



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: December 6, 2021

Report Number: AD-20-2021

Subject: Petite Côte Waterfront Redevelopment Project Update/Modifications

Recommendation

That the report of the Deputy Chief Administrative Officer dated December 6, 2021 (AD-20-2021) regarding the Petite Côte Waterfront redevelopment project update/modifications be received.

That Council support the new full build-out vision and that Council authorize administration to work on finalizing the concept with J P Thomson.

That Council approve the new 5-year (2021-2025) build plan/phase.

Report

As Council is aware, the Town is well into the redevelopment of the waterfront project. The Petite Côte (Small Coast) Waterfront Park is intended to provide the Town with a year-round public amenities/destination space for our residents and tourist alike to visit and enjoy the Town of LaSalle's waterfront. This project will enhance and improve the level of service that the Town provides with respect to community functions for both publicly and privately run events.

This report has been put together to outline the following

- what has been previously designed at a conceptual level for a full build out vision of the Petite Côte Waterfront Park Redevelopment.
- what has been approved by Council to date to proceed to construction over the next 5 years (2021-2025).
- what changes/modifications are being proposed now given some of the public feedback and constructability concerns.

Previously Approved Full Build-out

The original full build-out concept (copy enclosed) was developed and has been posted on the Town website for the last 12 or so months and was presented to the community as part of the initial consultation process. This full build-out concept was prepared to provide optimization of the site given the sole layout of the property. This was developed in the absence of any supporting documents such as geotechnical information, environmental constraints and/or archeological studies to name a few.

It is this full build out version that the Town has received comments on for the last 12 months or so.

Previously Approved 5 Year Build-Out

As noted, Council has approved the following to proceed over the next 5 years (2021-2025) as part of some of the first phases of the redevelopment of the Petite Côte Waterfront Park.

[Renovation of the Event Centre](#)

Event Centre renovation is underway and is now anticipated to be complete July/August 2022.

[Renovation of Benoit House for a Museum](#)

Renovation of Benoit House for a Museum will now be a modified work plan/effort due to cost implications and potential operational demands, further information contained within this report.

[Associated Parking lot for Event Centre.](#)

Parking lot for the Event Centre continues to move forward and is anticipated to be tendered late 2021, with an early 2022 contract award, construction completion anticipated around July 2022.

[Parking lot for Benoit House and Ulster Street Extension](#)

Parking lot for the Benoit House and Ulster Street extension due to cost implications may be delayed, further information contained within this report. Projected to occur beyond 2026.

[Trail Connection to Site](#)

Trail connection to site will now continue as originally intended, expected to occur late in the 5-year plan. Projected to occur into 2024/25.

[Upgrade to Sports Zone](#)

Earlier in 2021, Town administration, with support of Council has decided that tennis court rebuilds are best suited to occur at the Vollmer. Council has approved building 4 new lit tennis courts at the Vollmer. The tennis court

proposal at the Vollmer also reserves land/space to expand and add 4 more lit courts in the future along with some associated support functions, such as parking, washrooms, shade areas, etc. Based on this decision the sports zone at the Petite Côte Waterfront Park is being revisited/reviewed.

With the tennis facility having been moved to the Vollmer, sand volleyball and basketball improvements will be delayed and relocated within the overall Petite Côte Waterfront Park project, further information contained within this report.

Construction of Water/Ice Trail Feature

Construction of water/ice trail feature will continue to be part of the 5-year plan. Preliminary design to be completed mid-2022, revised location/orientation noted within this report. Detailed scheduling and costing to be provided after preliminary design is complete into 2022.

Construction of Playground

Construction of playground will continue as planned as part of water/ice trail feature; revised location/orientation noted within this report.

Construction of Storm Pump Station

Construction of storm pump station, will continue as work through the DMAF project continues, expected to occur in 2023/2024.

Upgrade Former Marina

Upgrade of former marina is limited to removal of existing boat finger docks and potential for replacement of current steel break wall. This stage of the project will continue to occur as part of DMAF work, expected to occur in 2023/2024.

