process. I'd also like to see this space as a place to animate the climate conversation (seeing that the climate events of flooding have impacted this area specifically).

I'm very excited for the skating trails and the historic home restoration. Overall, I'm happy with the plans. Especially happy about the historic preservation.

We visit Nashville frequently. One of the places we visit when we are there is Marathon Motor Works, <https://www.marathonvillage.net/#thescoop> which is the site Mike Wolfe, of American Pickers (the TV show) fame chose to build his store, Antique Archeology. In the process, he rehabbed the entire building to house a micro distillery, and a number of touristy shops, as well as turning the halls into a museum of the old auto factory. Tour buses come there regularly now, and the entire neighbourhood and surrounding area, which were formerly a pretty rough part of Nashville, have become a flourishing tourist destination. New houses are being built all around it.

Every time I walk by that old building (The Village Market) that is what I envision. If it isn't a part of the public park, perhaps the planning department could look at an economic development plan for that whole section of Front Road, and with zoning, encouragement, and incentives, try to develop that entire area in the prohibition era commercial zone, to include live music venues, open mic opportunities, both for local artists as well as touring musicians, event spaces, food stalls, little food shops showcasing artisanal cuisine and local produce, tasting rooms for microbreweries, wineries and distilleries (in keeping with the prohibition theme!), perhaps a small restaurant associated with the planned Caldwell First Nations restaurant development in Leamington, to showcase, again, that part of our history, parking and infrastructure for food trucks (I see Food Trucks-Loading Zone in front of the main entrance in the plan) in nice weather, recording studios, antique shops, a museum (Jeff Renaud's ask), Farmer's Market in season, swap meets, etc., etc., etc. I see it as a foot-traffic and bicycle, people place. The emphasis here, while "prohibition" in vibe, would be on the "creative class", and what we do best as a town and county, with our unique location on the river and on the border.

I could easily see the restaurant across from Reaumes (Awesome Eats?) - the ice cream and candy store, being rebranded to look like the old drive-in restaurants of the 50's and 60's, as a magnet for antique car buffs to hang out, service out to the cars (like Happy Days), and a cool destination for foot traffic or bicycle traffic in season. The building next to Reaume's - housing Phat Alberts, is already a prohibition-era roadhouse that just needs to be tweaked to restore its look, and act the part. That whole strip has empty lots, several abandoned buildings, with almost limitless possibilities with creative and enthusiastic planning and encouragement from the town. A nod to that in this plan, I think, would help guide future councils, or even this one, to start the ball rolling on private sector involvement, with encouragement from the town. Guidelines to maintain the look and feel of Prohibition might be needed to prevent developers from just throwing up cheap, faceless strip plazas that are a scourge in any historic town. Niagara-On-The-Lake might be able to provide some guidance on how they maintain their unique look and feel.

The Heritage Museum and Welcome Centre. I really hope it doesn't become just a "museum". Frankly, it will sit empty most of the time, in a park that is designed to be an active people place. We have seen this in multiple places we have been. The Civil War Fort in Nashville - the day we went, we were one of only three parties in the entire fort at the time we were there. We spoke with the guy at the front desk, and he told us that's how it is most days. He was bored out of his mind. We also went to an "Indian Mound" state park in Florence, Alabama. Once again, we were, literally, the only people there. Once local residents have seen it one time, they have seen it, and there is no need to return. There is always a smattering of tourists, but these places are as quiet as tombs most of the time.

My suggestion would be to combine some of the features of a museum with something that is fun. I always imagined that house as a launch site for illegal booze and smuggling during prohibition, to load small boats to cross the river in the dead of night, with Al Capone making the odd stop. I have no idea if that is true, but that is what I have always pictured that place as being. So why not play on that?

In Halifax, Alexander Keith's Brewery has tours that are led by actors in period costume. It is the oldest continuously operating brewery in North America, and supplied beer to the British Navy back in the day. Every sailor got one gallon of beer a day, so Keith knew he had a steady clientele, being the centre of British naval power in North America. The gist of the tour was that we were going to meet Alexander Keith, but he had been delayed for a minute, and while we were waiting for him to show up, we would get passed along to another actor, who would show us another room. In the next step of the brewing process and give us more of the history. Of course the tour ended in a period-correct English pub, and everybody got one glass of one of Keith's beers as part of the tour.

There is no reason why that house couldn't be set up as a Prohibition-style speakeasy, and actors take us on a tour of what prohibition was, the role it played in both Canada and the US for the better part of a decade, and the role our local area, and perhaps the role (if any) that very house, played in the big picture.

Essex County now has a bounty of locally-made beers, ciders, wines and spirits. Why not have a tasting room in there, in a period correct speak-easy looking "museum", where people could taste and buy, local goods and even produce. Serving anything more than a "tasting" probably comes with too much legal risk. But that could serve as Essex County's Tasting Room with a broad sampling of what our wonderful county has to offer.

I don't know the actual history of that house. But if it is at all intriguing, it should be highlighted. I always imagined boat slips into the backyard, and even tunnels out to the river. Something along those lines in an interactive fashion could be really fun for the whole family, in an active sense. Use your collective imagination to make it an integral part of the activity of the park - not just a storage space for artifacts that most people will only go to see once.

I don't need to list all of the activities that could go in there. I have imagined a couple of examples. Obviously it should be the administrative HQ for the park, and other town offices could be located there as well, if it was appropriate. Perhaps a First Aid station, and public washrooms as well. I would simply implore you not to waste that beautiful edifice as a static, traditional, empty "museum". Bring the Prohibition era back to life with that house in a really fun, interesting way so that people will want to return, repeatedly. I could see it being very actively rented out for period-events. Maybe even a small pub in there for a beer and a sandwich with some live music on a hot summer afternoon, or some soup and a glass of wine on a cold winter's afternoon. Make it fun! Make people feel as if they have gone back in time to that era for an hour or two.

Benoit House: I have many comments today as I asked for people to reach out to me about this one. I had suggested that I was going to ask to see at least 3 distinctive zones in the museum as well as something to keep people coming back. I could see you doing something creative with that basement vault and possibly adding a tasting bar where people could come and sample some of the regions top craft beers/wines and whiskeys. I am sure TWEPI might be able to help develop a room like this. I also envision a simple "artisan area" much like John R Park Homestead where local artisans could rotate in some stock for sale that might fit in with the museum.

I see the French Settlers area of the museum as well as a rum-runner section. I had a few reach out today to ask if we could include an area for indigenous artifacts and dioramas to honor those who had the land before us. Depending on how deep you choose to go outside of the museum with the indigenous heritage, might not be necessary...but a decent suggestion, none the less. I had another person suggest a room for black heritage and the underground railway. I have nothing against the proposition...but I feel that Amherstburg already has the market cornered with their museum and anything we would put together would pale in comparison.

Now...for my suggestion. I spoke to Jeff Burrows a few years ago as he was getting ready for a concert in Northern Ontario. The century old theater they were playing that night had a "local hockey hall of fame" room attached. He sent me video and it was quite impressive (probably around 1000 square feet). He asked if LaSalle could ever do that and I said to him...what if we could do a "Culture and Recreation" Hall of Fame. We have had quite a few of our past residents make an impact on an international level whether it be in sport, theatre, music, graphic art...etc. I am sure if you were to do this, he would open his own archives and reach out to others who may do the same. So, I listed about a dozen "stars" that I knew of on my Facebook group and asked for more suggestions. Within 24 hours I was sent over 30. Some I had forgotten and others that I had never heard of. I picture a decent sized area...maybe on an upper floor. Not sure if anything like that was in your wheelhouse...but I am sure that the list could garner some neat artifacts and commentary. There were a few that I included that were community builders that were suggested as well.

A publication that speaks to the [Benoit House](#), and its ties to rumrunning.

More information on the [Architect, Garnet A. McElroy](#)

## Natural Areas

In my vision, walking and bicycle trails would take advantage of the beauty and natural features of the area and provide an understanding of how and why these natural features were important to our ancestors. This natural beauty would be enhanced by thoughtful use of landscaping and gardens filled with native plant species, bushes and trees.

We need a pollinator garden for the bees and the declining population of the monarch butterfly.

Butterfly garden would also be pretty. Sanctuary for birds which we are fortunate to already have due to Ojibway close by.

Native plants and trees used in landscaping - especially paw paw trees Community garden.

Flower gardens and shade trees. Grassy areas without too much concrete.

This region is a mecca for birdwatchers. I would love to see a focus on birds of our region, and on the importance of wilderness spaces for the protection of biodiversity. I hope the waterfront can include educational elements about wildlife. I really appreciated the Freshwater Restoration Ecology Centre at the waterfront. I am proud that our town supports that venture!

We should also strive to do a award winning display of flowers/gardens so as to attract more people to LaSalle. Possibly get one of the gardening societies involved.

There should be some way to keep the current and future garden stone materials from getting tossed in the water overnight.

## Beach Area

I wonder about the use of the old boat ramp area as a beach/swim area as it currently is land locked except for the west end and even now it tends to algae and weed up even with the current boat traffic because there is no water flow. Perhaps another of the larger cuts or the more open area south near the River Dance area would be better.

I think a beach sand area with umbrellas would be nice not necessarily on the waters edge. And if was to be placed on the waters edge it could be fenced off so that water could wet some of the sand and kids could build sand castles and such.

A beach is not a good idea. The water would probably be full of sludge that I wouldn't want to see anybody swim in it anyway.

I don't feel the accessible beach is appropriate for this. It will already be too crowded, and canoeists and kayakers loading and unloading their craft in this crowd would lead to conflicts for certain. I would suggest the Accessible Beach zone will be one of the most popular zones in the park in summer, and I believe it will probably be considerably undersized as a result. People will not be happy when they are turned away due to overcrowding. My suggestion would be to make it as large as you can, in the space available. How big? As big as you can! Young people will likely flock to it. Using the example of the park in Florence (Muscle Shoals) Alabama, their beach area was much bigger than what is proposed in our plan, and the day we were there (a weekday in June), it was very busy. By far the largest number of cars in their parking lot were there for beach goers, and the beach was very busy.

Their manufactured beach was somewhat larger than our proposal, and was really busy with people enjoying it - easily the main attraction there on that day. I wonder that our designed beach zone is way-undersized. People \*love\* beaches. I believe demand will almost certainly outstrip the designed area. And if I forget to mention it, you can see they mitigated the inevitable problem of stagnant water in dead-end marina lagoons with aerating fountains.

### Retention Pond

The pond retention area perhaps could be partially filled to make it shallower and safer if someone (children) were to fall in and certainly should not be used for skating in that you now have an artificial ice trail at the splash pad area. If shallower it could possibly be a great outdoor natural rink. Even if a foot or so deep it would provide for aquatic birds and a fountain in the summer.

## Trails

Need outdoor rain shelters near boat docks and elsewhere along trails with adequate garbage/recycle stations.

Will the paths be paved to allow roller bladers or just be for walking (and if so, then marked accordingly)?

Why would you put a walkway across the canals/marina and ruin the view from the Dock, pavilion and parks?

To have a trail along the river with access to walk up for coffee or treats with your dog ( dog friendly concessions).

Important things to me: - Nice areas to walk and sit and enjoy the sunset on the waterfront. - Wheelchair accessible pathways. - It would be nice if it was similar to the Amherstburg waterfront, but not with the interlocking bricks that become uneven over time

A walking trail at least 5 km long, open all year.

Most important to me is a trail to walk. Ahmerstburg Navy Yard, Windsor Dieppe Park and Tecumseh Ganatchio Trail are full of people walking the trails. Provide people a trail to walk along the waterfront and then the private business will come.

I would love to see a lot of nature paths, similar to Brunet Park or Ojibway with water views.



## Parkland

Will there be any charcoal bbq, or rentable propane bbq's available in park or marina areas?

Plentiful drinking water fountains w. bottle refill spouts.

An area for outdoor wedding ceremonies.

I think this is a great opportunity to incorporate green technology (ex. solar panels for charging stations, an abundance of tree shade to address our increasing number of hot days, use of other ground coverings other than concrete/asphalt to decrease hot zones and ground water reabsorption). There should also be access to free drinking water to enhance participation in the space.

I see several "Infotainment Huts". It would be very cool if these had wireless routers to provide high speed wireless internet access throughout the park and area. Maybe this is where you could have the recharging for e-bikes and scooters, if you were to offer that.

## Transportation/Active Transportation/Pedestrian Facilities

Can't wait to see it get started. I'd like to see many more bicycle and scooter parking spaces for e-bikes and e-scooters, and e-bike and e-scooter rentals, as well as regular bicycles. Also a pickup spot for Uber and other ride-sharing transportation options, like so many other cities now feature. Any charging stations for electric vehicles?

Electric vehicle & e-bike charging stations.

Bike repair tool & air pump station(s), plentiful bike racks.

Reducing lanes will cause traffic to increase into the Divine/Michigan residential area. Residents from Gary Ave to Reaume Rd. will be absolutely livid. Highway 18 (Front Road) is a highway and traffic will never be able to be "calmed" as hoped. Especially as Amherstburg continues to grow. This is a challenging and complex problem to reverse decades of development and turn Front Road into a pedestrian destination. Possible suggestion to extend Adams Lane to Bouffard?

Reducing number of lanes on front Rd is a terrible idea and will only increase an already congested north south route through LaSalle. People will start to go around whenever possible.

What is the purpose of reducing this are to one lane?

Taming the traffic on front road at Reaume rd. As someone who lives nearby it is a nightmare trying to access the rest of the town by foot or bike.

We need better sidewalks on both sides of Front Road from Martin Lane to Reaume (at least). Bike lanes would be a major improvement as well.

Traffic calming. Creating safe cycling routes to the waterfront. Segregated bike lanes for the full length of Front Road. Wider sidewalks.

I have to say that I really share the concerns expressed about trying to "calm" an established major commuter route to and from Amherstburg and parts of LaSalle. The commuters are not going away, so where do you propose they go? But I also really like this park proposal, and want to make the traffic flows work for pedestrians, cyclists, local residents and commuters. How can we do this? I walk this neighbourhood every day, and have been thinking about it. My suggestion is to move the pedestrian and cycle traffic onto the parallel route(s) of Michigan and Divine (instead of plugging them up with cars), and connect to the new park with traffic lights - coordinated traffic lights - to keep the traffic moving for commuters - not frustrating them into residential streets. Make those cycle/pedestrian paths attractive, and state of the art to encourage healthy transportation choices in our town, and then connect them to the park at the access points designed in the plan, with stoplights to allow safe crossing of Front Road, and safe access onto Front Road for local residents. Currently, the only one is at Laurier. There should've a number, but definitely coordinated lights to both give time to cross and turn from the neighbourhood, and to keep the traffic moving for commuters, and not frustrate them into taking much less desirable routes. Human nature is thoroughly predictable. Plan to take advantage of it rather than trying to change it or frustrate it.

We would love to be able to ride our bikes here and have something to do/eat/see other than just to look at the water. This could be a great beacon for the Town if done right.

I didn't see much/any bicycle infrastructure in the plans, other than a passing mention on the streetscape. Bicycle use is really taking off right now. Many shops have a waiting list to buy an E-Bike. The use of E-Bikes is also really taking off, and I believe that trend will accelerate quickly. Other cities have e-bike, and e-scooter ride sharing opportunities. But at the very least, this healthy, and environmentally-friendly trend needs to be acknowledged with lots of proper storage, parking, secure lock-ups (these bikes are \$2,000 - \$7,000 in value and everything in between), and even charging stations. We are building trails and lanes all over the town. The riverfront is about to become a major destination. You are providing riders with trails to get there, but I see nothing for them to secure their bikes once they arrive. You need to give riders a secure place to store them while they spend the day and explore the surrounding amenities. Please do not underestimate this. It will be disrupting and expensive to add it afterwards, and people will not be happy if there is no place to put their bikes when they arrive at our brand new park. I think the need is pretty obvious.

