



LaSalle Small Coast Waterfront Experience

Town of LaSalle



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2020-12-18

Vision and Goals



Key Drivers and Goals for the Community

name:

Petite Côte - *Small Coast* (english)

Key Drivers and Goals for the Community

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

Park Features



Façade – Front Rd and Entry





Façade – Activates Street



Event Plaza View - Multi-Purpose



Material Selections - Delineation

Integrated Planting



Paving Variety



Striations



Sand



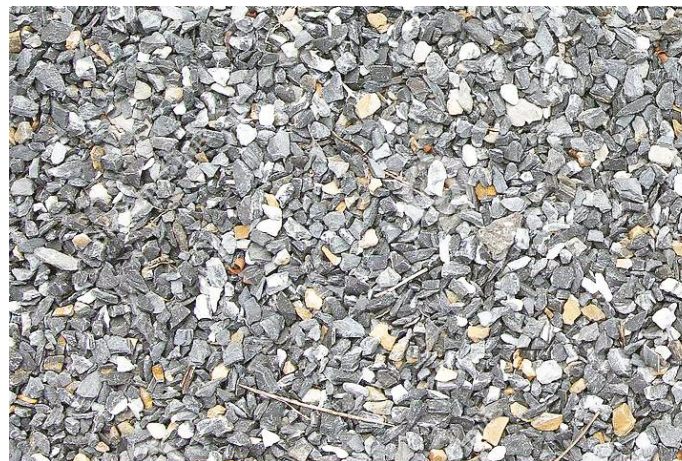
Crushed Stone (Sensoral Qualities)



Images: Google

Material Selections - Porosity

Mulch/Bark – Dog Park



Crushed Stone - Paths

Paving Blocks - Overflow Parking

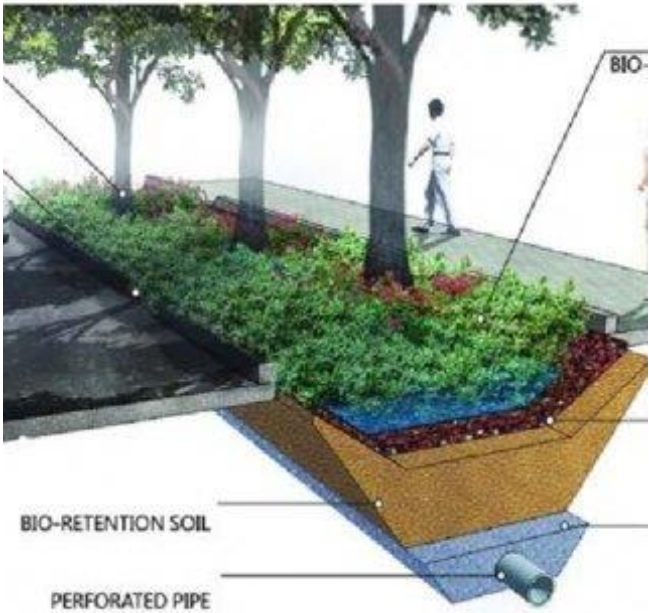


Paving Stones - Paths/Parking Run-Off Strips



images: Google

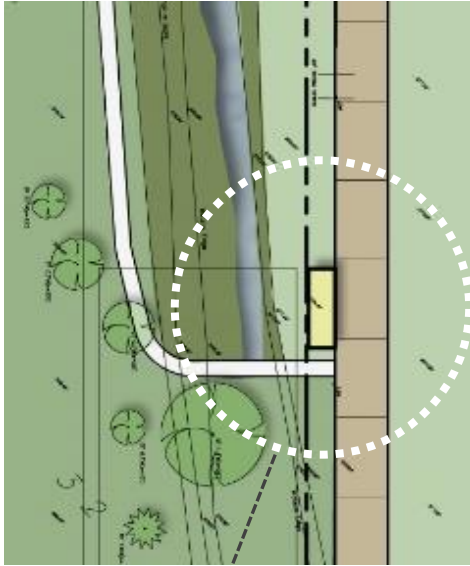
Naturalization - Bioswales



Naturalized Storage –
Parking Areas



Authenticity – Connection to Our Cultures



**Infotainment Hut –
Shelter**



Modern Interpretation / Metaphor to Wigwam

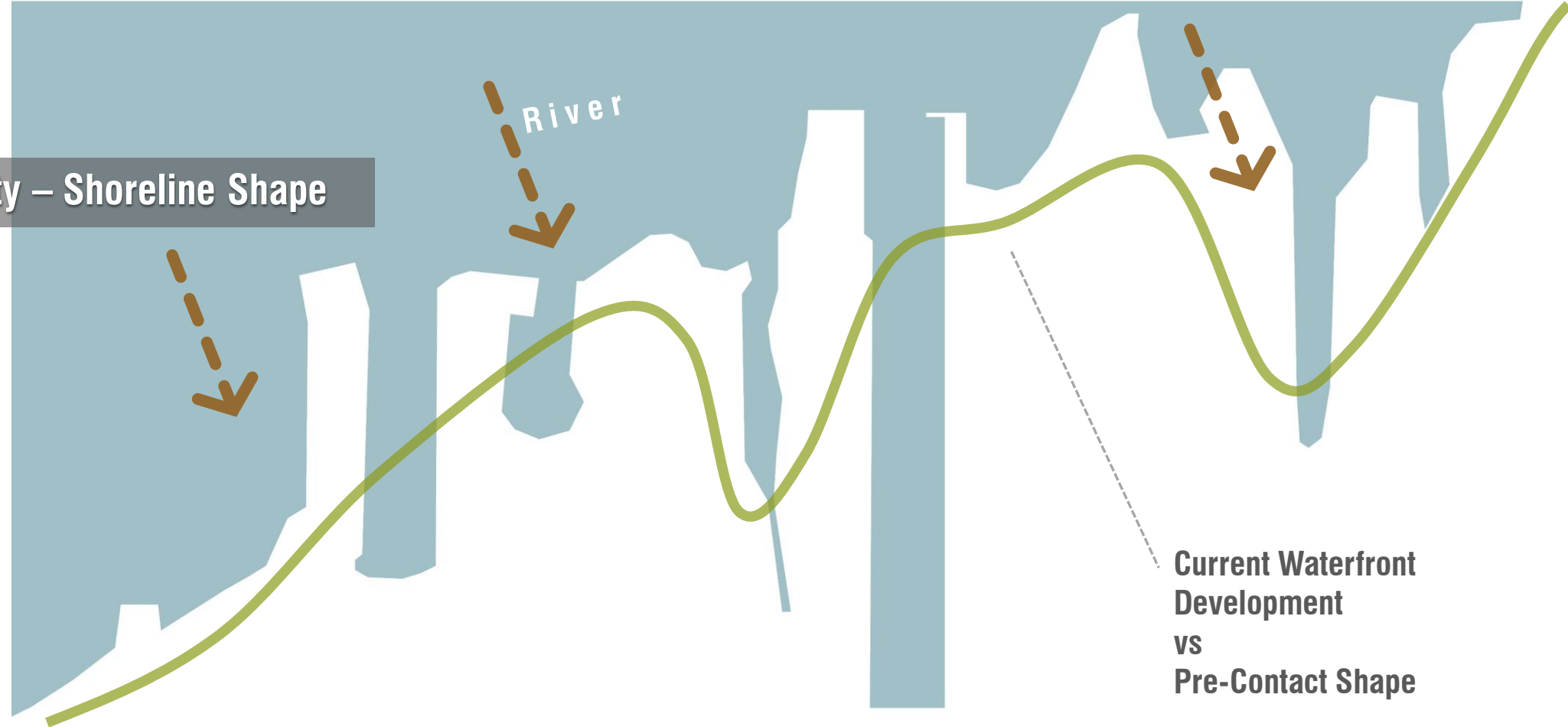
- Place of Rest
- Shelter from Elements
- Power / Data
- Kiosk

