



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Peter Marra, P.Eng. – Deputy Chief Administrative Officer

Department: Administration

Date of Report: July 7, 2022

Report Number: AD-11-2022

Subject: Waterfront Park Redevelopment Modified/Updated Concept and Direction

Recommendation

That the report of the Deputy Chief Administrative Officer dated July 7, 2022 (AD-11-2022) regarding the Waterfront Park Redevelopment Modified/Updated Concept and Direction be received.

That Administration be authorized to prepare and release a request for proposal to engage the services of professionals to complete a Front Road District Waterfront Economic Development Strategy and Action Plan Study.

Report

On December 15, 2021, during the 2022 budget deliberation, Council heard about some preliminary modifications being proposed to the overall Waterfront Park Redevelopment plan. For Council's convenience, a copy of that previous report, AD-20-2021, is attached as Exhibit 1.

This previous report explains the reasons for the modifications and provided for a rudimentary sketch of those proposed changes. Today we are here to share a more eloquent and defined overall concept for the future of the Waterfront Park Redevelopment.

Exhibits 2 through 4, attached to this report, shows what is proposed to be built between the years of 2021 through to 2026. The budget and dollars for these activities depicted on these 3 Exhibits is already approved and in place.

Exhibit 5, shows the overall future build-out of the entirety of the Waterfront Park Redevelopment. This new vision takes into consideration the public consultation received to date and some of the construction challenges. It should be noted that the

order of works beyond 2026 is currently not known or budgeted for and will be explored in future year budgets and as we progress beyond the 2021-2026 build.

This project has always been meant to be a catalyst to improving/revitalizing the Front Road District, to provide year-round amenities for residents and to provide for an improved opportunity for attracting tourists to the Town of LaSalle. Administration has and will continue to look for opportunities to ensure this project meets the intentions noted above.

Administration is looking at taking this opportunity prior to budgeting for any future phases, to complete an overall Front Road District Waterfront Economic Development Strategy and Action Plan Study. This study will be completed by qualified professionals and will include reviewing what is planned/committed to be built from 2021-2026 and will look at what is currently proposed for the future full build-out vision. This study will have a public consultation component and will look at the entirety of the Front Road business district. This study will help ensure as future year projects are brought forward, they are projects consistent with meeting the Town's objectives and will ensure they are coordinated with any other private investments that may be occurring elsewhere within this Front Road District corridor.

This study will also look at potential for a Community Improvement Plans and current land use planning policies to enhance and support private redevelopment in the area and ensure the investments made by the Town are appropriate.

It is recommended that Council approve administration to issue a request for proposal for this Front Road District Waterfront Economic Development Strategy and Action Plan Study. By doing this study now, it will be completed prior to Council needing to decide on what will be built beyond 2026 and will assist to ensure objectives are met.

Consultations

Internally, administration has been meeting as a team to work through this large and important project. Various departments are represented on this internal team from the CAO, Deputy CAO, Director of Strategy and Communication, Director of Culture and Recreation, Director of Finance and Director of Planning and Building.

Financial Implications

As noted, the current identified 2021-2026 build, Exhibits 2 thru 4, is already budgeted for and in the process of getting underway, with some aspects close to completion.

The cost for this new proposed Front Road District Waterfront Economic Development Strategy and Action Plan Study will be funded from the money already put aside.

Prepared By:

A handwritten signature in black ink, appearing to read 'P. Marra', written in a cursive style.

Peter Marra, P.Eng. – Deputy CAO

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

Not applicable.

Notifications

None.

Report Approval Details

Document Title:	AD-11-2022 Waterfront Park Redevelopment Modified Updated Concept and Direction.docx
Attachments:	- Exhibit 1 AD-20-2021.pdf - Exhibit 2-5 LSCWE - Phases.pdf
Final Approval Date:	Jul 15, 2022

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



Chief Administrative Officer

Joe Milicia