There should be provision for space for Uber and cab pickups and drop-offs (maybe the "Loading Zone" at the front entrance, or the special events bus parking?). Assuming there will be opportunities to enjoy local beverages in the area, and for people who don't have a vehicle, this would just be smart planning. With the narrowing of Front Road and restricted lanes (??), I think this will be essential, because they cannot just "pull over" on Front Road once that has been blocked. Again, this is a provision that Nashville has taken into account at key areas in the city. We would just need one for the new riverfront. When you can take Uber, you can just leave your car at home. Cabs usually take too long, in our experience. Uber/Lyft, etc. is very convenient, and reduces the need for, and cost of parking.

Additional cross walks would be great for everyone north of Laurier - perhaps something at Bouffard or Ulster.

Infrastructure such as additional controlled crosswalks that enhance safe and easy access to and from the neighbouring commercial areas would be more in line with this vision.

Multiple pedestrian crossings on Front Rd.

Unfortunately, one issue I raised, because I don't see it addressed materially in the plans, and you haven't addressed it in the responses either, is the lack of bicycle infrastructure. Specifically, my concern is secure lockup opportunities for bicycles, e-Bikes,, and even accessories, such as seat posts, wheels, racks etc. I am sure our police dept can provide a list of routinely stolen accessories, as well as the most common ways bikes are removed from cursory lockup situations. While there is passing reference to "bicycle infrastructure" on the road in front of the park, there is no actual bicycle infrastructure designed in the park. In my opinion, lockup opportunities and infrastructure in several locations within the park is absolutely essential. Bicycle usage, already high, is on a steep increase right now, and several e-Bike companies have models on back order until the end of the summer. This trend will only increase. Even a Canadian Tire special will cost you \$250+ today. Many people are paying \$1,000+ to get a nice bike, and a few pay much more than that - up to \$10,000 for specialty bikes. A very basic e-Bike will cost \$1,500, Costco e-Bikes (when you can get them at all) are \$2,000+ with taxes, and \$3,000-\$4,000 (and up), is not uncommon. They are valuable, they are in super high demand, and as such, they are attractive targets for theft. To be clear, these are not motorcycles. They are ordinary pedal bicycles in the most traditional sense, but with a battery attached, have an electric motor to provide pedal assist. I see them in use on my walks, often, but not always, by seniors. I see young people on them too. Bicycle magazines predict their use will continue to skyrocket. Many cities use them in ride sharing rental

situations, and in cities, restaurants, and especially chains, are using them for food delivery. They don't get stuck in traffic, or contribute to the pollution or gridlock, and they are much cheaper than a car. Anyway, bicycles aren't going away, and I did see other comments besides my own about wishing to bicycle to the park. Please ... we need some place to lock them up securely (even with video surveillance perhaps near the hi-tech hubs?) once we get there. Thank you.

I forwarded a couple of recent surveys on the rapid growth of bicycle usage throughout the world, and including Canada, especially since Covid began, with several members of Council this morning, and a couple suggested I share them with you as well. I am including e-Bikes, as they have become very popular, and trying to get the model you want currently can mean a wait until the end of this summer and beyond. I am seeing them more and more on my walks here in LaSalle, not only with seniors, but with young people as well. I think they are a clean, quiet, relatively "cheap", healthy alternative to car usage, and should be encouraged.

[Bicycle Guider Bike Facts Stats](#)

[City of Windsor Cycle Windsor Documents](#)

[CAA Bike Safety](#)

The e-Bikes are expensive and in high demand. So are many conventional bikes, and as such, all are attractive targets for thieves. I commented that the plans for the new waterfront park have no provision anywhere for infrastructure for locking up these valuable bikes once you arrive at the park. On the feedback pages posted online, many have mentioned they wish to travel there by bike, and even now, many bikes are used to get to and from the park. I am sure our own police department can advise you on the problems with bicycle thefts in LaSalle, and that includes harvesting parts - seat posts, wheels, electronics, bags, etc., from bikes that are locked up in a cursory sense.

So I believe that providing adequate secure places to lock up bicycles in several locations in the new park will be essential to its success. People will be very disappointed and angry if they get their bikes stolen while attempting to enjoy all of the features provided, especially if it is because there were not adequate lock-up opportunities provided.

I suggested locating these near the hi-tech kiosks ("infotainment huts") in the plans, so that perhaps video surveillance could be added, and lockers with locks could be added for accessories to be secured. I suggested extending such plans to all future developments in the town, with the view to making it the most bicycle-friendly town in Essex County, and encourage people to use bikes and e-Bikes as their primary mode of transportation whenever possible. If you provide the infrastructure proactively, encourage all businesses to provide lockup infrastructure, and advertise the town as such, you reinforce the town's motto of Healthy, Active and Caring. Some people may move here for that reason. The new Gordy Howe Bridge is going to have bike lanes to cross internationally, and links to all of the county's trail systems, with our favourable climate, and touring opportunities in the county, make it pretty attractive for a healthy, active lifestyle.

Active transportation down front road - Many people seem concerned with how the road will handle the volume when they lose the extra lanes...but many more want to see safe walking, cycling and rolling infrastructure out there. They also appreciate what it will do for the speeds.

## Outdoor Pool

We like the pool and hope it stays. Living on Front Road we can see the pool is being used often. Do not think it should be removed.

Retain existing pool.

A lot of people have expressed their concern about losing the pool so perhaps rethink relocating this in conjunction with the new wading/water park area.

I agree with many others who feel the existing pool should stay. It is a nice facility and would be a shame to pull it out in the disinterest of public recreation when the whole new park idea is for LaSalle residents and visitor recreation! I must say that as a boater, on those hot, hot days of summer it is so nice to find a marina with access to a pool. I know at Put-in-Bay there is a hotel/motel that for a small fee allows you to use their pool and pool/bar/snack bar! What a treat!

## Dedications/Naming

I would like to recognize my grandparents, Riki & Sarah Endo, as the first Japanese-Canadian family in, The Town of LaSalle. Sadly, my grandparents, including my father, were forcibly relocated from their home in British Columbia by the Canadian Government. It was a dark part of Canadian history, "The Japanese-Canadian Internment". As Canadians, they were "excavated" from their homes, and took only what they could carry in their arms, their remaining possessions, confiscated and sold. When the war ended, their only option was to be deported to Japan, a country unknown to them, or relocate east of the Rockies. My grandfather, Riki Endo, was born in Japan, came to Vancouver Island, British Columbia, to find a better life, as most of our grandparents did. He met & married my Japanese-Canadian grandmother, Sarah, and they raised 4 children before their lives were changed forever. They endured the hardships of racial discrimination when there was nowhere to turn. While having their family separated across Ontario and Quebec. When they finally reunited as one family, it was in the Township of Sandwich West, (LaSalle), Ontario. I would like to honour my grandparents, and the Town of LaSalle to recognize & honour them also by planting Cherry Blossom Trees in the designated "leisure areas" as well as include their "Experience" in the historical site planned for the Small Coast Waterfront Experience. How unimaginably beautiful it could be to view these amazing trees in our community and along our waterfront and walking trails. Cherry Blossoms are symbolic of, "A flower of spring, A time of renewal, and the fleeting nature of life". I have researched and found on: <https://ivebeenbit.ca/cherry-blossoms-in-ontario-canada/> (including Toronto, Burlington & Hamilton).....there are currently no cherry blossom attractions south of Hamilton, Ontario. There are several types of Cherry Blossoms, early blooming, late blooming, some are fragrant, some are not. There are some that "open as white and change to pink over the course of a few days". Some species have blossoms which consist of ten, twenty or more petals. There are some cherry blossom trees that have colourful leaves of gold and red in the fall. This could be an added showcase not just within LaSalle, but for our region. Some links of the current Cherry Blossom attractions in Ontario and from around the world are: [Ontario](#) (including Toronto, Burlington & Hamilton).

[Traverse City, Michigan](#)

[Ohio University](#)

[Washington, D.C.](#)

[Macon, Georgia](#)

[Japan](#)

It's not my intention to blame or generate sympathy. It is to allow Canadian history to be told from the experience of a family who triumphantly settled in LaSalle, Ontario. The truth of the Japanese-Canadian's experience is a truth we can never allow to happen again to any race, gender, sexual orientation or religious belief. I am sincerely grateful for the journey that brought me here. I am blessed to have researched my father's history, and understand just a glimpse of what my parents & grandparents experienced. Many of us understand and respect the struggles of our grandparents and our parents....their hardships and sacrifices. What they gave for us... "Because we want to make our world a better place for our children". I'm very thankful and so proud my grandparents chose LaSalle, my Mother (French-Canadian) & Japanese-Canadian Father raised us in LaSalle. Myself, my brother, Mike

and my sister, Tracey, have all raised our kids in LaSalle and we still all live in LaSalle!..I can't imagine not living out my retirement with my wonderful hubby, Jim, in the, "The Town of LaSalle". ♥

As a proud LaSalle resident of his French Canadian heritage, I would like to suggest that the Town seriously consider changing the name of the project back to the original sense... Petite Côte. Small coast waterfront is insulting. If you're concerned about using the original name of the area, then please consider using another name that reflects and respects the French Canadian settlers of the area. I would humbly propose using the name VOYAGEUR PARK. You could then dedicate other areas of the project with other names... but please don't simply use Google translate.

The park currently is Gil Maure Park so to your point why change that as well? Perhaps the two names could be combined as in Gil Maure Park - La Petite Cote de LaSalle.

I am writing to you to request that my grandfather's name Samuel Chappus be included in your park project since his house was at the corner of Adam's Lane and Front road in LaSalle. The house was recently taken down to make way for new projects which I think will be a valuable asset to the community. He was a good man , honest, his word was his bond and ran a business in the town. LaSalle Oil and Coal retailing petroleum products to businesses ,home, and farmers throughout the county. He was quite an adventurer, in 1947 he and his partners purchased a tug boat from Lunenburg N.S. hired a Captain and sailed all the through the Seaway back to LaSalle. The boat was called the Mark Twain was 64 Ft long and was built in same ship yard as the Bluenose. Her birth in LaSalle was at the site where the present day Marina is. The Mark Twain was in the first international tug boat race. She didn't win but did I respectable. He was an avid horseman and a longtime member of the "Windsor horseman Association", who was a promoter of all the horse shows in the early 1950's. He was a generous person, also very involved in the community and the Catholic Church Sacred Heart. He was elected Mayor of LaSalle in 1932 and served one term. He and his wife Cannille donated some property for Sacred Heart School to expand their schoolyard later the school was torn down and the property was used to build the centennial arena. He was also one of the founding members of the Catholic Children's Ad Society. It was something he loved to do. He would help young people out, he would give loans and mortgages to people who needed them that could not qualify for at other places at very low interest, sometimes none depending the circumstance, but he always trusted people and also owned probably 50% of the property you're looking to build the new park in whole or in part through his company. I would like to request that he be recognized in some way shape or form for his contributions to the community and always willing to do something good for someone he died very young from a heart condition at 63 years. He was born in 1896 and passed on Dec.15 1959 from a heart condition. I was 12 when he died. I was only grandson and my mother was his only daughter. She was adopted by them and, in the 1927 because her mother died shortly after she was born and her father had two little girls to take care of during the depression and that was not possible so he gave my mother to the Chappus family to be raised by them, so I always regarded them as my real grandparents because they were always so kind to me and we're the people that I would admire because of the things that they did through their lives donating money for young people to get an education hoping that maybe they may become something worthwhile in life. My Grandfather Sam Chappus was a pioneer in the new town of LaSalle in its day. Known and respected by everyone.

## General Comments

What's most important to me is seeing the variety of activities that will be created for people of all ages to engage in. The waterfront is a beautiful space in LaSalle that deserves this kind of attention.

Okay, several months ago I gave similar input via the LaSalle Community Facebook page and direct to Councillor Jeff Renaud about the "improvements" that were required in my opinion. Now, I realize that some of these comments and recommendations were utilized to massage the original plan.

Unfortunately, no one I contacted gave me the courtesy of any response as to this having been done. I see in viewing the "big picture" that some of my points made above have been addressed in particular with respect to the boat launch area which as someone else has mentioned is a good idea to combine with the transient marina. Most of my other points are still valid I believe. I hope that further use of this PlaceSpeak app allows some good dialogue both ways.

Overall, I hope that short of government funding, which has at this point been turned down, this project does not become the all consuming focus of our town leaders short of the other needs with respect to roads and safety and taxes (for which mil rates are the same but house assessments are going up meaning higher taxes for all of us - we need to reduce our mil rate and not raise it). It's nice to have beautiful parks, which we indeed have already, but as others have agreed, let's watch our tax situation while not jeopardizing the existing Town community infrastructure needs.

I imagine a place that is thought of fundamentally differently from the Vollmer sports complex and community center. This new park by virtue of its natural setting and beauty, I envision will be a place that on a weekend or sunny evening is inviting to individuals, families, groups and gatherings to enjoy a simple peaceful walk, outdoor ice skate, bicycle ride, picnic, paddle or a lazy day of fishing all the time being surrounded.

They have planned this project without any public input. This is our money not the consultants or architects.

I have gone through the video and must say that in the interim since first announcement a lot of thought and improvement has indeed gone into this plan. Further to my previous comments I would like to add some further thoughts for consideration.

An attractive vibrant park and commercial space that will be used for the community that will draw residents and visitors to LaSalle's waterfront. It should also be a catalyst to spur development and investment to front road.

As per other comments the needs and recreational requirements for seniors also needs to be looked at much closer. I hope that Stantec and the Town of LaSalle consider the needs and comments as possible for this project as it is our tax dollars plus tax dollar funded Government grants that will be at use here. Let's work together and make this a functional and beautiful park that we can all be proud of for many years and not some unicorn that could have been done better if only we had listened carefully to the input that was requested!

Maximize recreational activities. They will be used and loved by this community.

There should be something for everyone - residents, tourists, families, singles, seniors, children, active, passive, exercise, quiet enjoyment, access on foot, bicycle, e-bikes, e-scooters, boat, kayak, canoe, - perhaps pickup and drop-off of canoes and kayaks from River Canard for local river exploration by both,



shows, concerts, and an emphasis on live performances, open-mike nights and afternoons, and a catalyst with encouragement from the Town, for local businesses that feature the creative class, active participation, and outdoor spaces for eating, drinking, and entertainment. This should be a huge people place.

Seems to me that so many decisions have been made in the planning of this project without any public input. What's up with that. It's for all to enjoy so slow down on this project until you receive.

You want public input from the public but you haven't allowed much time at all. I received the pamphlet in the mail and you have a deadline of March first, this is totally not acceptable. Millions of dollars will be spent and its being rushed.it looks like you've planned it with consultants and architects but not with the public...slow down!

This is an unnecessary undertaking by the town especially at this time. It's financially unacceptable!

We have always been envious when visiting other water front towns that have these lovely attractions! It has always been something we specifically look for when vacationing....so in saying that, the possibility that we could have this and enjoy it at home is amazing!! We look very very forward to more information on this and really hope that it happens sooner than later!

There is great opportunity to create a place that is a haven for locals and those coming to explore. The amenities need to be carefully chosen to tie everything together. This is a great time to be forward thinking-adoption of green technology and infrastructure to support the environmental use of the river. Passive activity along with selected spots for water access, gathering spots and some well chosen food and beverage along with live entertainment would be welcome.