Images: Google

A scenic photograph of a pond or lake, likely in a park or natural area. The water is calm, reflecting the surrounding greenery. In the foreground, there are various plants, including a prominent yellow-flowered bush and a green railing. The background is filled with dense trees and foliage. A large green rectangular overlay is positioned on the left side of the image, containing the text "Conceptual Design" in white. The sky is clear and blue.

Conceptual Design

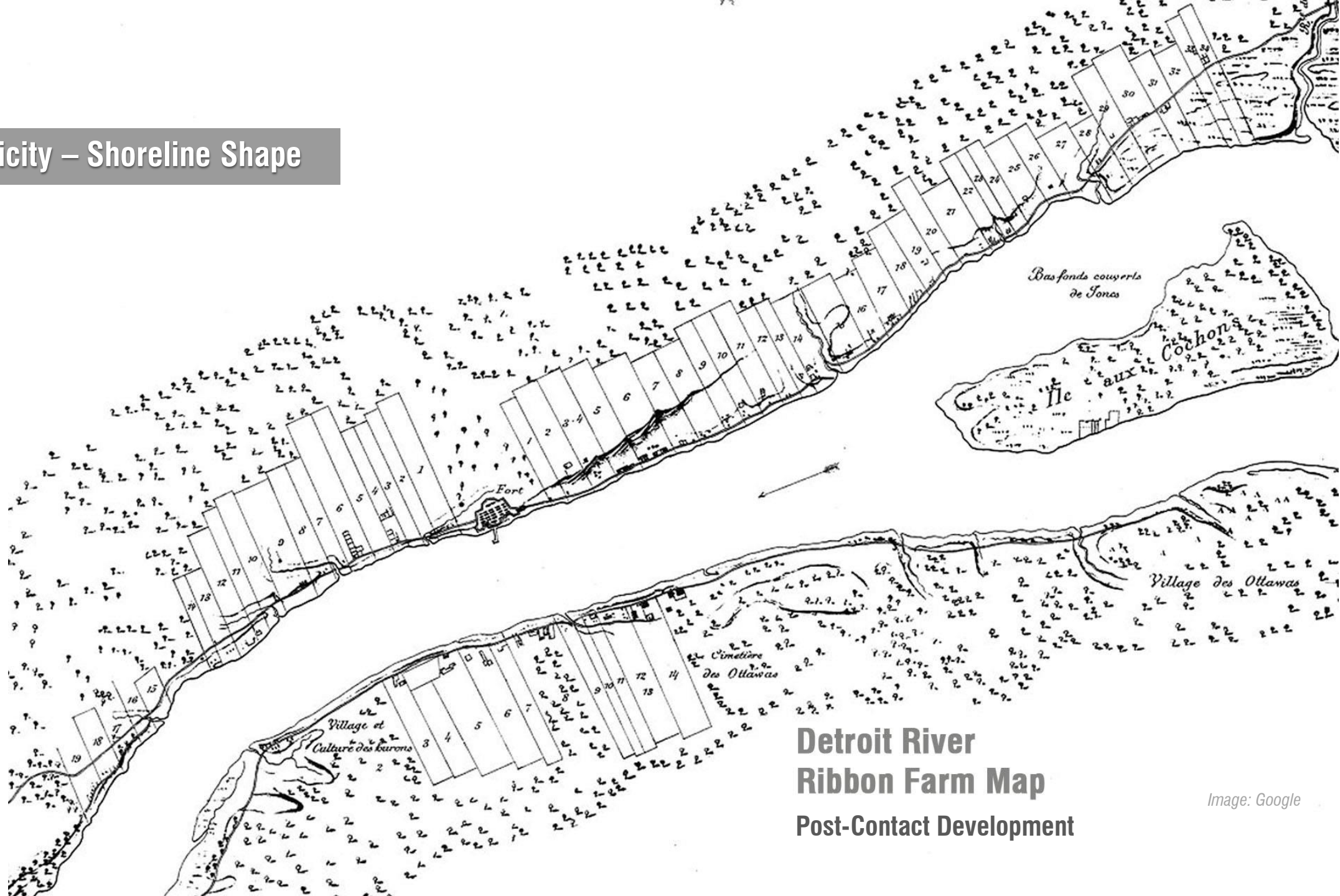
Authenticity – Shoreline Shape



**Current Waterfront
Development
vs
Pre-Contact Shape**



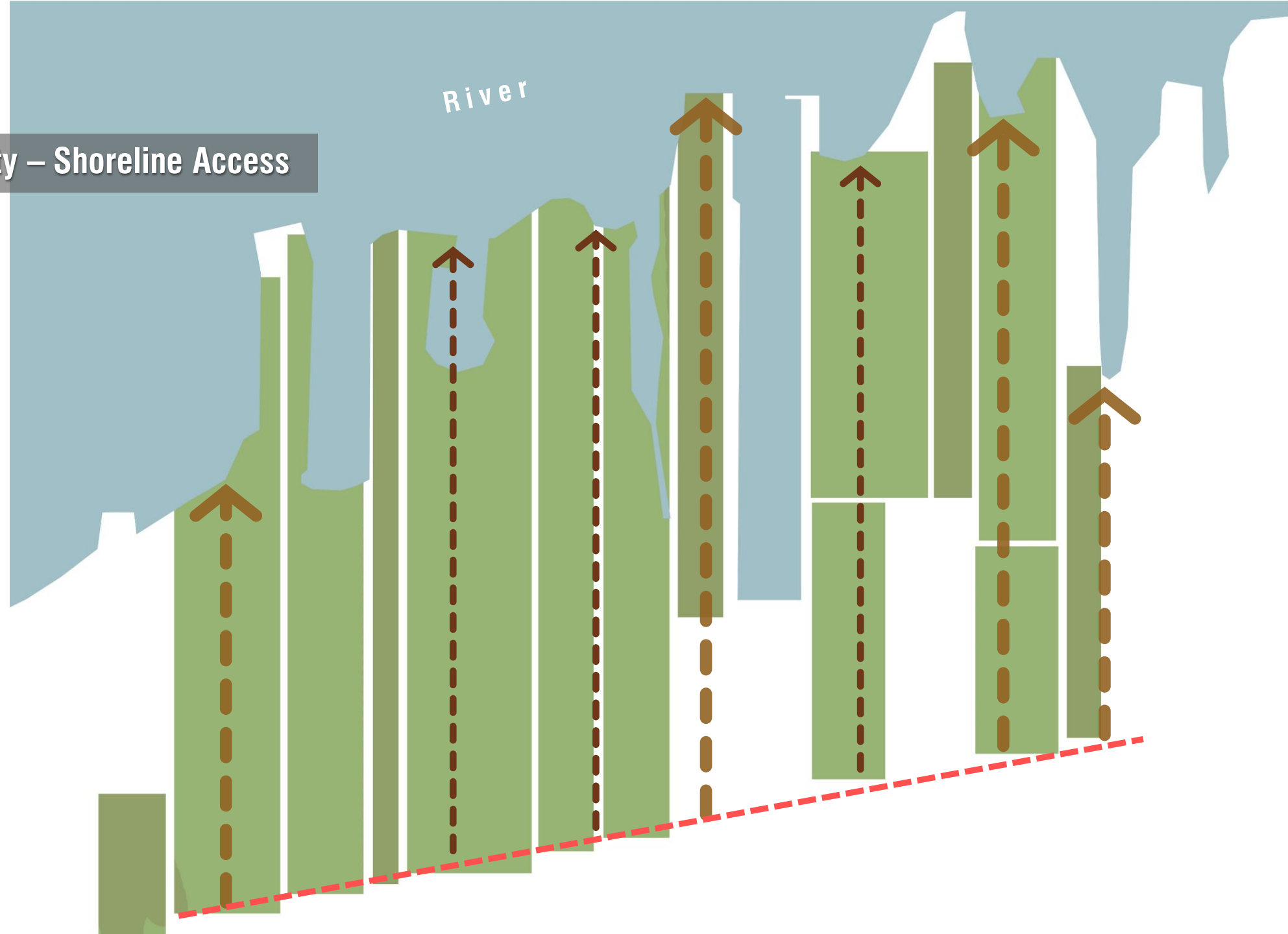
Authenticity – Shoreline Shape



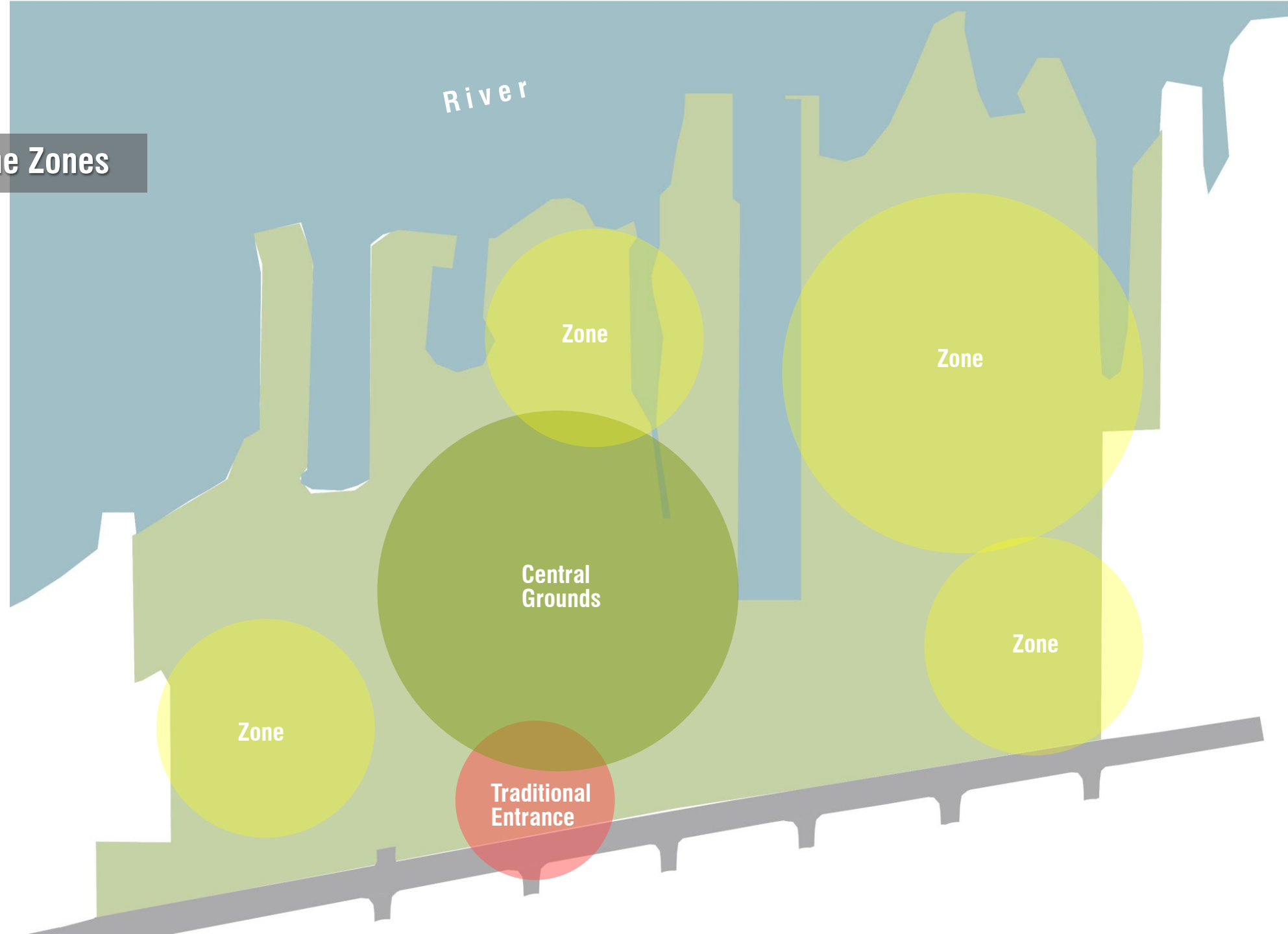
**Detroit River
Ribbon Farm Map
Post-Contact Development**

Image: Google

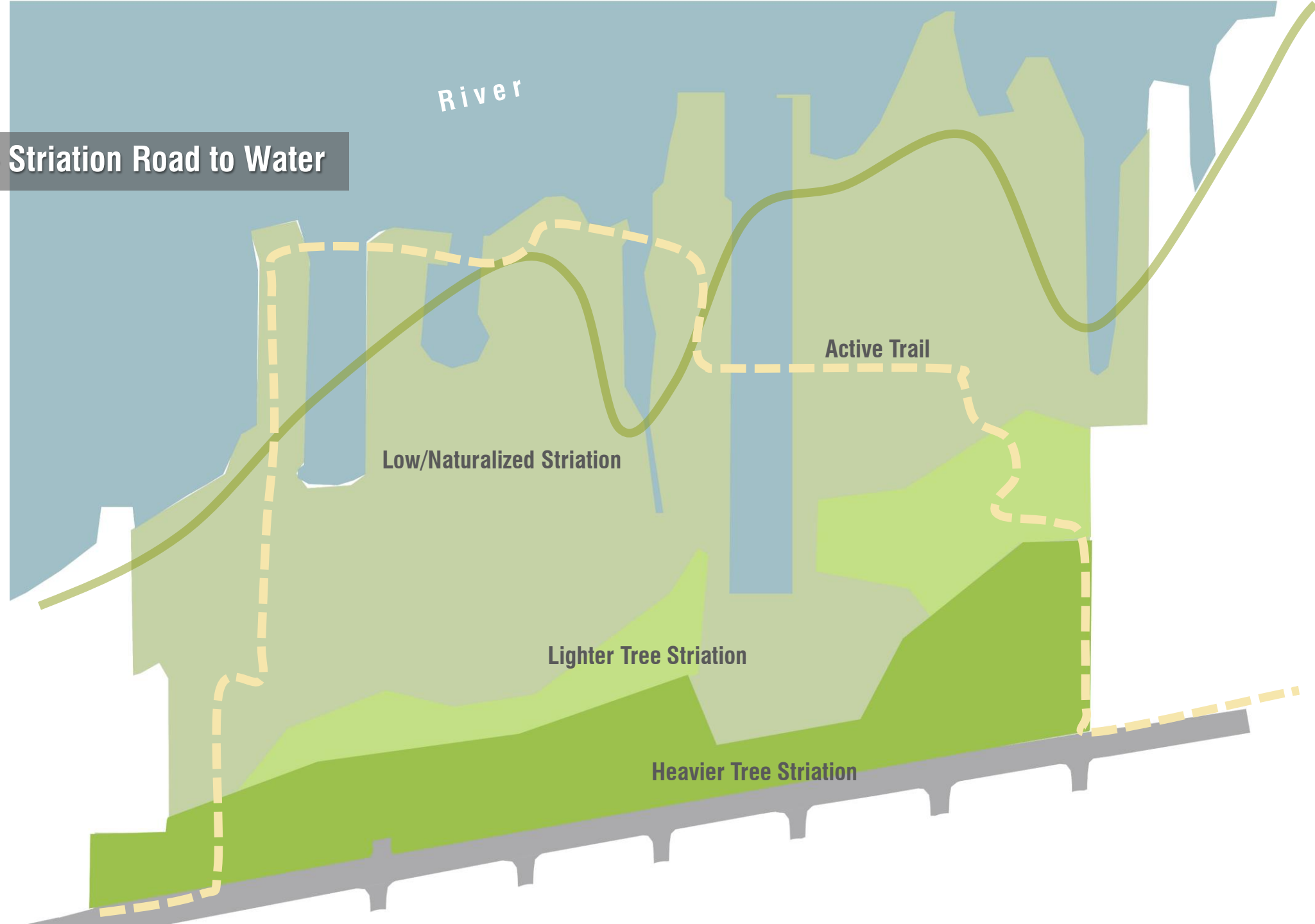
Authenticity – Shoreline Access



Shaping the Zones



Striation – Striation Road to Water





SLIDE 1
EXISTING



SLIDE 2
CULTURE, HERITAGE & SPORTS ZONE



SLIDE 3
BOAT RAMP



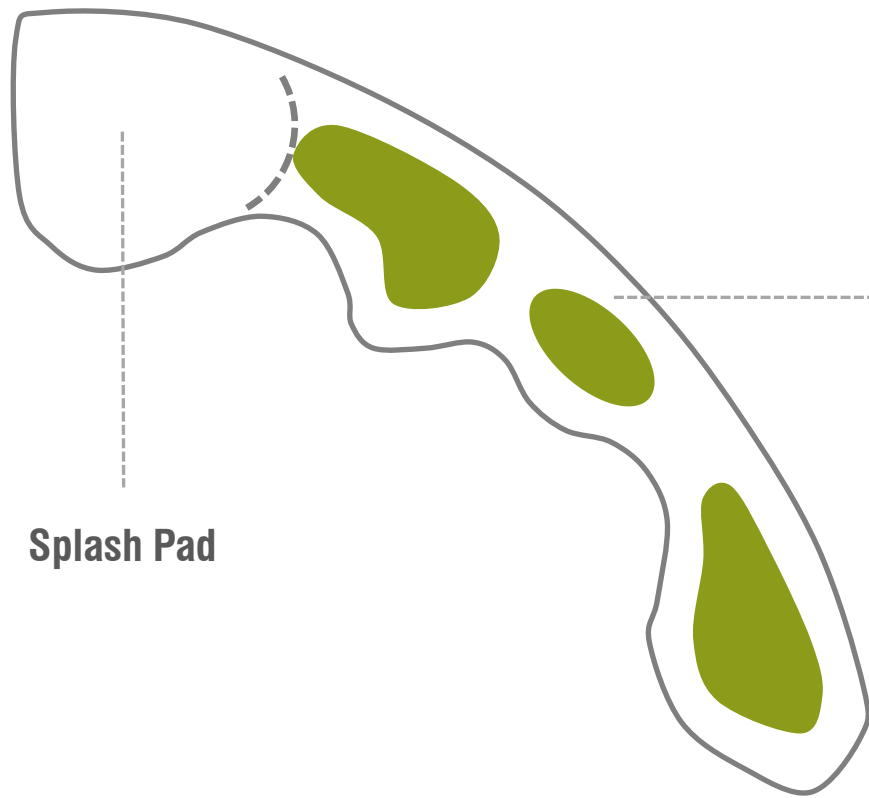
SLIDE 4
SKATE TRAIL + SPLASH PAD

Splash / Skating Experience



Image: Google

Splash / Skating Experience



Splash Pad

Splash/ Skating

25% Reduction in
surface area

While maintaining a
6,500 sf Splash Pad

Splash / Skating Experience



Image: Storybook Gardens

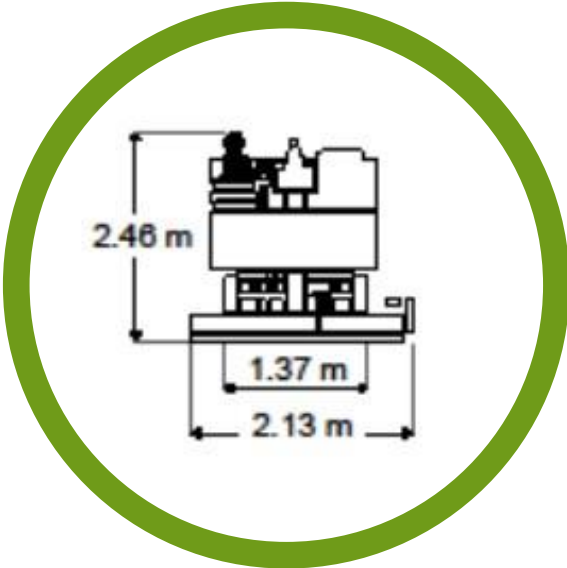
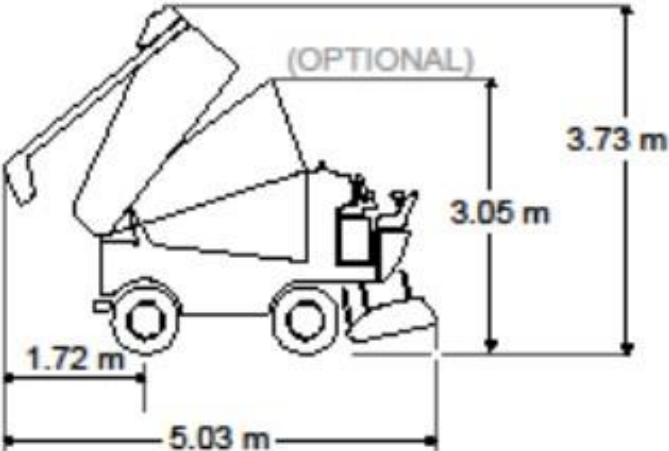
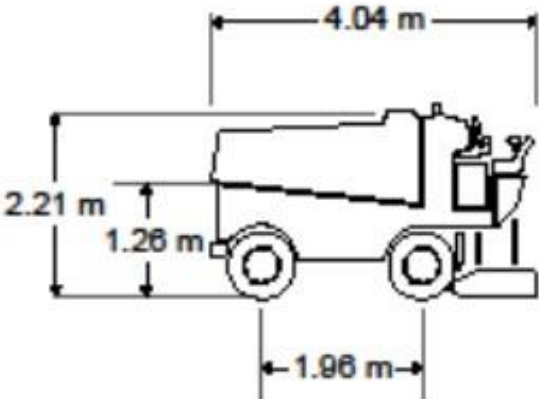