Have a community hub for community services to be offered to the residence of LaSalle so they don't have to go to Windsor or Amherstburg for services. The town should have access to community services within LaSalle have a small building so community agencies can exist and run their services here to better service the community.

Strange that with all that is going on with this Plandemic the town seems to have a bucket list to spend \$45-50 million of our tax dollars for a marina. We already have major flooding at the waterfront and now us not the time for a tax payer funded marina. As for adding activities along with the marina you have no tenders for private corporations to help. We currently already have the Vollmer Complex that loses money every year and this the town councillors knew before building. This town and it's administration is not fiscally responsible nor prudent. As for a pamphlet with regards to this venture, why haven't we all received one with greater detail or is this town council using the present situation to push its own personal agenda.

Why are the electorate not posting their personal comments in this venue. Are they're personal thoughts not to be disclosed in this public forum?

This project is a joke. The town went ahead a designed this whole thing without our input. communism

I find this form of communication ridiculous especially when the town is talking about spending \$45-50 million on an unproven adventure. I also think this town council is taking advantage of this Plandemic to push their agenda as I have notice only the comments that disagree get a negative #. Again I will go

against this type of bullying by our town unless there is an open forum meeting not this online commenting.

I think there should be lots of activities, such as BBQs, swings, and the like. THERE SHOULD BE strict enforcement and signage indicating any "no smoking/no vaping" bylaws.

It appears that the town councillors have already decided they are going forward with another money losing project. Seems they are only looking for ideas and will go ahead with this \$50 million + project without having the Taxpayers vote. Taking advantage of this Plandemic to not have a vote on this project especially at this time speaks of a bucket list just like Windsor. Without a vote and all the details presented I hope that the Taxpayers organize and withhold their property taxes.

Well I'd rather be informed as to the costs to be taken again by the taxpayers (\$50 million +) We already have an anchor that loses over \$100,000 every year (Vollmer Complex) but I am the naysayer. So it's okay to name call which shows your lack of intellect and your laziness to be informed!

It is really sad to read your comments. Naysayers is the first word that comes to mind.

So to everyone commenting with what they would like realize that the town does not care! They already have the design and are using this limited platform for optics only. What is worse, you do realize that they are planning to put the Taxpayers into more debt to the tune of about \$50+ millions and with no assistance from any level of governments. The timing is wrong thanks the imposed Plandemic and I am sure most do not want another Vollmer Complex that's losing well over \$100,000 every year while the public sector here in LaSalle still get full pay!

Bringing people together. I'm part of the LaSalle Community on Facebook and I love how our community is very tight-knit and kind.

Are you ready to have your property taxes go up significantly? This undertaking sounds more like something out of a bucket list. The cost for this marina is between \$48-50 million with no help from the government. And they also want restaurants etc. and who will invest, especially at this time. It's nice to want but we will all pay and we already have an anchor that loses money every year- Vollmer Complex and the town knew before going ahead that it would lose money. How about cutting back on your public sector which I am sure are getting full pay to do less especially the ones working-from home!

I love the "final" concept drawings. I especially like the "River Walk" (Active Path - "The Coast Line"), and hope that the town will consider extending this in the future all the way along the shoreline, behind Reaume's and all the way to Turkey Creek to end at G. Craig Park. This would also offer some other opportunities that a few others have requested, but that I don't see in the plan. I know this extension isn't in the current plan, but I hope the town is looking beyond this to what might be possible in the future, or even now, bits of it might be incorporated. The more access we can give residents and visitors alike to our most beautiful and impactful feature, and the reason why we are here (the river), the better. The proposal for lighting that I have seen recently, is excellent. Apart from the esthetic appeal it will offer (I can imagine it all lit up at night), the public safety factor is a no-brainer. I hope it is done to period (prohibition) standards. Amherstburg has done a magnificent job with the King's Navy Yard Park in keeping it all period (War of 1812) correct.

I am really excited to see it get underway. I just want to see it tweaked to get the most out of it, and to not disappoint anyone once it has been built. My daily walks are going to be much more interesting once it is done.

Finally I will make my repeated plea that the town employ an events-sales coordinator to look at ways to raise revenues from these two gems - the Vollmer Centre and now the Riverfront Park. Westside in Calgary actually made an annual profit on theirs. We have highlighted their business plan, and even passed along the name of the woman who ran it. While we probably would not make a profit here for various reasons, there is an opportunity to minimize the costs of these facilities by ensuring that every inch that could produce revenues, in every hour of every day, is doing so, when appropriate. I'll just leave it at that.

LaSalle council. As the owner of 31 Adams Lane I request that the PARKING BIOSWALE be extended the length of my property also. This buffer from the sports zone runs the entire length of the other three residential properties abutting the park 41, 51, 61 Adams Lane.

Thoughts and photos below that I took in June 2019 in Florence, Alabama (Muscle Shoals). They have a floating dock marina and park much like I knew was on LaSalle's radar at the time, so I got lots of detail photos. Here is the link to the [Google Maps](#) satellite photo view of the park and marina.

Short of taking a trip down there to look at it first hand (there is an airport there - and it's about a 3 1/2 hour drive S. of Nashville), this view and the photos may help. Talking with local managers is always helpful - what to do, what not to do, what works, what doesn't, and what would they do differently next time - the town and its consultants could always do these interviews remotely. Now is the time to do it. The Tennessee River has big fluctuations in water levels every year with flooding. The floating dock system seems, to my untrained eye, to be very robust, and well-designed. And although our development does not call for a floating restaurant, that one there was *\*very\** cool, and was packed with people. It is obviously very popular. Maybe a PPP option in the future?

# Florence Alabama MacFarland Park & Marina 2019

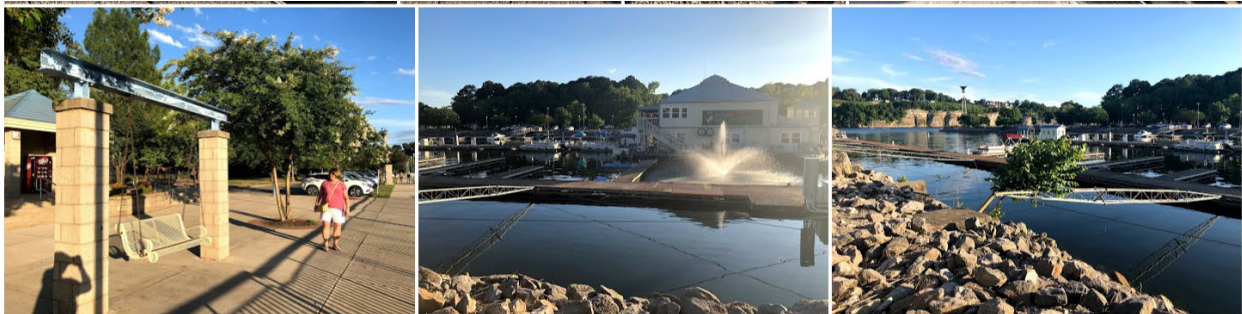
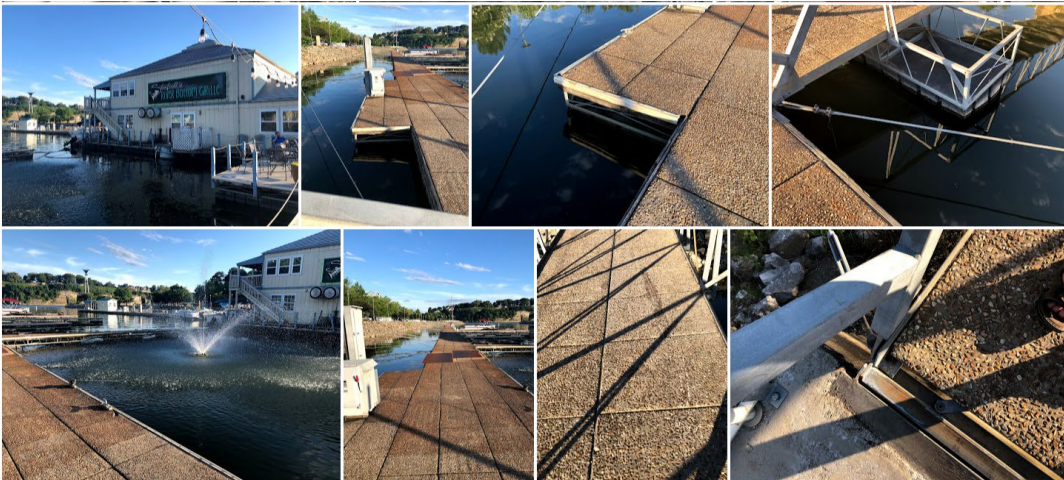
12 Jun 2019











[Additional Comments from Town of LaSalle \(posted March 1, 2021\)](#)

We have been reading your comments and questions. We appreciate your feedback. We have extended the consultation period to Friday, March 26. We hope that you will take the time to review the resources, watch the videos, answer the polls and answer the survey. Post your comments in the discussion. We will be using all of this information in a report to be presented to LaSalle Council.

In response to what has been posted so far, here is some additional information about the LaSalle Small Coast Waterfront Project. We recognize that making provisions for a kayak/canoe launch is an important element to be included as part of the overall plan. We are considering an appropriate location for this in our future phases.

There is no plan to provide a boat refueling station as part of the design within the existing canal for the proposed transient slips.

The plan will include BBQ facilities in and around the park area.

The main pathways will be a hard surface and accessible. There may be some naturalized trails as well. The main walkway that crosses the canal is a land bridge that would not block the view of the Detroit River. The concept is to separate the bodies of water between the Detroit River and a storm water management feature.

Where possible, we will reutilize the playground equipment as long as it meets all safety standards.

Currently, the proposed plan would include the closure of the outdoor pool. The timing of this is not known at this time, and will be dependent on the construction of commercial pad sites in that area. However, water is an important element for the project; therefore, it is intended that the pool would be replaced with a water feature.

There is no timing on the commercial pads at this time. We may work with private sector for this. Making land available for some complimentary commercial uses is an overall objective.

We understand the request for a larger skating trail. We are working within our budget to construct and operate it. The feature will need its own refrigeration plant, and we need to work within those guidelines.

We do plan to provide some commercial pads along Front Road. Unfortunately, the soil conditions are not conducive to construct buildings near the water. The location of the commercial pads will still provide an opportunity for outdoor patios and views of the Detroit River.

The relocation of the boat ramp is to move traffic to the perimeter of the property, and move the parking area out of the central area of the park. The move also incorporates parking into the festival zone. The separation between people and cars is important. The entrance on the current plan is conceptual at this point. Relocation of the boat ramp is in Phase 3, if Council chooses this next. In our current financial plan, Phase 3 is estimated to be five years away. Timing of the relocation could also depend on the potential for future grants. We expect that there will be more discussion in future years about this.

Parking for a relocated boat ramp includes the concept for a grassed area with a hard surface for overflow parking. The intent is to avoid the appearance of a big sea of asphalt.

The beach area is a concept. We recognize that further work/studies need to be completed to make a beach area a reality – i.e. investigation is needed on areas such as stagnant water. This is one of the only opportunities for a beach in LaSalle.

Charging stations for e-vehicles will be installed.

We have sent letters to the Indigenous communities asking for their input into the design. We have also completed a Stage 1 Archaeological Assessment. The Stage 2 Assessment will be undertaken in the spring. We are holding focus groups with representatives of the Indigenous and Francophone communities.

We intend to highlight our three cultures (Indigenous, French and English) through events, programming and at the museum. This is a theme that will continue throughout the years.

Bottle refill stations are in consideration.

A dog park is included in a future phase.

This project will be done in phases. From a funding side, we intend to look at the ability to add a phase on average of every five years. We expect that there will be more public consultation as we work through the phases to see what is important to our community at that time. Phase 1 was purchase of the land. Phase 2A includes renovations to the event centre, construction of parking, renovation of the museum and the replacement of the courts in the sports zone. In Phase 2B, we need to complete some studies and gain approvals for the pump station and environmental aspects for work in and around the canal. This phase includes the construction of the skate trail and water feature.

The rating system was designed by Placespeak to allow other registered users to show their support or disagreement with individual comments. The Town does not control the rating on the comments. At this time due to COVID-19, the Town is not holding in-person consultation sessions. We have held 5 focus group sessions with our user groups, partners and stakeholders. We have also discussed the project with the Town's Accessibility Advisory Committee. On the PlaceSpeak site, we have shared information about the project including overview of the phased approach. We have also provided an option to respond through this discussion page, as well as through polls and a survey. We have received several phone calls and emails with questions and comments about the project. All of this will be compiled into a report to be presented to LaSalle Council after this session of consultation closes. We have provided information to the community through PlaceSpeak, traditional media. The Town's website, social media, the monthly email blast and tax inserts. All are welcome to contact the Town directly should they like to discuss any components of the project.



[Comments on Resources \(from PlaceSpeak\)](#)

Not sure why traffic needs to be reduced to one lane each way, we want people to visit the park/trails.

Hopefully a plan to buy TD bank? It needs to be taken out to fit the vision...

Expropriate the TD branch and find somewhere to merge the 2 local branches into a bigger central building.

TD Bank will be an eyesore once this is developed.

Event centre will be sparsely used especially in the winter. Perhaps you should consider indoor tennis courts as it will add a winter recreation attraction and be inexpensive to implement. Also the courts can be converted to market space or festival space on days when events are held.

Not enough tennis courts demand is at least double, please consider 8 courts. There is a high demand for tennis in our community and the surrounding area with tremendous opportunity for growth. Additional courts would be fantastic!

There seems to a lot of parking spaces 160? Does that seem a little much, I thought it was to be green space.

## Focus Groups

A total of seven focus group sessions were held virtually with invited guests including community partners, stakeholders, user groups and experts in their field. Town administration provided a brief overview of the project, focusing on each area of interest with each focus group. Representatives from J.P. Thomson Architects Ltd. Took part in each focus group to take into account the comments and suggestions made. A number of the comments will be taken into consideration as the design of the Small Coast Waterfront Project continues. Included below are notes taken based on the discussion that took place during each focus group.

## Active Living

There were 13 people in attendance including representatives from the tennis community, LaSalle Rowing Club, LaSalle Horticultural Society, CWATS and Bike Friendly Windsor Essex on February 12, 2021.

- tennis courts well-used now even in the condition that they are
- 6 courts would be better than 4, 4 courts is not enough - we need more facilities maybe at Vollmer or Villanova
- a lot of demand for tennis courts especially in COVID
- courts at St. Clair College constructed really well - check into that to be sure what we are building is the best - surface at St. Clair is same as US Open - good for indoor and outdoor - - need full 4" of crushed stone to have good foundation and lasts longer
- windscreens and could sell sponsorships on them
- boat storage area - will be used rarely so maybe put courts in the centre that can be dismantled as needed
- consider dome in winter for outdoor courts for year round use of tennis courts - - Aviva Centre in Toronto uses Dome in winter
- natural barrier to break wind on west side to make tennis experience so much better - natural barrier at Anderdon public courts - cedar trees to block wind and reduce noise
- Essex County junior tennis league: LaSalle, Amherstburg and Lakeshore
- courts too hot in the summer from reflection of the sun
- well over 100 adults who play tennis actively - create opportunity for recreational player - some youth as well
- great that students will be able to use these facilities
- putting LaSalle on the map for tennis
- have seen that tennis courts and volleyball courts are busy
- important for mental health - these are one of the safest outdoor activities in COVID

- structure over top for future consideration - Birmingham Raquet Club has dome up from October to April - adds to year round usage - tennis community will pay for it - charge user fees
- court construction very important to maintain courts for a long time, need full 4" of crushed stone to have good foundation and lasts longer, get a tennis specialist for construction of courts
- source of income for town with tennis inside event center - lessons, leagues etc.
- hitting walls on perimeter of courts to give people things to do while waiting for a court
- OTA Tournament - regulations for courts that can be used
- need benches inside tennis courts to allow people to rest
- putting LaSalle on the map for tennis
- high demand in beach volleyball as well - leagues could be source of income to maintain the facility
- updating CWATS system and will take Front Road into consideration for active transportation
- impressed with ATMP and planning, and one of the best in the region with bike lanes on front road area that will allow people to visit by bike to visit the park
- expect it will be challenging
- good to slow down traffic in that area
- would love to be part of advocating for the plan and gaining support from commuters
- heritage plans
- grants Ontario Horticultural Society and OMAFRA - they will help to enhance gardens by Riverdance and more gardens around new community center
- naturalized gardens, fountain, Totem pole for Indigenous

#### Correspondence Received:

Please find some information below around our thoughts/ideas/suggestions for the tennis portion of the project. With any of the information below, we will be happy to respond/speak to it during the meeting.

#### Short Term

- Built into the immediate plans are the insertion of windscreens, benches by the net posts at each court, garbage bins attached to each net post.
- Building in the anchors for a potential bubble (4-season facility)
- Shaded space for those who are waiting to play
- Signage indicating the etiquette of tennis and other information
- Hitting walls on the outside of the courts, around the perimeter
- Appropriate materials for the construction of the courts that will create durability and longevity (see some information below re: court construction and materials).
- Wondering of the potential of additional courts added to the existing plans

### Long Term

- Camps, clinics, multi-sport camps, lessons, leagues, etc.
- Partnering with the Vollmer camps, schools, and Zekelman Tennis Centre
- OTA (Ontario Tennis Association) tournaments bringing in the top juniors from around the Province (brings in money for the local economy)
- Bubble covering the 4 courts, making it a 4-season facility
- Charity events
- Private sponsorship
- Potential sources of income for the Town of LaSalle

Here is some court construction information I came across. In all three websites, they reference acrylic/resins/top layer on the asphalt.

### Hard Court Construction Materials

First of all, the fact that it can be used indoors as well as outdoors. Basically, a layer of concrete or asphalt forms the foundation for the hard court.

The foundation is then covered with several layers of a mixture of **acrylic and rubber**. This surface gives the hard court its typical look. As a rule, a light blue is chosen as the colour, as the contrast to the yellow ball is highest.

A **hardcourt** is a surface or floor on which a sport is played, most usually in reference to **tennis courts**. They are typically **made** of rigid materials such as asphalt or concrete, and covered with **acrylic resins** to seal the surface and mark the playing lines, while providing some cushioning.

### Court Contractors in Mississauga

**Asphalt Penetration:** This is also referred to as soft asphalt. It uses layers of clear stone where each layer is sprayed with a rapid-setting liquid asphalt to give the court a sliding surface that is easy on the back, knees, and feet. This type of court does not require any maintenance, and the coarsest stone used is ¾" right up to the final layer, which is 1/16" in size.

**Acrylic Surfaces:** These surfaces are specifically geared for asphalt penetration and hot-mix courts and can include layers of rubber cushioning. At Court Contractors Ltd., we use only the best **acrylic surfaces** – California Sport Surfaces – the surface provider of the US Open and the Australian Open.

From what I've read online. The tennis courts will remain in the same area. But it was mentioned the sports area may be setup differently.

1. Will the courts remain facing North/South direction?
2. What will the surface be for the tennis courts?
3. Will there be a viewing area with benches or bleachers?
4. Will they be using 4 inches of crushed stone when building the courts for longer lasting courts?

The AMA Tennis & Badminton Club would like to see these sports grow in the Essex County Communities. We would like to see stronger grassroots programming in these sports where we can have outdoor recreation level tennis and badminton programming and then have players move into the club level. To do that we are in of good safe courts to do the programming on.

We would like to be involved in the growing of the grassroots level of these sports to ensure students are learning correct and up to date technique along good sportsmanship.

To grow these sports it is essential to have leagues and tournaments to play in the local area. To do this again we need good and safe playing facilities. Right now we have founded the Essex County Tennis Association Under 19 Tennis League with Teams in Amherstburg, Lakeshore and LaSalle. I would like to have the LaSalle courts used as one of the facilities we can do practices and league matches for the LaSalle team. It was started in April of 2018 and is steadily growing in size. Players in this league are one who have limited experience in tennis. This league is to help them grow in their match play development and learning to be a team player. Unfortunately we didn't have a 2020 league because of the Covid situation. We also run one of the OTA West Region tournaments. It would be great to be able to run this tournament out of the LaSalle courts. It brings in players from Amherstburg, Windsor, Lakeshore, Kingsville, Chatham, Sarnia, London, Petrolia.

In 5 to 10 years we hope to grow a strong and vibrant tennis and badminton community in LaSalle and in all the communities.

1. Have you considered indoor courts inside the building which is planned for Flex/Event space? Nets could be easily removed in times of events. It could be a very low cost to offer indoor tennis in the winter.
2. How many courts are planned for this facility? I would think 6 be the minimum.
3. Have you considered a removable dome for winter tennis? This would be popular and you could charge for the court time.
4. Please consider the method of construction for the courts to ensure a long life without costly maintenance. Drainage/type of asphalt mix and court surface material compatible to ensure long life.

I think we're all putting an emphasis on ensuring the build is high end from the beginning, which should equate to a longer lifespan and a much better surface for play.

1. A natural barrier (i.e., cedar trees on the windy side of the courts (west). It will reduce stress on the fence structure due to the windscreens catching the wind. We need the windscreens but the fences have been bent over time on some of the county courts (e.g., CoAn Park) due to a parachute effect. Also, the windscreens will tear away during storms with excessive wind.
2. An addition of a half pad basketball court. It allows users to shoot around, warm up or play 21 if they are waiting to use the full pad. This is just the Phys. Ed. side of me speaking. I think the basketball court is going to be popular.

[University of Windsor](#)

This focus group included three faculty from the Department of Science and the Great Lakes Institute of Environmental Research on February 16, 2021.

- will enrich the lives of those in LaSalle and Windsor Essex

- likes refrigerated trail
- Fresh Water Research Centre (FREC) is a real bonus in this area for re-introduction of biology, education and outreach
- FREC is important part of waterfront project
- FREC is vehicle of education to engage children
- continue helping with monitoring of rising levels on Detroit River
- University open to discussion
- can help with development of the facility/space
- discussion about a public aquarium - walk-through facility that is year-round - linked to waterfront - small building with u-shape aquarium on both sides - partner with university as they already have a program in place - not high maintenance as you choose what goes in - guided tour with smart phone that explains species -example 10 major tanks - could be open year round – opportunity for students to take care of this - tanks can be sponsored - small footprint and increase awareness of Huron area corridor - opportunities for internships for students
- environmental monitoring station hosted by university on the site - use as an education piece - self-guided tour with data streaming year-round
- species at risk - info for public about this as this is important to Indigenous
- aquarium - example on Belle Isle - they open a few weekends a month and is a big attraction
- had worked hard to engage with indigenous - have a staff member who can help - translate signage and work with Walpole Island

### Heritage and Culture

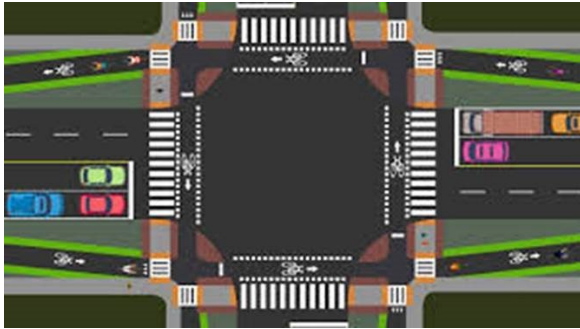
There were six participants in this focus group representing environmental, heritage, culture and arts sectors on February 18, 2021.

- sent an email with examples of how to make site more friendly for bicycle and pedestrians
- love the plan, huge opportunities with event centre
- active transportation
- opportunity to animate the space
- more access points to get into event space
- nautical theme - blue bike lanes and bring that theme into space
- bike art at bike racks
- define space for pedestrians, cars and bikes
- use biking paths in summer in LaSalle so important to get people from Morton to waterfront, and from Laurier Parkway
- GPS links to bike trails to show riders where they are - link to Amherstburg
- rental bikes available would be a good option
- amphitheater in the plaza for concerts would be beneficial
- works of art - interactive pieces would be beneficial - 10 year role out with different locations - perhaps competition to have creative community involved
- commercial opportunities
- amazing project
- interested heritage site and museum

- operating model - volunteer driven facility or one with municipal staff operating it
- big beautiful windows - need film and blinds to control light flow in the building (ex. too much light to fade maps)
- worked with local knowledge leaders when expanded museum in Windsor (Indigenous communities will be impactful and makes exhibits stronger), also black community
- natural history inside the info huts - lots of impacts about glaciers, why we grow rice here, frogs, spiders that are here and not in other parts of the works
- ex. follow the toad path - include in gathering spots and place markers
- perhaps an amphitheater between carriage house and garage in the garden area for musical entertainment
- extra plugs, outlets and lighting at the time of construction - put in more than you think you need
- art by the river, vendors - predetermined electrical hubs in open spaces for multitude of uses
- people are already familiar with this area
- great to phase in stages
- Cultural Spaces Grant for capital costs - museum expansion received \$2M
- temporary public art vs. permanent public art - Hamilton graffiti wall
- bike racks as art stations - not all art has to be expensive - a lot of industrial artists in this area (wood, welding etc.)
- multiple points of entry - multiple languages would be good (consider French and Indigenous) in a measured way throughout the property
- include history of Detroit River - plays important part with LaSalle
- climate change considered in design of project
- swampy, marshy area
- habitat restoration - lost a lot of habitat on Detroit River, so may be able to restore some habitat (worked with town when Riverdance was built)
- incorporate into budget for education
- have worked with other groups who added that after the fact and was more costly
- LaSalle is a French area
- art and culture is important
- honour LaSalle - perhaps statue or plaque like Quebec and Louisville
- Francophone flag - gathering on September 25 every year
- was involved with Rendezvous event - will this continue
- St. Anne's Church in Detroit - boat tour in June that looks at hisorical sites - could see if it will continue through LaSalle (now ends at Ambassador Bridge)
- welcome centre in French language as well - school boards host field trips
- wall of names in Windsor contains first 800 family settlers to this area
- more Francophone representatives to give us insight with history
- her family was one of first families in LaSalle
- designation of the house and creating a heritage committee

Correspondence Received:

Some photos I will refer to this morning to redesign roadway at Front Road & Laurier Drive:



If you want to add a bit of art to the project: opportunity for nautical theme and blue colouring at intersection.







#### Tourism Windsor Essex Pelee Island

There were three people from Tourism Windsor Essex Pelee Island who took part in this focus group on February 22, 2021.

- exciting, phase 1 initiatives interest TWEPI
- question about walking path between museum and event centre (Kevin: yes between parking lot and along Front Road)
- staffing of museum/welcome centre (Kevin: maybe, we are exploring those options, would expect it will be municipal employees and expect to find ways to bring in new exhibits, development of a Board of Directors, opportunities to work with school boards)
- event centre is a welcome addition
- like that it is called year-round destination and authentic
- nice to see so many layers and zones
- like attention to Francophone heritage - priority of Federal and Provincial governments
- partnerships for Indigenous
- food component opportunity for PPP
- event centre - big space, what are capabilities to section off for smaller uses to make it more flexible - love that it opens up to water
- rowing club facilities - kayaks, rentals
- transient boaters overnight stays?
- event centre good space - not a lot of large spaces for conferences - some look for indoor/outdoor space
- info huts: art work pieces and use local artists, plaques - find people are trying to learn while outside - photo ops for visitors
- keep the conversation going with administration and Council - perhaps a kiosk to share TWEPI information
- this partnership will continue
- some place to bring out-of-town guests

## Local Businesses

Just over 100 local business owners were invited to attend this focus group. There were 12 members of the local business community in this focus group on February 26, 2021.

- skate trail is a great idea, as well as farmer's market
- lane reduction on Front Road - during construction it was backed up - if do this permanently this will hurt businesses
- don't understand why have to move ramp - many boaters not from LaSalle - don't understand huge expense to move ramp that is perfectly fine
- don't understand why remove outdoor pool
- already splash pad at the Vollmer
- sludge makes sand beach a bad idea - would not swim in that location
- canoes/kayaks - low entry dock at the rowing club - can't public use this?
- transient docks - would like in writing to protect marinas in LaSalle
- not charging for the ramp - why should all of town pay for others to use the ramp - charging brings in income
- boating tourism - need good restaurant along waterfront
- tourist drop off spot for river boat cruise (Windsor, Amherstburg) - water taxi
- looking at info on PlaceSpeak - amount of surveys in 96 that is 1% - not taking in enough - no rush for this project - it's a pandemic and people are struggling to keep businesses open - need to slow down and get everyone's opinion
- why change things that don't have to be changed
- applaud development of a destination point
- potential of fuel dock would be a big attraction - between Amherstburg and Windsor there is not one - boaters go to US for fuel and visit those restaurants
- boaters want restaurant and park for someplace to go
- transient docks - can be difficult to monitor, would power be provided - not in favour of providing power for boaters from a tax payer perspective
- don't want to see a marina there
- does not make sense for marina to have fuel station - but with the municipality offering it could help the area
- put second story restaurant in event centre - will see everything in the area
- festival/event centre - what will it be used for on a regular basis?
- leisure zone: a lot of open space - what will this be used for?
- museum - not sure how much a museum would draw people and keep them there - younger demographic go to Amherstburg because there are restaurants and bars there
- Front Road is now a highway - speeding through as quickly as possible - must be convenient parking
- misconception that people can buy land in the area for their private enterprise (ex. condos)
- if town is looking for private capital to invest in our area - is town open to talking to someone who might be interested in putting restaurant on second floor - would town lease a space?
- town should reach out to restaurants on Front Road to ensure their voices are heard
- gas dock most important to get owners to the park
- no power or water hookup so marinas know we are not trying to take away their business

- one lane will make it difficult to turn into parking lot with a large boat
- please consider all LaSalle businesses first - ex. safety rings were not purchased locally - please purchase supplies locally

#### Correspondence Received:

We are presenting this letter with regards to the re-configuring of the "Westport" marina property.

We are of the understanding that a "marina type property" is scheduled to be re-configured on said property. It is of concern to us, AS TAX PAYERS, and BUSINESS OWNERS in the municipality, that the included plans NOT consist and include any permanent "seasonal" well allotments. As property taxpayers, we find that, if this were the case we would be funding our own demise. WE are in the business of renting seasonal wells and have a tough enough job of doing so as is. It, we feel, would be advantages, however to have transient wells and a launch ramp (with ample parking) for the use of boaters to visit and help support or local community and surrounding businesses.