Splash / Skating Experience

Image: Storybook Gardens

Pause

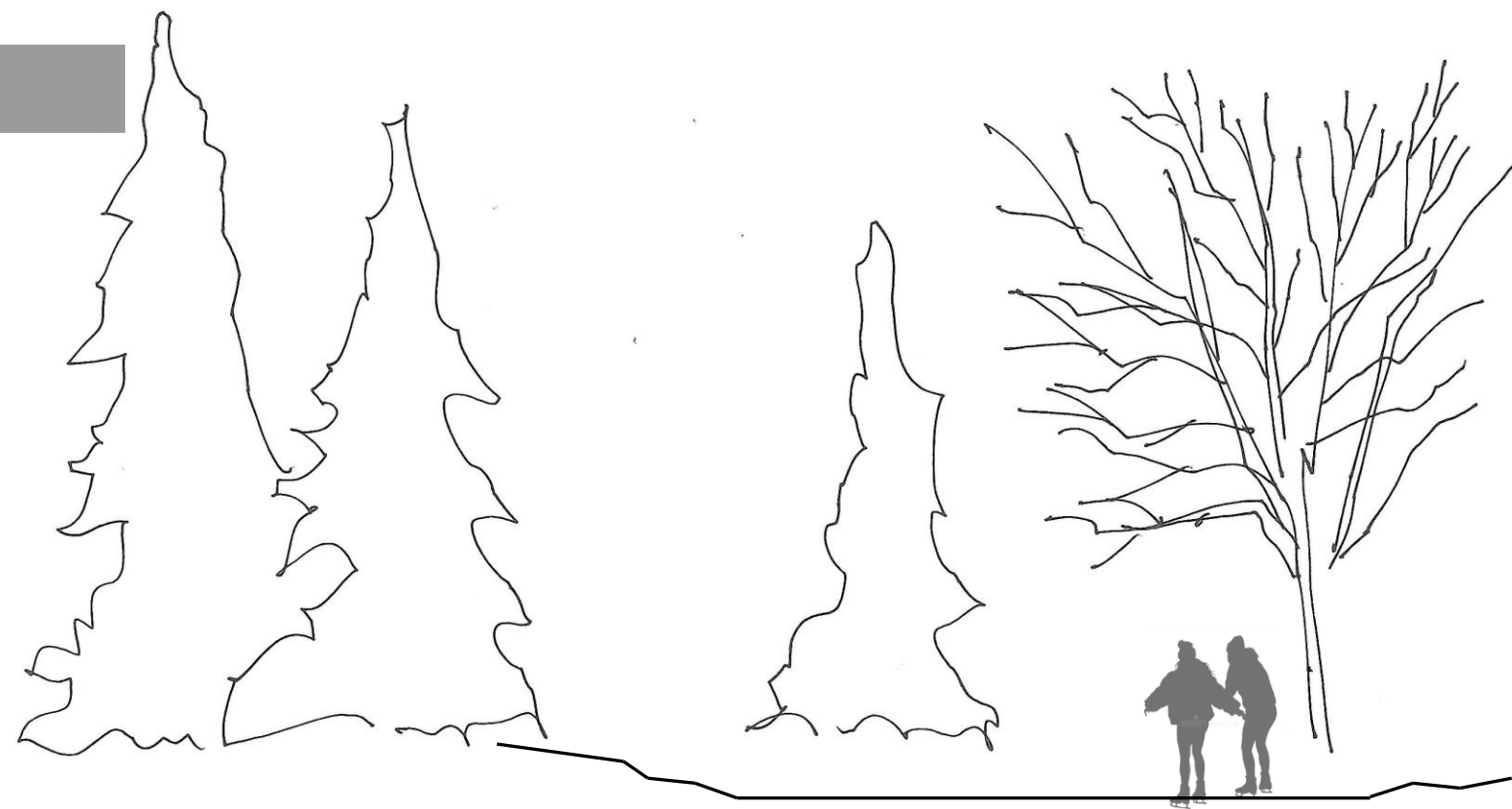
Splash / Skating - Practicality



Splash / Skating - Practicality

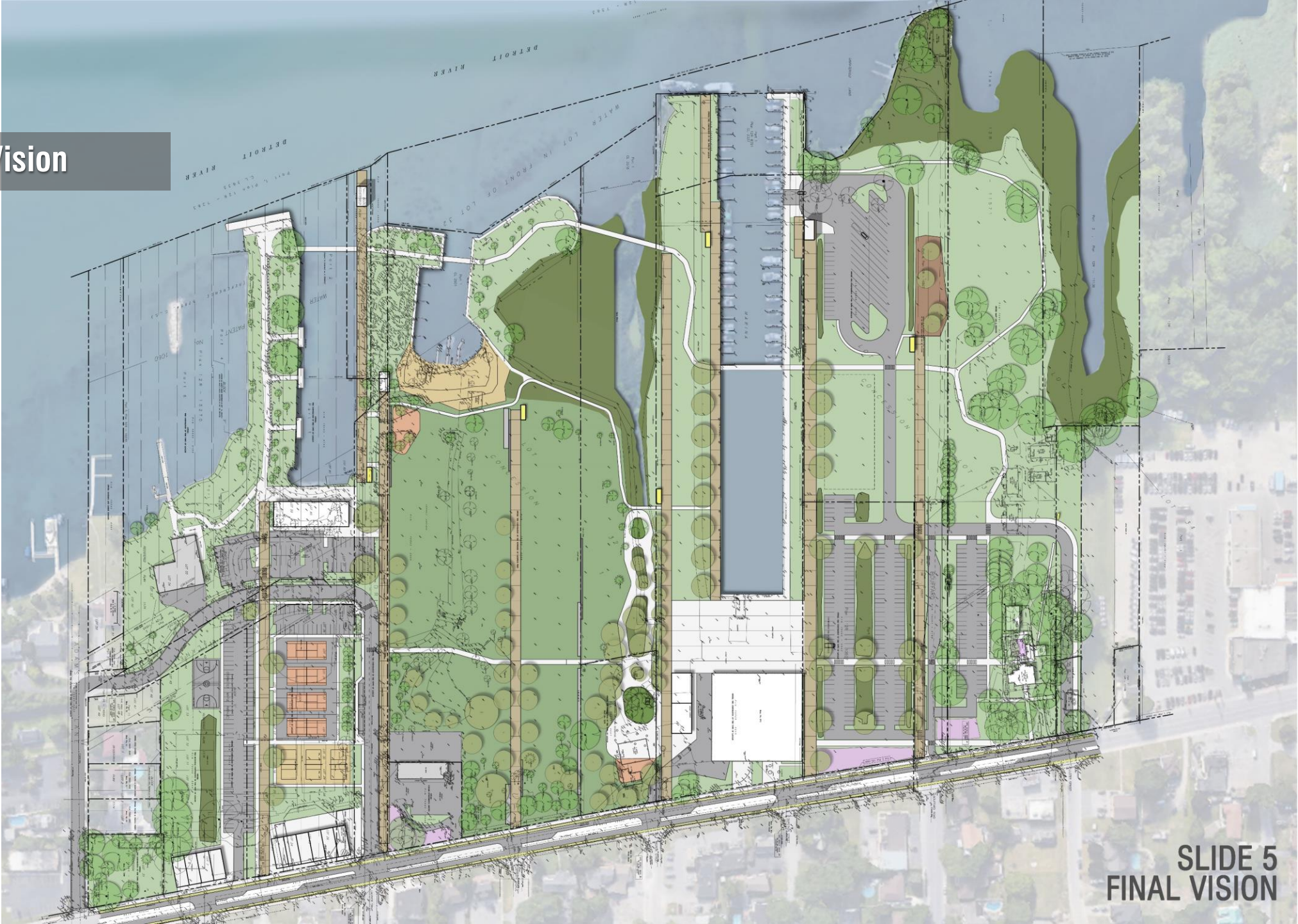


Splash / Skating



Skate Trail Videos

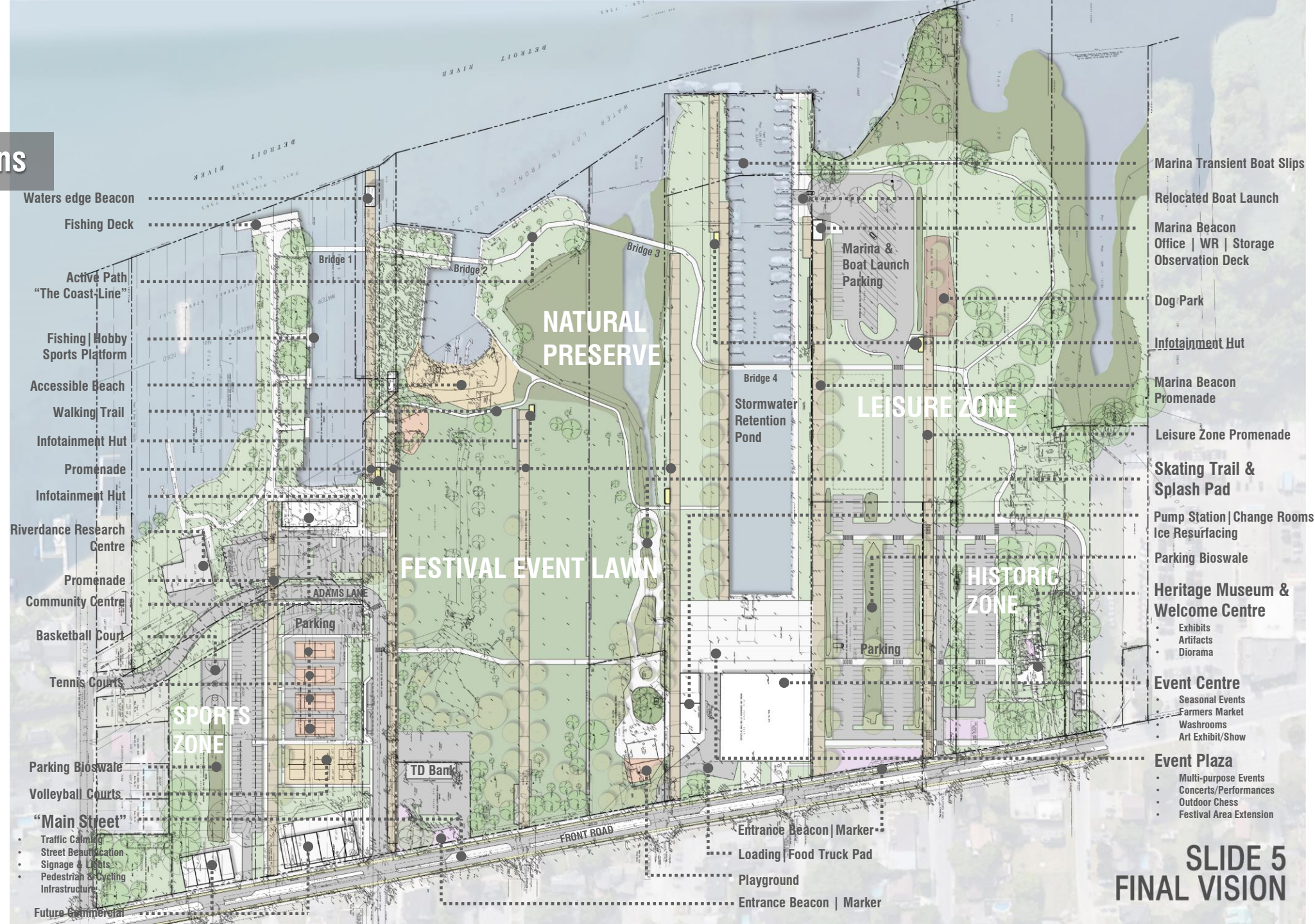
Full Build Vision



SLIDE 5
FINAL VISION



Descriptions



Waters edge Beacon
Fishing Deck

Active Path
"The Coast-Line"

Fishing | Hobby
Sports Platform

Accessible Beach

Walking Trail

Infotainment Hut

Promenade

Infotainment Hut

Riverdance Research
Centre

Promenade