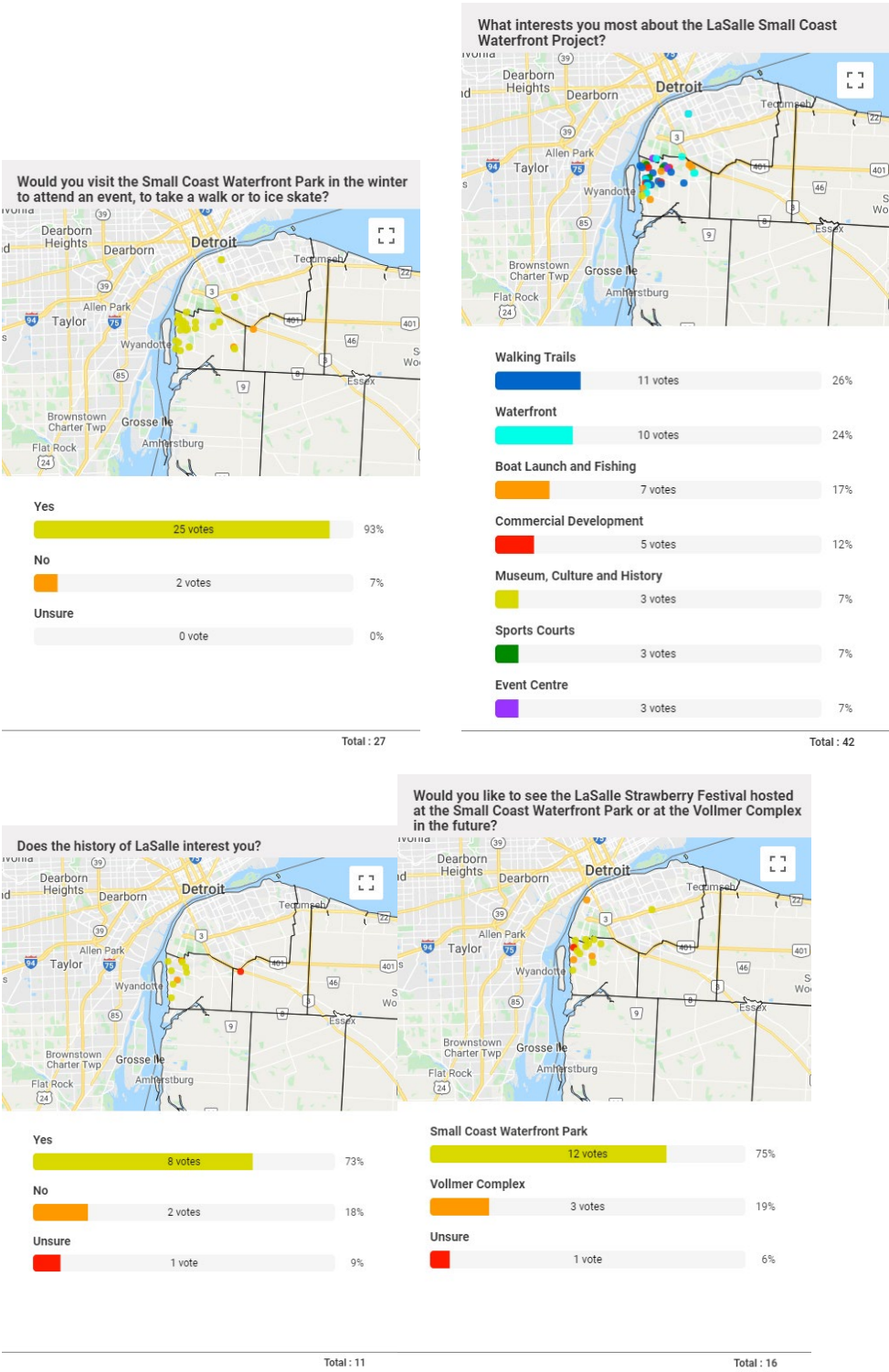
We feel that any "seasonal" well arrangement must NEVER materialize at this location, as we feel it would serve as a large disadvantage to our and other "local" marina operations.

#### Accessibility Advisory Committee

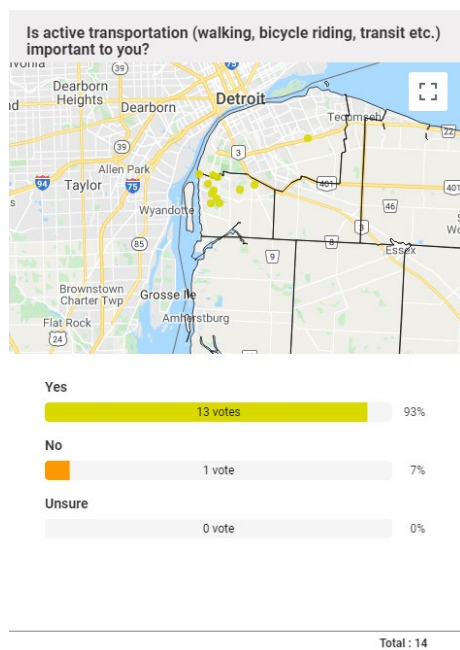
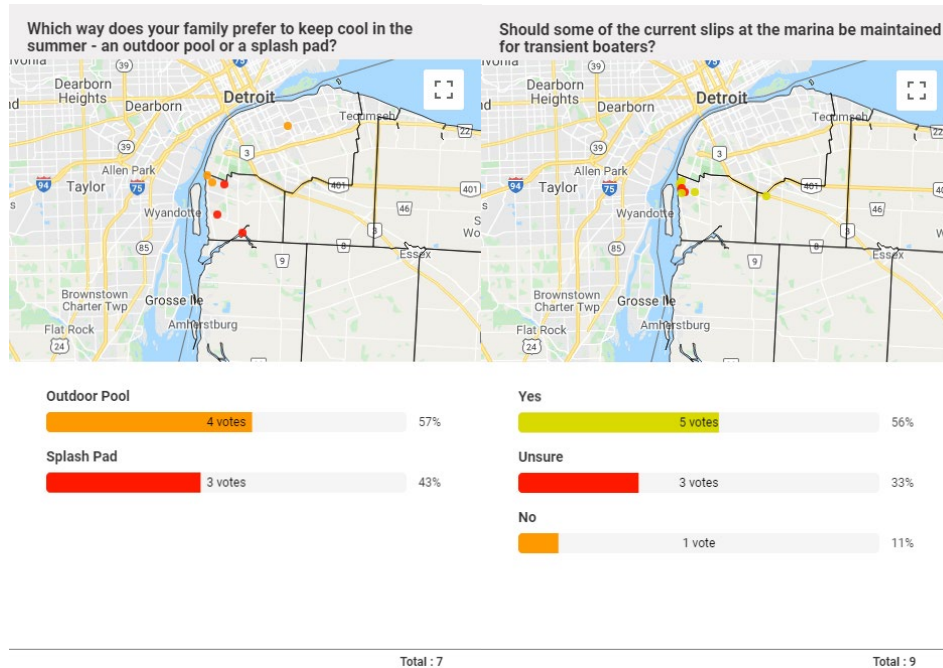
Town administration presented the project to members of the Town of LaSalle's Accessibility Advisory Committee on February 24, 2021.

- won't be built overnight
- accessible beach?
- re-enactor with Fort Malden - those buildings were a mess for accessibility but have been corrected
- Chatham-Kent always does minimum requirements
- key piece is making museum accessible
- width of skate trail? Suggestion made of including small piece of synthetic type of ice so someone with sledge could use that to get onto the surface
- incline on bridges
- inclusion of braille on signage
- levels of basketball nets for wheelchair users to allow nets to be used on specific days
- accessible swing for kids and adults

Polls







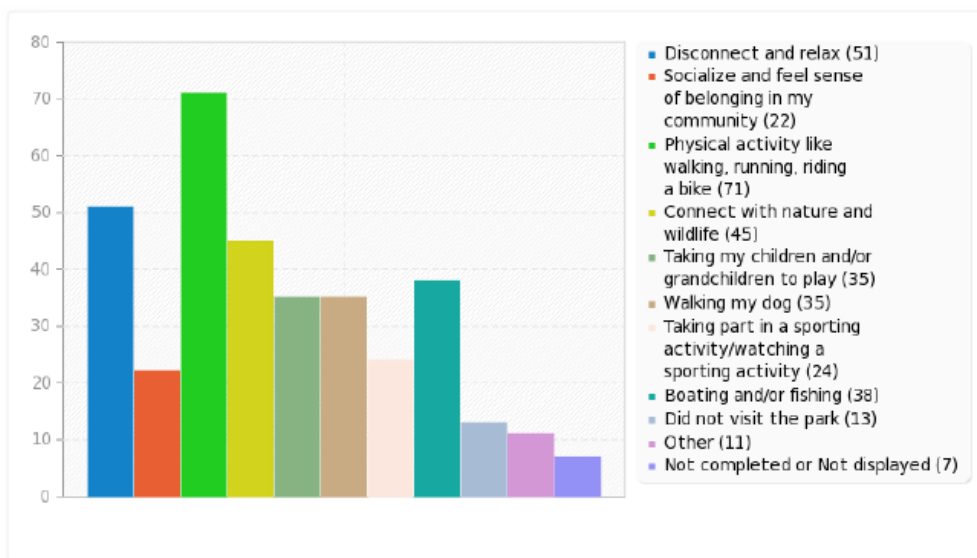
## Online Survey (PlaceSpeak)

### 1. In the last two years, why did you visit Front Road Park and/or Gil Maure Park? (choose all that apply)

Answer	Count	Percentage
Disconnect and relax (SQ1)	51	40.80%
Socialize and feel sense of belonging in my community (SQ2)	22	17.60%
Physical activity like walking, running, riding a bike (SQ3)	71	56.80%
Connect with nature and wildlife (SQ4)	45	36.00%
Taking my children and/or grandchildren to play (SQ5)	35	28.00%
Walking my dog (SQ6)	35	28.00%
Taking part in a sporting activity/watching a sporting activity (SQ7)	24	19.20%
Boating and/or fishing (SQ8)	38	30.40%
Did not visit the park (SQ9)	13	10.40%
Other	11	8.80%
Not completed or Not displayed	7	5.60%

ID	Response
11	Festival
12	Visit Memorial for friend's son
9	When you have activities
27	Festival
43	Watch the beautiful sunset
71	Strawberry Fest
74	Festival
77	Gardening
92	visit the gardens
97	fireworks
128	Car show

### 1. In the last two years, why did you visit Front Road Park and/or Gil Maure Park? (choose all that apply)



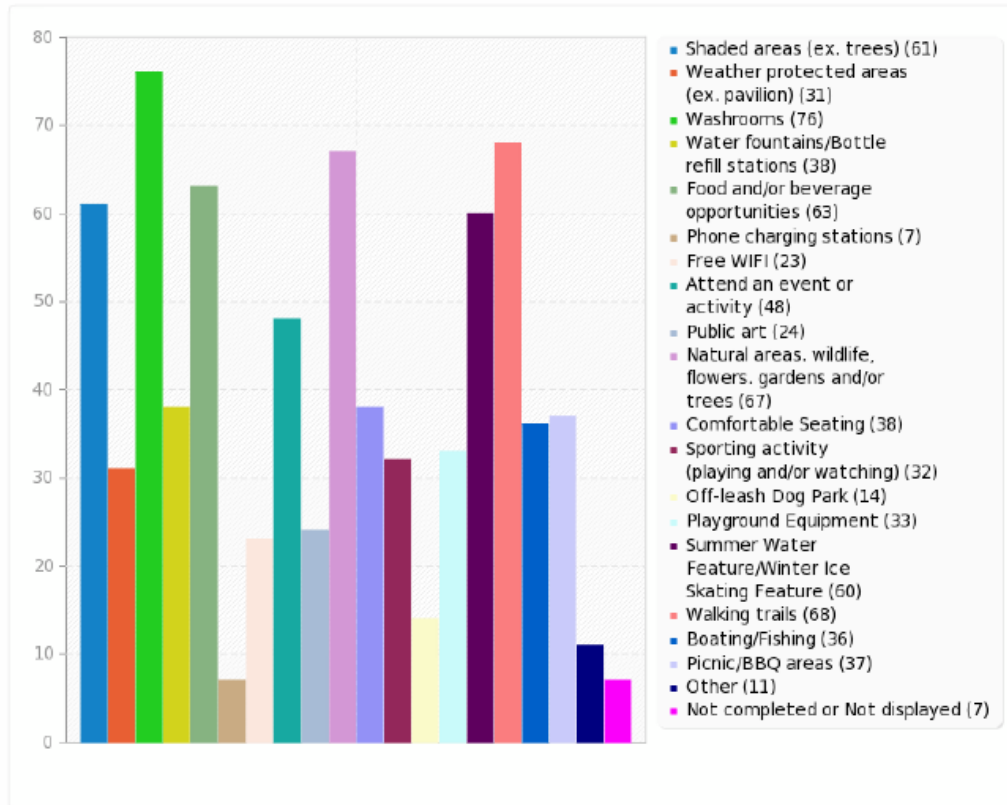
2. What would you like to see at the Small Coast Waterfront in order for you to spend a few hours at the park? (choose top 3)

Answer	Count	Percentage
Shaded areas (ex. trees) (SQ1)	61	48.80%
Weather protected areas (ex. pavilion) (SQ2)	31	24.80%
Washrooms (SQ3)	76	60.80%
Water fountains/Bottle refill stations (SQ4)	38	30.40%
Food and/or beverage opportunities (SQ5)	63	50.40%
Phone charging stations (SQ6)	7	5.60%
Free WIFI (SQ7)	23	18.40%
Attend an event or activity (SQ8)	48	38.40%
Public art (SQ9)	24	19.20%
Natural areas. wildlife, flowers. gardens and/or trees (SQ10)	67	53.60%
Comfortable Seating (SQ11)	38	30.40%
Sporting activity (playing and/or watching) (SQ12)	32	25.60%
Off-leash Dog Park (SQ13)	14	11.20%
Playground Equipment (SQ14)	33	26.40%
Summer Water Feature/Winter Ice Skating Feature (SQ15)	60	48.00%
Walking trails (SQ16)	68	54.40%
Boating/Fishing (SQ17)	36	28.80%
Picnic/BBQ areas (SQ18)	37	29.60%
Other	11	8.80%
Not completed or Not displayed	7	5.60%

ID	Response
11	All of these!!
22	Retail space
27	Big ongoing flea market
35	Tennis courts
41	outdoor pool
39	Expanded bus stop shelter for better transit access
70	Marina Waterfront Restaurant
77	Farmers market Area to sell and highlight the fruits and vegetables grown in this ara.
80	Patio for an alcoholic beverage and light food next to the water.
129	Warming house for the winter, near the ice skating
120	Cycling trails



2. What would you like to see at the Small Coast Waterfront in order for you to spend a few hours at the park? (choose top 3)

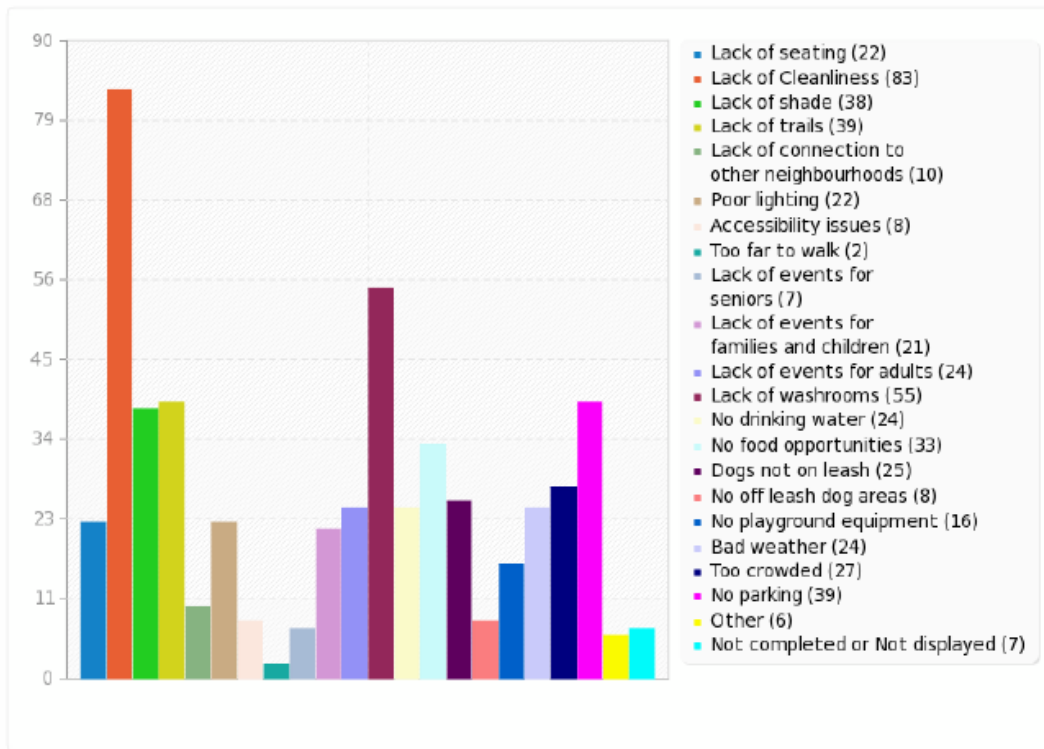


### 3. What might discourage you from visiting the Small Coast Waterfront Park? (choose top 3)

Answer	Count	Percentage
Lack of seating (SQ1)	22	17.60%
Lack of Cleanliness (SQ2)	83	66.40%
Lack of shade (SQ3)	38	30.40%
Lack of trails (SQ4)	39	31.20%
Lack of connection to other neighbourhoods (SQ5)	10	8.00%
Poor lighting (SQ6)	22	17.60%
Accessibility issues (SQ7)	8	6.40%
Too far to walk (SQ8)	2	1.60%
Lack of events for seniors (SQ9)	7	5.60%
Lack of events for families and children (SQ10)	21	16.80%
Lack of events for adults (SQ11)	24	19.20%
Lack of washrooms (SQ12)	55	44.00%
No drinking water (SQ13)	24	19.20%
No food opportunities (SQ14)	33	26.40%
Dogs not on leash (SQ15)	25	20.00%
No off leash dog areas (SQ16)	8	6.40%
No playground equipment (SQ17)	16	12.80%
Bad weather (SQ18)	24	19.20%
Too crowded (SQ19)	27	21.60%
No parking (SQ20)	39	31.20%
Other	6	4.80%
Not completed or Not displayed	7	5.60%

ID	Response
19	Not enough space for boat ramp
32	Seating not spread out along the paths
80	Lack of alcoholic beverage service.
86	No alcohol
111	No secure lockup for my bicycle
128	Large large dog park

### 3. What might discourage you from visiting the Small Coast Waterfront Park? (choose top 3)

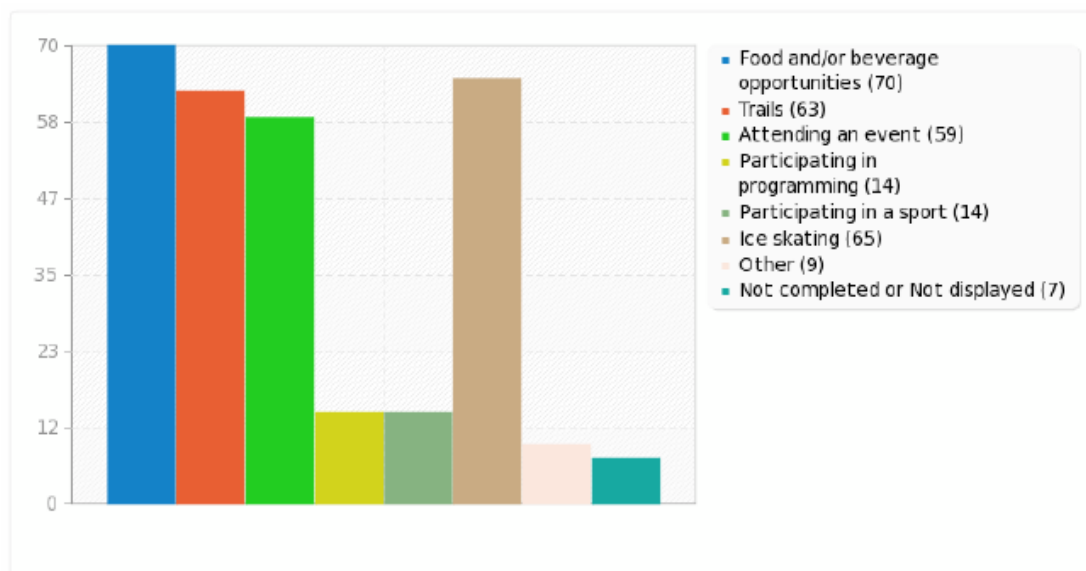


#### 4. In winter or colder weather, what would bring you to the Small Coast Waterfront Park?

Answer	Count	Percentage
Food and/or beverage opportunities (SQ1)	70	56.00%
Trails (SQ2)	63	50.40%
Attending an event (SQ3)	59	47.20%
Participating in programming (SQ4)	14	11.20%
Participating in a sport (SQ5)	14	11.20%
Ice skating (SQ6)	65	52.00%
Other	9	7.20%
Not completed or Not displayed	7	5.60%

ID	Response
35	Indoor tennis
32	Cleared paths for senior to walk safely
84	ice fishing
86	Heated areas
111	Sunny days, and wildlife viewing opportunities
113	Ice fishing
129	A warming house, near the ice skating feature, and a large holiday lights display also nearby.
118	outdoor ice rink
128	Large large dog park

#### 4. In winter or colder weather, what would bring you to the Small Coast Waterfront Park?



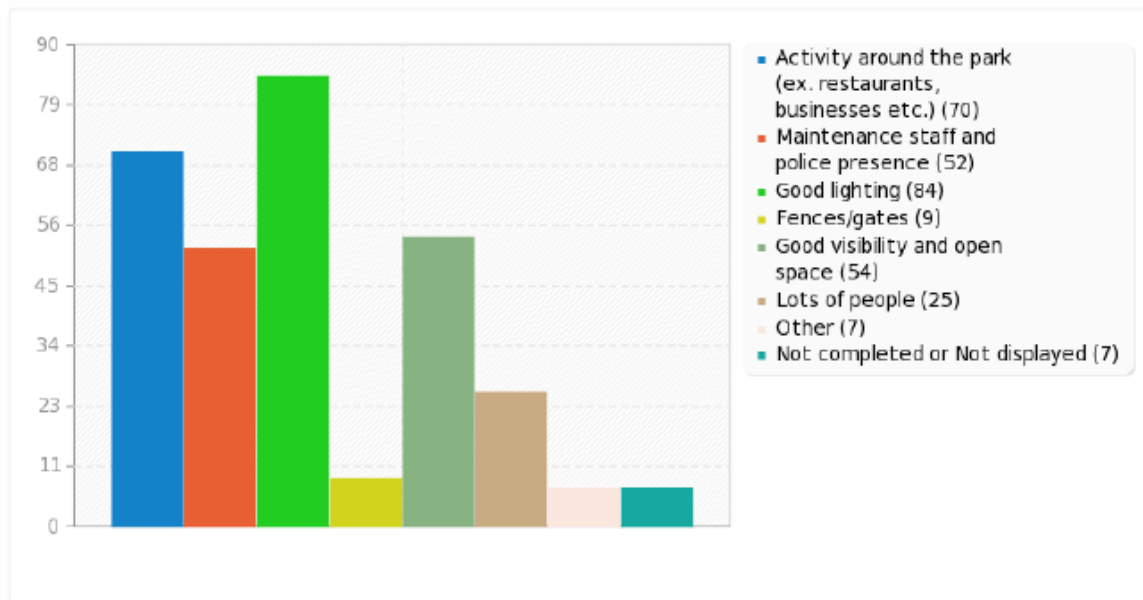
### 5. What would make you feel safe at the Small Coast Waterfront Park?

Answer	Count	Percentage
Activity around the park (ex. restaurants, businesses etc.) (SQ1)	70	56.00%
Maintenance staff and police presence (SQ2)	52	41.60%
Good lighting (SQ3)	84	67.20%
Fences/gates (SQ4)	9	7.20%
Good visibility and open space (SQ5)	54	43.20%
Lots of people (SQ6)	25	20.00%
Other	7	5.60%
Not completed or Not displayed	7	5.60%

ID	Response
13	Emergency call buttons placed around the park for police assistance if needed
26	Paved Walking Trails
45	Maintenance staff but NO police presence
43	cameras
86	Safe community
111	Secure lockups for my bicycle and E-Bike while I enjoy the park
106	level ground/walkways

Survey Question 5 Chart

### 5. What would make you feel safe at the Small Coast Waterfront Park?

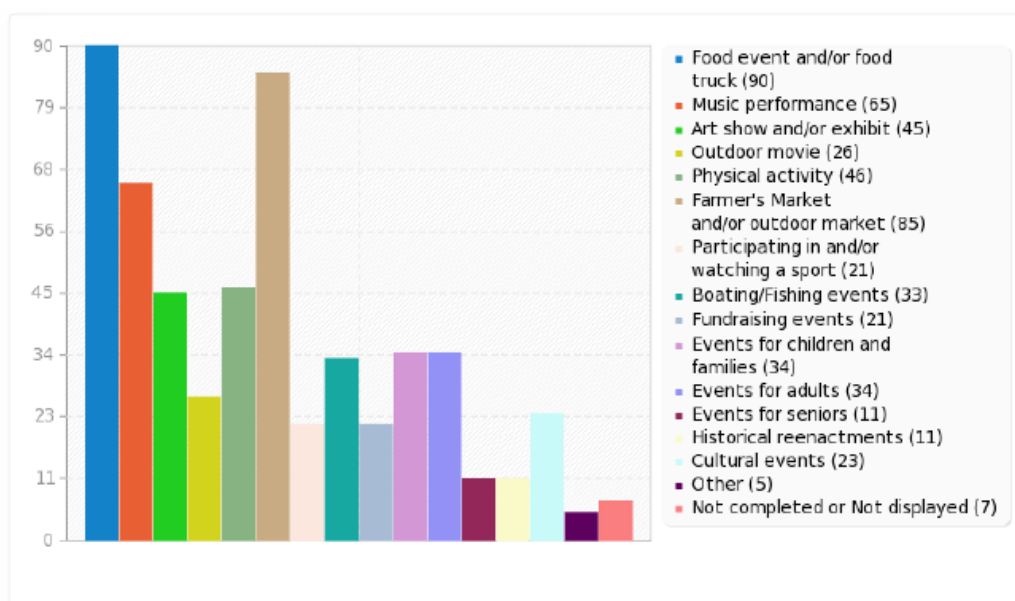


6. What type of events would interest you most to go to the Small Coast Waterfront Park? (choose top 3)

Answer	Count	Percentage
Food event and/or food truck (SQ1)	90	72.00%
Music performance (SQ2)	65	52.00%
Art show and/or exhibit (SQ3)	45	36.00%
Outdoor movie (SQ4)	26	20.80%
Physical activity (SQ5)	46	36.80%
Farmer's Market and/or outdoor market (SQ6)	85	68.00%
Participating in and/or watching a sport (SQ7)	21	16.80%
Boating/Fishing events (SQ8)	33	26.40%
Fundraising events (SQ9)	21	16.80%
Events for children and families (SQ10)	34	27.20%
Events for adults (SQ11)	34	27.20%
Events for seniors (SQ12)	11	8.80%
Historical reenactments (SQ13)	11	8.80%
Cultural events (SQ14)	23	18.40%
Other	5	4.00%
Not completed or Not displayed	7	5.60%

ID	Response
26	Walk or Run Event
43	Outlook
50	Nature
80	restaurant near water for food and alcoholic beverage
128	Large large large dog park

6. What type of events would interest you most to go to the Small Coast Waterfront Park? (choose top 3)

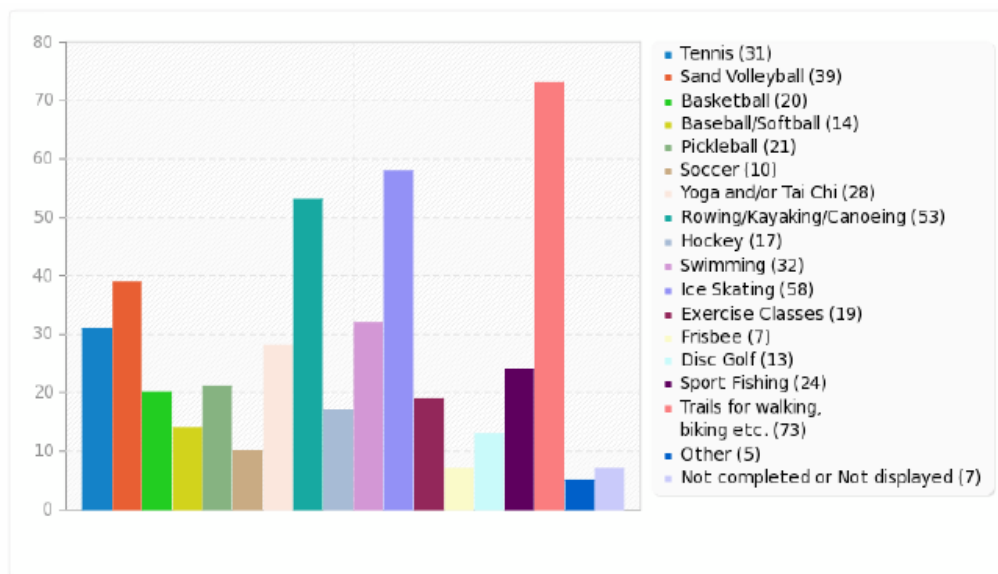


7. What type of sporting activities would you like to see at the Small Coast Waterfront Park? (choose top 3)

Answer	Count	Percentage
Tennis (SQ1)	31	24.80%
Sand Volleyball (SQ2)	39	31.20%
Basketball (SQ3)	20	16.00%
Baseball/Softball (SQ4)	14	11.20%
Pickleball (SQ5)	21	16.80%
Soccer (SQ6)	10	8.00%
Yoga and/or Tai Chi (SQ7)	28	22.40%
Rowing/Kayaking/Canoeing (SQ8)	53	42.40%
Hockey (SQ9)	17	13.60%
Swimming (SQ10)	32	25.60%
Ice Skating (SQ11)	58	46.40%
Exercise Classes (SQ12)	19	15.20%
Frisbee (SQ13)	7	5.60%
Disc Golf (SQ14)	13	10.40%
Sport Fishing (SQ15)	24	19.20%
Trails for walking, biking etc. (SQ16)	73	58.40%
Other	5	4.00%
Not completed or Not displayed	7	5.60%

ID	Response
4	Dog Park
13	kayak rentals!
58	Keep Outdoor Pool
54	That's what vohlmer is for. Have dining . Be more like Amherstburg or walkerville
86	Walking trails