Community Centre

Basketball Court

Tennis Courts

Parking Bioswale

Volleyball Courts

"Main Street"

- Traffic Calming
- Street Beautification
- Signage & Lights
- Pedestrian & Cycling Infrastructure

Future Commercial

SPORTS
ZONE

FESTIVAL EVENT LAWN

NATURAL
PRESERVE

LEISURE ZONE

HISTORIC
ZONE

Marina Transient Boat Slips

Relocated Boat Launch

Marina Beacon
Office | WR | Storage
Observation Deck

Dog Park

Infotainment Hut

Marina Beacon
Promenade

Leisure Zone Promenade

Skating Trail &
Splash Pad

Pump Station | Change Rooms
Ice Resurfacing

Parking Bioswale

Heritage Museum &
Welcome Centre

- Exhibits
- Artifacts
- Diorama

Event Centre

- Seasonal Events
- Farmers Market
- Washrooms
- Art Exhibit/Show

Event Plaza

- Multi-purpose Events
- Concerts/Performances
- Outdoor Chess
- Festival Area Extension

Entrance Beacon | Marker

Loading Food Truck Pad

Playground

Entrance Beacon | Marker

SLIDE 5
FINAL VISION



Community Centre

- Washrooms
- Community Rooms
- Waterside "Living Room"

Riverdance Research
Centre

Sports Zone Promenade

Basketball Court

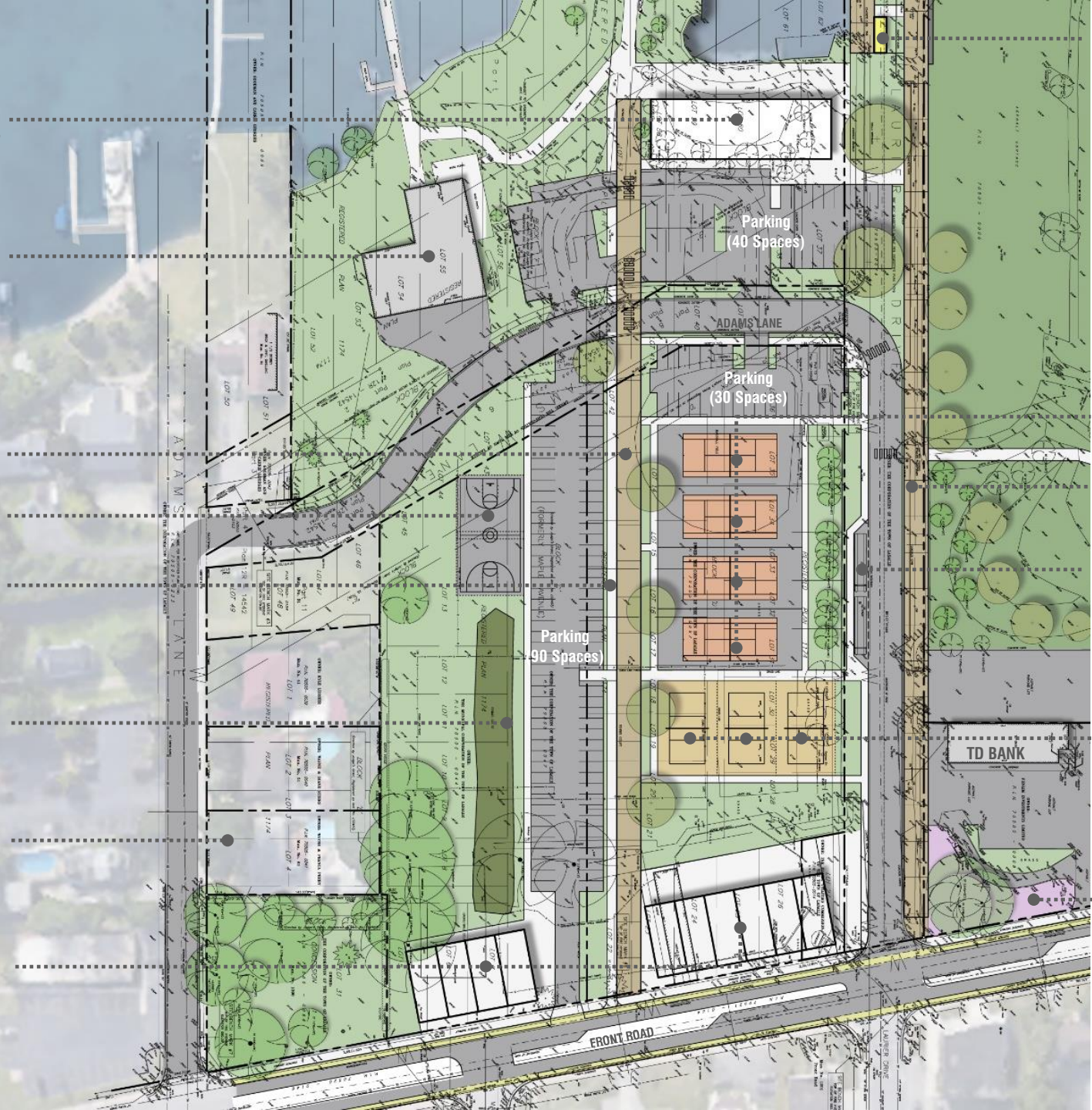
Active Path "The Coast-Line"