7. What type of sporting activities would you like to see at the Small Coast Waterfront Park? (choose top 3)

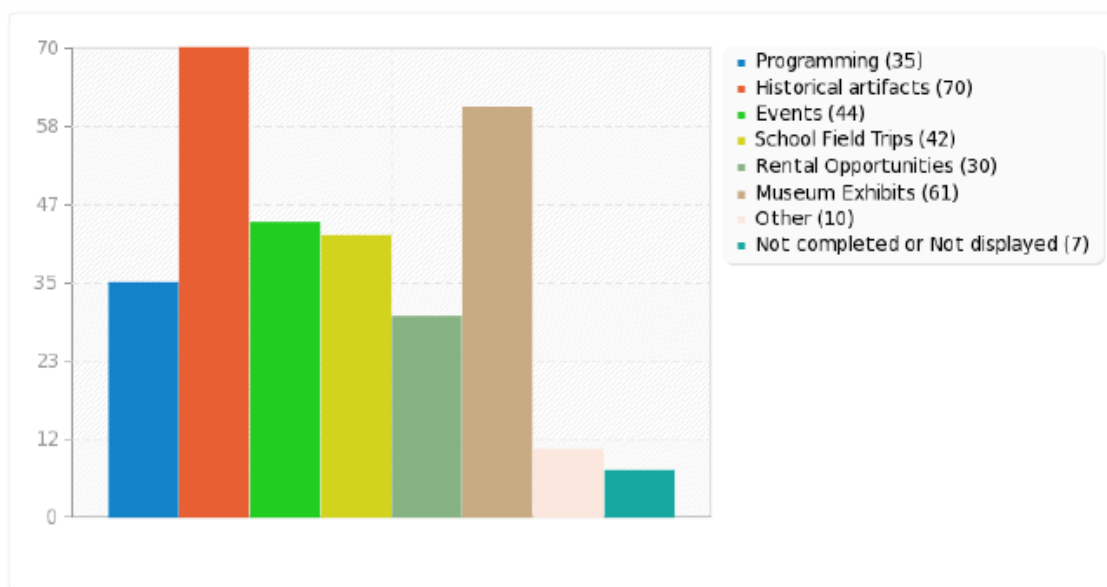


## 8. What would you like to see at the Benoit House/Museum?

Answer	Count	Percentage
Programming (SQ1)	35	28.00%
Historical artifacts (SQ2)	70	56.00%
Events (SQ3)	44	35.20%
School Field Trips (SQ4)	42	33.60%
Rental Opportunities (SQ5)	30	24.00%
Museum Exhibits (SQ6)	61	48.80%
Other	10	8.00%
Not completed or Not displayed	7	5.60%

ID	Response
4	Nothing
15	Nothing. Don't mix a museum with a outdoor area/park
25	Guest speakers
26	This doesn't interest me.
38	book readings & author events
45	local Indigenous history
41	Nothing
81	History of LaSalle, meeting place for small groups maybe something like Mackenzie hall in Windsor, rum running history
111	Prohibition-themed speakeasy with snacks and tasting opportunities for Essex County beer, wine and spirits
129	An exhibit on the Architect Garnet A. McElroy

## 8. What would you like to see at the Benoit House/Museum?



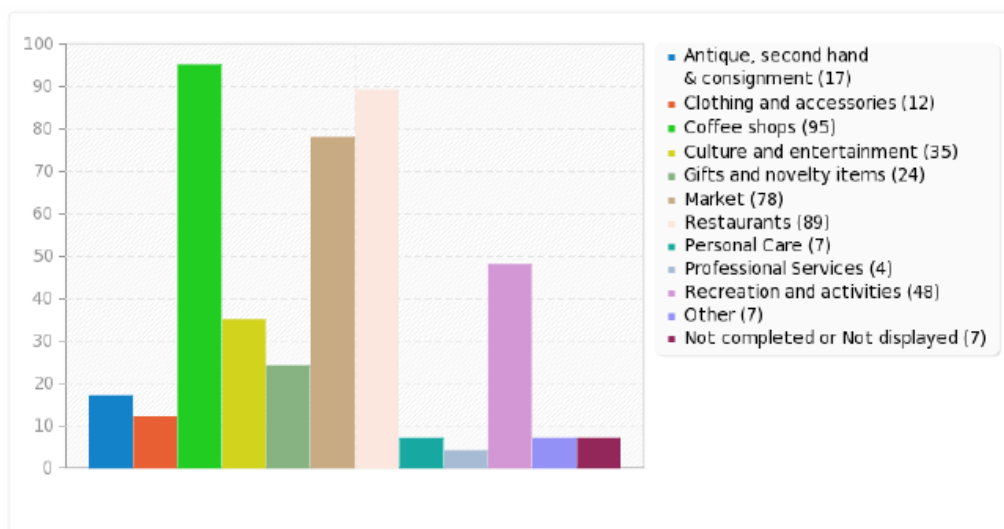


9. What type of businesses would you like to see in the area of the Small Coast Waterfront Park? (choose top 3)

Answer	Count	Percentage
Antique, second hand & consignment (SQ1)	17	13.60%
Clothing and accessories (SQ2)	12	9.60%
Coffee shops (SQ3)	95	76.00%
Culture and entertainment (SQ4)	35	28.00%
Gifts and novelty items (SQ5)	24	19.20%
Market (SQ6)	78	62.40%
Restaurants (SQ7)	89	71.20%
Personal Care (SQ8)	7	5.60%
Professional Services (SQ9)	4	3.20%
Recreation and activities (SQ10)	48	38.40%
Other	7	5.60%
Not completed or Not displayed	7	5.60%

ID	Response
13	I would rather things not be too crowded with businesses
26	Ice Cream
80	bike/roller blade/skate rental shop
86	Pubs
99	Alcohol
112	brewery/roadhouse restaurant
118	food truck court

9. What type of businesses would you like to see in the area of the Small Coast Waterfront Park? (choose top 3)

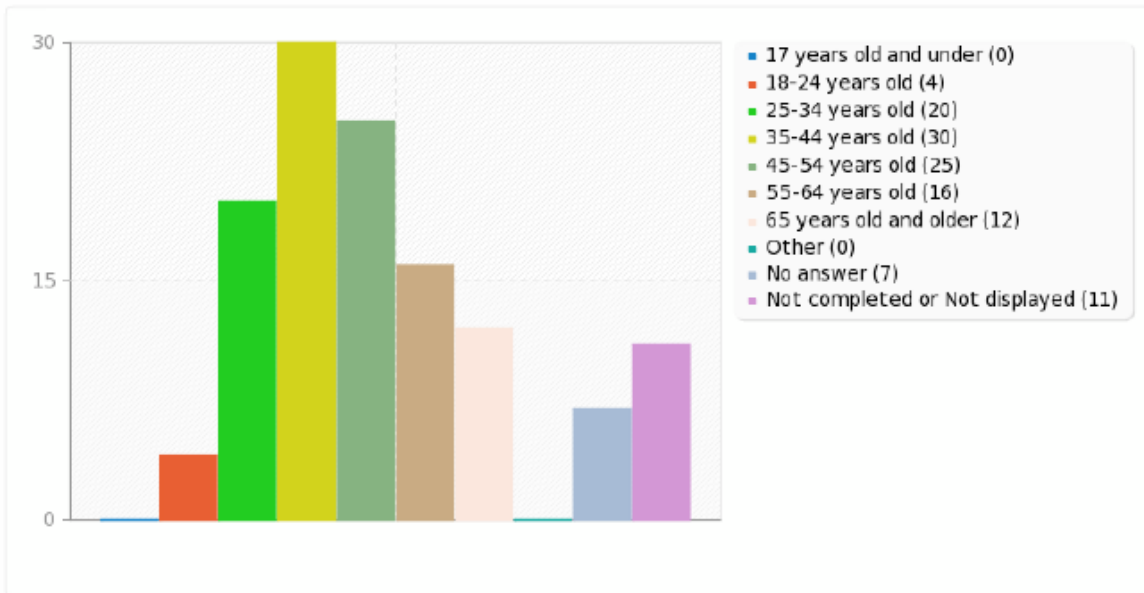


## 10. What is your age?

Answer	Count	Percentage
17 years old and under (A1)	0	0.00%
18-24 years old (A2)	4	3.20%
25-34 years old (A3)	20	16.00%
35-44 years old (A4)	30	24.00%
45-54 years old (A5)	25	20.00%
55-64 years old (A6)	16	12.80%
65 years old and older (A7)	12	9.60%
Other	0	0.00%
No answer	7	5.60%
Not completed or Not displayed	11	8.80%

ID	Response
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## 10. What is your age?

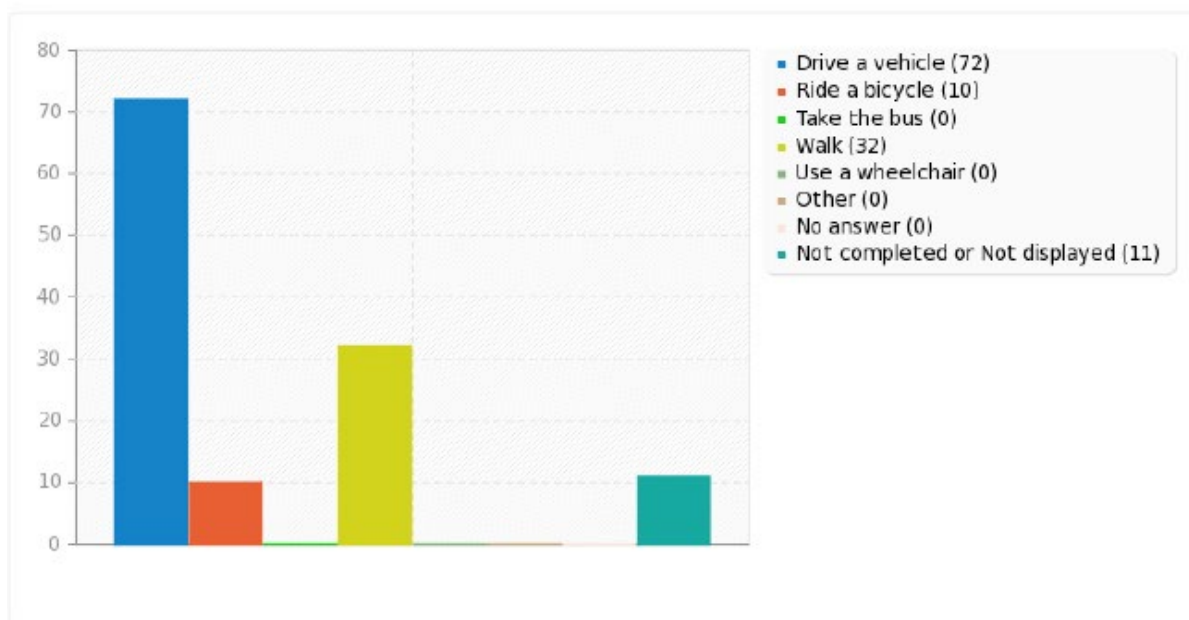


11. How do you usually get to Front Road Park and/or Gil Maure Park?

Answer	Count	Percentage
Drive a vehicle (A1)	72	57.60%
Ride a bicycle (A2)	10	8.00%
Take the bus (A3)	0	0.00%
Walk (A4)	32	25.60%
Use a wheelchair (A5)	0	0.00%
Other	0	0.00%
No answer	0	0.00%
Not completed or Not displayed	11	8.80%

ID	Response
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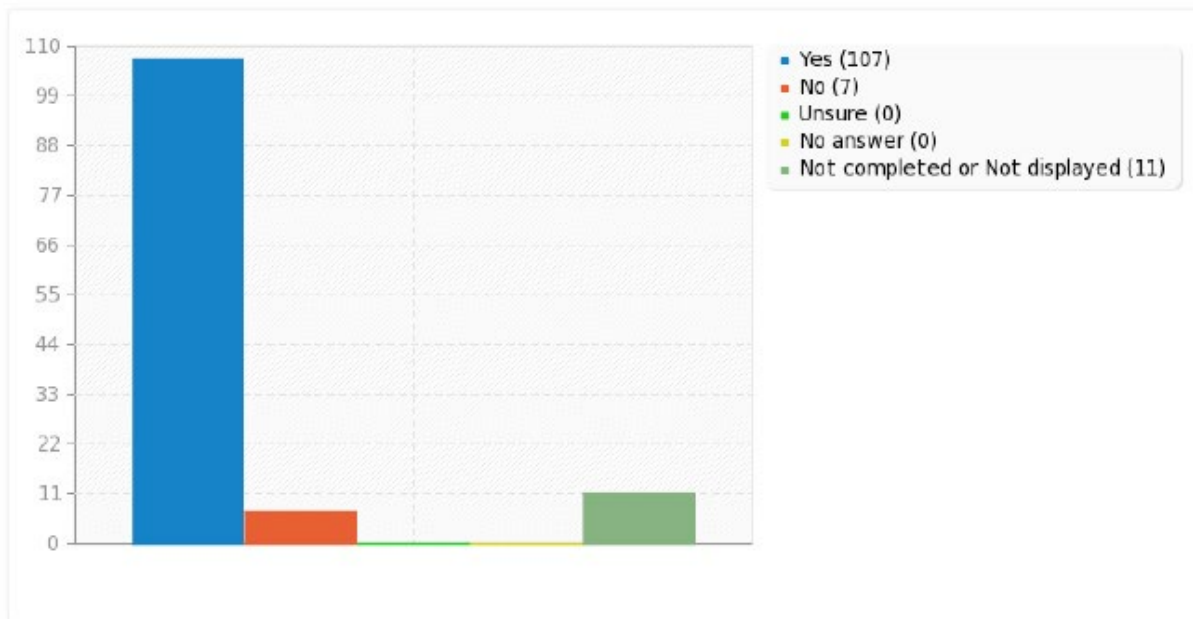
11. How do you usually get to Front Road Park and/or Gil Maure Park?



## 12. Do you live in LaSalle?

Answer	Count	Percentage
Yes (A1)	107	85.60%
No (A2)	7	5.60%
Unsure (A3)	0	0.00%
No answer	0	0.00%
Not completed or Not displayed	11	8.80%

## 12. Do you live in LaSalle?



**Schedule of Reports for Council  
April 13, 2021**

<b>Council Resolution or Member Question</b>	<b>Subject</b>	<b>Department</b>	<b>Report to Council</b>	<b>Comments</b>	<b>Referred to Budget</b>
231/19	Vollmer Property Additional Entrance from Malden Road	Public Works	April 2021	At the July 09, 2019 Regular Meeting of Council:  "That the report of the Director of Public Works dated July 2, 2019 (PW-21-19) regarding the existing entrance to the Vollmer property from Malden Road BE DEFERRED and that an Administrative Report BE PREPARED to provide Council with further details outlining possible options; and further that all affected property owners BE NOTIFIED when this matter appears before Council."	
Deputy Mayor Meloche	Heritage Committee	Development & Strategic Initiatives	September 2021	At the June 9, 2020 Regular Meeting of Council:  "That the report of the Director of Development & Strategic Initiatives dated May 29, 2020 (DS-15-2020) regarding a Municipal Heritage Committee BE RECEIVED; and that this report BE BROUGHT to Council in 2021 for consideration."	
Councillor Carrick	BIA for the Town of LaSalle	Administration	September 2021	At the July 14, 2020 Regular Meeting of Council:  Councillor Carrick requests an Administrative Report be prepared regarding the establishment of a BIA for the Town of LaSalle	
173/20	Connecting Links	Public Works	Fall 2021	At the July 14, 2020 Regular Meeting of Council:  "That Council AUTHORIZE administration to prepare a subsequent report outlining the Town's position on the remaining County roads traversing through Town."	

**Schedule of Reports for Council**  
**April 13, 2021**

286/20	Meo Boulevard Trail Construction	Public Works	June 2021	At the October 27, 2020 Regular Meeting of Council:  "That the report of the Director of Public Works and the Director of Development and Strategic Initiatives dated October 16, 2020 (PW-24-20) regarding the asphalt trail on Meo Boulevard BE REFERRED back to Administration and that an Administrative Report BE PREPARED to review on road bike lanes to achieve the same intended purpose of the original trail on Meo Boulevard."	
Mayor Bondy	Sidewalk Review on Normandy Street	Public Works	To be determined	At the November 24, 2020 Regular Meeting of Council:  Mayor Bondy requests an Administrative Report be prepared regarding a sidewalk review from the East to the West side of Normandy Street beginning on Huron Church Road and ending on North Woodmont.	
379/21	Alternate Parking	Public Works	September 2021	At the January 12, 2021 Regular Meeting of Council:  "That an Administrative report be prepared outlining the implementation of alternate parking within the Town of LaSalle."	

## Schedule of Reports for Council April 13, 2021

396/21	Alley R2 Referral & Alley Closing Policy Report	Administration	June 2021	<p>At the January 26, 2021 Regular Meeting of Council:</p> <p>“That the report of the Deputy Clerk and Legal Counsel dated November 30, 2020 (AD-09-2020) regarding the alley referral request by R. &amp; A. Mancini be deferred; and that the Alley Closing Policy be reviewed prior to its scheduled review date and be brought to Council for consideration.”</p> <p>At the March 23, 2021 Regular Meeting of Council:</p> <p>“That the report of Legal Counsel dated March 3, 2021 (AD-01-2021) regarding the revised Closing and Sale of Alleys Policy be received; and that the revised Closing and Sale of Alleys Policy be referred back to Administration for further revisions including the moving of a fence at the owners expense, payment of full value of an alley should it be in conflict, the potential of having a straight property line in the rear yard, and the usage of an alley based on any encumbrances or legal restrictions.”</p>	
Councillor Renaud	Gilmour Park Fencing	Public Works	June 2021	<p>At the March 23, 2021 Regular Meeting of Council:</p> <p>Councillor Renaud requests an Administrative Report be prepared and brought back to Council regarding the fencing near the water at Gilmour Park, focusing on the spacing of the fence poles, the current standards and code.</p>	

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

### **By-law Number 8549**

A By-law to authorize the executive of a Site Plan Control Agreement with 1830088 Ontario Ltd.

**Whereas** Creekside LaSalle Ltd. has made an application to the Corporation of the Town of LaSalle ("Corporation") to develop certain lands as a mixed commercial and residential development on the vacant lot south of Major Boulevard west of Front Road, in the Town of LaSalle, in the County of Essex;

**And whereas** the Council of the Corporation deems it expedient to enter into a Site Plan Control Agreement on certain terms and conditions;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

1. **That** the Corporation of the Town of LaSalle enter into a Site Plan Control Agreement with 1830088 Ontario Ltd. for the proposed development of one (1) building containing commercial space on the ground floor and residential units on the second floor on Lots 2 and 3, Part of Lot 55, Registered Plan 1048, now designated as Parts 1 to 6, both inclusive, on Reference Plan 12R-28426, in the Town of LaSalle, in the County of Essex, a copy of which Agreement is attached hereto and forms part of this By-law.
2. **That** the Mayor and the Clerk be and the same are hereby authorized to execute the said Site Plan Control Agreement on behalf of the Corporation and affix the Corporate seal thereto, as well as any and all other documents that may be necessary to give effect to the terms of the said Agreement.
3. **This** By-law shall come into force on the final passing thereof.

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

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Marc Bondy, Mayor

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Agatha Robertson, Clerk



THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8550

A By-law to amend Zoning by-law No. 5050, the  
Town’s Comprehensive Zoning By-Law, as  
amended.

**Whereas** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, and amendments thereto, to the Council of the Town of LaSalle to pass this By-law;

**And whereas** this by-law conforms to the Official Plan in effect for the Town of LaSalle, as amended;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

- 1. **That** Schedule "C", Map 2, of By-law 5050, as amended, is hereby further amended by the removal of the holding zone symbol for those lands as indicated on Schedule "A" attached hereto and forming part of this by-law.
- 2. **That** this by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 36 of the Planning Act, R.S.O. 1990.

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

\_\_\_\_\_  
Marc Bondy, Mayor

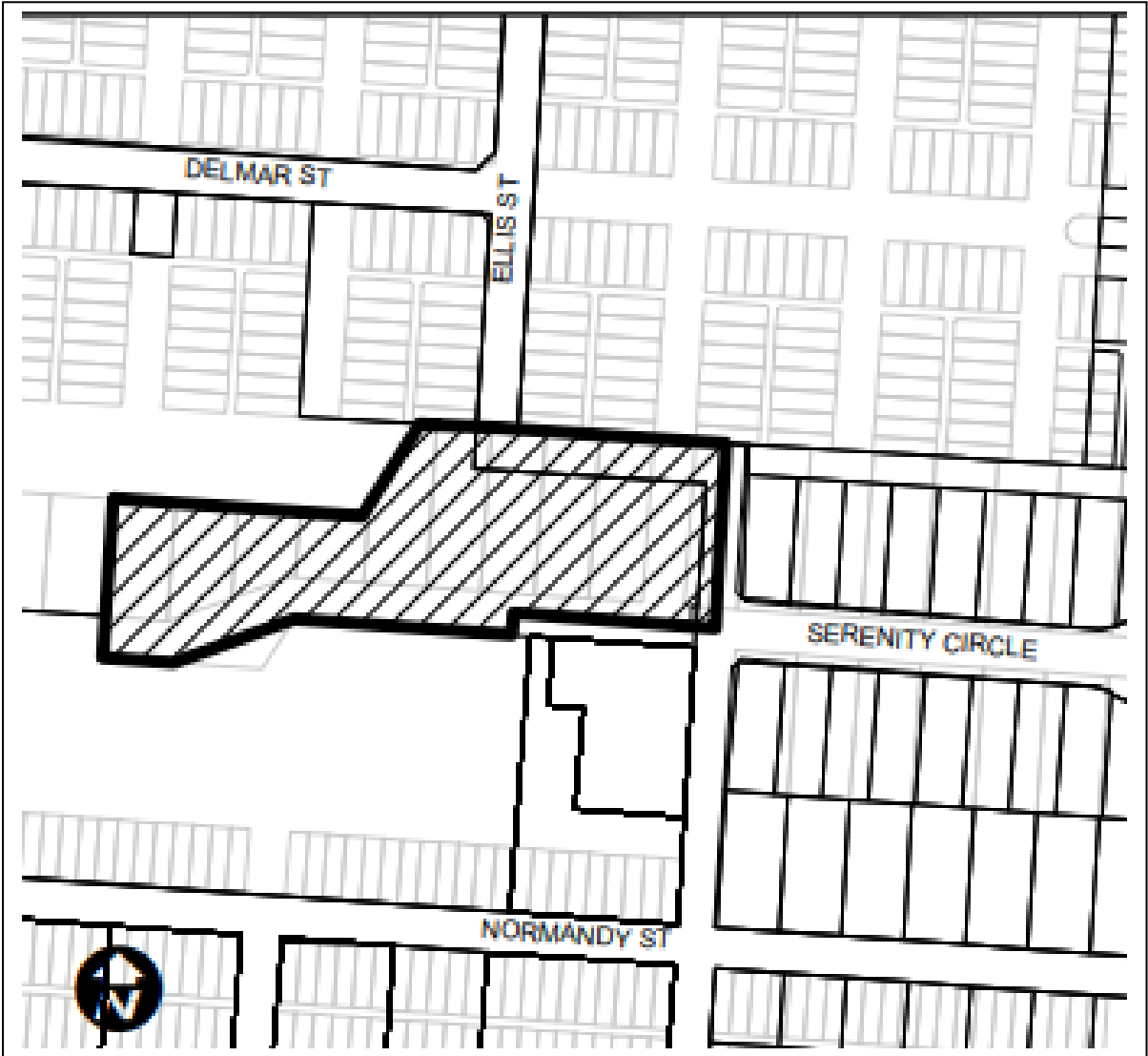
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Agatha Robertson, Clerk

**BY-LAW NO. 8550**

**SCHEDULE “A”**

**Plan 1555 lots 8 to 12 and part of lots 13 to 17**

**Town of LaSalle**



 Residential Five holding Zone- “R5-9-h” to a Residential Five Zone- “R5-9”

**This is Schedule “A” to By-Law No. 8550**

**Passed on April 13, 2021**

**Signed**

\_\_\_\_\_  
Marc Bondy, Mayor

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Agatha Robertson, Clerk

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

### **By-law Number 8551**

A By-law to authorize the executive of a Site Plan Control Agreement with Creekside LaSalle Ltd.

**Whereas** Creekside LaSalle Ltd. has made an application to the Corporation of the Town of LaSalle ("Corporation") to develop certain lands as multi-unit residential developments on the vacant lot south and west of Ellis Street, in the Town of LaSalle, in the County of Essex;

**And whereas** the Council of the Corporation deems it expedient to enter into a Site Plan Control Agreement on certain terms and conditions;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

1. **That** the Corporation of the Town of LaSalle enter into a Site Plan Control Agreement with Creekside LaSalle Ltd. for the proposed development of no more than three (3) separate buildings containing a maximum of one hundred and seventy-eight (178) dwelling units on Lots 8 to 12, both inclusive, Parts of Lots 13 to 17, both inclusive, Block "E" (created by Judge's Order as in R1506207), Part of Block "D" (created by Judge's Order as in R1506207); Registered Plan 1555, subject to easements as in R1506207E, R1285478 and R1285479; now designated as Parts 1 to 34, both inclusive, on Reference Plan 12R-28552, in the Town of LaSalle, in the County of Essex, a copy of which Agreement is attached hereto and forms part of this By-law.
2. **That** the Mayor and the Clerk be and the same are hereby authorized to execute the said Site Plan Control Agreement on behalf of the Corporation and affix the Corporate seal thereto, as well as any and all other documents that may be necessary to give effect to the terms of the said Agreement.
3. **This** By-law shall come into force on the final passing thereof.

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

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Marc Bondy, Mayor

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Agatha Robertson, Clerk

**The Corporation of the Town of LaSalle**

**By-law Number 8552**

A By-law to authorize the execution of an Agreement between  
David Fred Cowlin and Nancy Lynn Marie Cowlin for Storm  
Sewer Repairs

**Whereas** David Fred Cowlin and Nancy Lynn Marie Cowlin (“Owners”) own land described as Part of Concession Lot 1, Sandwich West, designated as Lot 6 on Plan 12M-251, together with a Right of Way over Part of Block 20 on Plan 12M-251 as in LT218783, subject to an Easement as in LT117849; LaSalle, municipally described as 207 Martin Lane (“Property”);

**And whereas** the Owners have requested a replacement of part of the storm sewer running along the easterly border of the Property, through the Town of LaSalle’s (“Town”) Easement registered as Instrument Number LT117849;

**And whereas** the Owners agree to pay for the entirety of the costs of the replacement work in the amount of \$ 39,500.00 plus applicable taxes, as well as an additional twenty five percent contingency fund, fully refundable if not used;

**And whereas** the Town deems it expedient to enter into an Agreement with the Owners setting out the terms and conditions that have been agreed to with the Town;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

1. **That** the Mayor and Clerk be and they are hereby authorized and empowered on behalf of The Corporation of the Town of LaSalle to execute and Agreement with David Fred Cowlin and Nancy Lynn Marie Cowlin, a copy of which Agreement is attached hereto, and forms part of this By-law;
2. **This** By-law shall come into force on the final passing thereof.

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

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Marc Bondy, Mayor

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Agatha Robertson, Clerk

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

### **By-law Number 8553**

A By-law to confirm the donation of Lots 325 to 337 Registered Plan 1064, from Gyula Porcs and Ernestine Porcs

**Whereas** the Corporation of the Town of LaSalle ("Corporation") has been requested by Gyula Porcs and Ernestine Porcs to accept the dedication of Lots 325 to 337, Registered Plan 1064, in the Town of LaSalle, in the County of Essex;

**And whereas** the Council of the Corporation deems it expedient to confirm acceptance of the donation of said lands;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

1. **That** the Corporation accept the donation of Lots 325 to 337, Registered Plan 1064 from Gyula Porcs and Ernstine Porcs, in consideration of the Corporation granting a tax receipt.
2. **That** the execution by the Mayor and the Clerk of the Corporation of any and all documents necessary to complete this transaction, and the affixing of the Corporation's seal to such documents to give effect to this transaction, be and the same are hereby confirmed.
3. **This** By-law shall come into force on the final passing thereof.

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

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Marc Bondy, Mayor

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Agatha Robertson, Clerk

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

### **By-law Number 8554**

A By-law to stop up, close and sell an alley system running east-west lying to the north of Lots 471 to 481, both inclusive, Register Plan 1017, LaSalle

**Whereas** registered owners abutting the alley system have made an application to the Corporation of the Town of LaSalle ("Corporation") to close and purchase a portion of the alley;

**And whereas** the Corporation has determined the distribution of the alley in accordance with its Alley Closing Policy, approved May 14, 2019 at policy number M-DSI-003;

**And whereas** the Council of the Corporation deems it beneficial to grant this request;

**And whereas** by virtue of the provisions of Section 34 of the Municipal Act, 2001, R.S.O. 2001, c.25, as amended, a By-law permanently closing a highway, including a lane on a registered plan of subdivision, does not take effect until a certified copy of the By-law is registered in the appropriate Land Registry Office;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

1. **That** That the alley system on Registered Plan 1017 running east-west lying to the north of Lots 471 to 482, both inclusive, now designated as Parts 1 to 12, both inclusive, on Reference Plan 12R-28562, in the Town of LaSalle, in the County of Essex, be and the same is hereby stopped up and closed.
2. That all portions of the alley shall be subject to a perpetual easement in favour of Essex Powerlines Corporation, their successors and assigns, on, in, over, under, across, and along the lands herein described for the purposes of constructing, maintaining, replacing, altering and repairing their equipment, plants, services, lines, poles, pipes, wires, conduits, cables, and all appurtenances thereto for the carrying and providing any and all public and private utilities and services in the course of their operation, with their agents, servants and workmen to enter upon the said lands at all reasonable times for the purposes aforesaid.
3. Upon completion of the closing of that alley more particularly described in Section 1 herein, that the said alley so closed may be sold to the owners as determined by the Corporation, at a sale price of \$200.00 per part on a reference plan, and that all other costs and expenses incurred in connection with this matter be borne in accordance with the Corporation's Alley Closing Policy.
4. In the event any owner of land abutting the said alley does not purchase their proportionate share of the said alley so closed within the time frame as determined by the Chief Administrative Officer of the Corporation, the Corporation shall follow its Alley Closing Policy and offer the proportionate share to an abutting landowner.
5. That the execution by the Mayor and the Clerk of the Corporation be and they are hereby authorized to do all acts and sign all documents which

may be necessary to complete the sale of the said alley so closed as provided herein, and to otherwise carry out the intent of this By-law.

- 6. This By-law shall come into force and take effect after the final passing thereof on the date upon which this By-law is registered in the Land Registry Office for the County of Essex (Number 12).

**Read** a first and second time and finally passed this 13th day of April, 2021.

1st Reading – April 13, 2021

2nd Reading – April 13, 2021

3rd Reading – April 13, 2021

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Marc Bondy, Mayor

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Agatha Robertson, Clerk