Parking Bioswale

Existing Residential Properties

Future Commercial
Developments

Sports Zone Detail



Infotainment Hut

Tennis Courts (X4)

Promenade

Special Event Buses Drop-off

Sand Volleyball Courts (X3)

Entrance Beacon Marker



Event Centre Detail



Infotainment Hut

Lookout | Seating

Infotainment Hut

Festival Lawn Promenade

- Infrastructure For Vendors
- Three Cultures Theme

Wetland Promenade

Event Plaza

- Multi-purpose Events
- Concerts/Performances
- Outdoor Chess
- Festival Area Extension

Ribbon Seating | Canopy | Planting Beds

- Ribbon Farm Theme "Petit Cote"

Stone Gravel Path

Skating Trail & Splash Pad

Green Space | Holiday Themed Displays

Event Centre

- Seasonal Events
- Farmers Market
- Washrooms
- Art Exhibit/Show

Children's Playground

- Accessible
- 3 Cultures Theme

Entrance Beacon | Marker

"Main Street"

- Traffic Calming
- Street Beautification
- Signage & Lights
- Pedestrian & Cycling Infrastructure

Picnic Area | Nature Walk

Leisure Zone Promenade

Active Path "The Coast-Line"

Marina Beacon Promenade

General Parking & Boat Launch Access Road

Parking Bioswales

Activity Space

Administration & Gift Shop

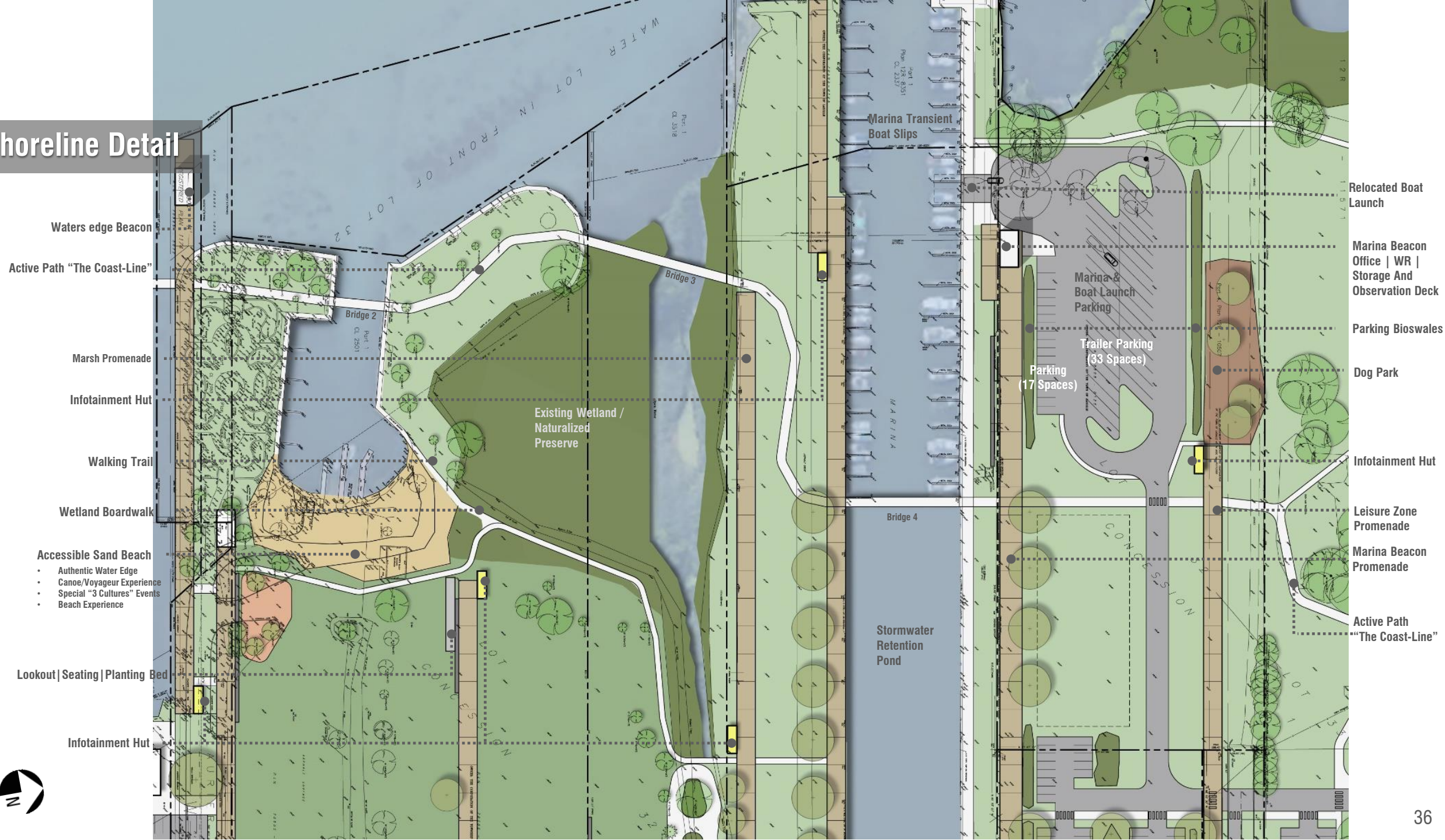
Heritage Museum

Pump Station, Change Rooms & Ice Resurfacing

Entrance Beacon Marker



Shoreline Detail



Budget

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