Level Grade and Seed Future Boat Launch/Dog Park Area

Level grade and seed future boat launch/dog park area will continue to occur and be completed late in the 5-year term. Noted in this report, there is potential to repurpose this area.

Modifications/Adjustments to Full Build Out Plan and 5-Year Build-Out

As noted, the original full build out plan has been a well-suited guiding document to garner public feedback and work through reviewing the constructability review. Given some of the public feedback, constructability review and cost implications, Town administration has developed a new full build-concept (copy enclosed).

Renovation of the Event Centre

Continuing as planned anticipated to be complete July/August 2022.

Renovation of Benoit House for a Museum

One of the major changes within the 5-year plan relates to what will be occurring within the historic zone. Some of the preliminary cost numbers to upgrade the Benoit House to a Museum and the associated modifications to the Coachhouse, detached garage and grounds/gardens is being estimated to cost some 3 to 5 times more than anticipated.

Within the updated/current 5-year plan, administration is planning on full renovation to the Coachhouse, clean-up of the surrounding lands and exterior renovation to the Benoit House. This will only provide public access to the Coachhouse upon completion. The actual work to the Benoit House will include new windows, exterior renovations, new roof, foundation repairs and water proofing.

The actual Benoit House will not be accessible by the public and will not contain the proper mechanical systems to operate as a museum at this time. Upgrading the Benoit House to a museum will occur in the round/phasing of Petite Côte Waterfront Park upgrades expected to occur in 2026-2030.

In addition, to operate a museum, administration does need some time to work through the operational model of running a museum along with collection of content and exhibits for display within a museum. This delay will allow administration to gain a better handle on operational needs, staffing requirements, exhibits, artifacts, etc. in addition, in the interim, administration will continue to research and develop digital collections and exhibitions that focus on the Town's history to share with the community.

Associated Parking lot for Event Centre.

All the parking and access roads were originally part of the current 5-year plan to build. Given some of the soil conditions of the areas occupied by the parking lots and roads, along with some of the storm drainage infrastructure associated with constructing all this paved area, the cost of building everything in the 5-year plan has been modified. The intention is now to only construct the associated parking lot to service the event centre. Projected to be complete into July 2022.

Parking lot for Benoit House and Ulster Street Extension

The parking lot for the Benoit House and Ulster Street extension due to cost implications are being delayed until such time as full renovation to the Benoit house can occur, projected to occur beyond 2026.

Trail Connection to Site

Trails throughout the site, have been altered and continue to be shown on the new modified overall full build out plan. During the current 5-year plan, a few of these trail connections will be constructed. These trails are expected to occur late in the 5-year plan, projected to occur into 2024/25.

Upgrade to Sports Zone

The layout and location of the new sport zone area has been shifted. In the new plan, provisions/space for new sand volleyball courts and a new basketball court are being reserved at the Petite Côte Waterfront Park. New tennis facilities will be realized at the Vollmer in 2022. Sand volleyball and basketball will roll into the next round of funding/phasing, projected to occur beyond 2026.

Construction of Water/Ice Trail Feature

The water/ice trail feature remains within the new overall vision of the Petite Côte Waterfront Park, albeit in a revised orientation. These changes are being proposed to address constructability concerns with soils and possible environmental/terrestrial concerns of filling in the existing open drains. Public comments expressed high interest in this feature. This aspect is projected to go through preliminary design in 2022, with final design and details of construction completion to follow.

Construction of Playground

The playground and leisure zones are being proposed to be moved and re-orientated within the overall park.

Construction of Storm Pump Station

The storm pump station will be confirmed as part of the large area master storm drainage study currently underway.

Upgrade Former Marina

Space for a future marina is being reserved within the existing marina cut. There is proposed changes to the location of the boat launch (explained below). Operation of marina services will be a future decision of Council based on if and when a need arises and will form part of future budgeting/phasing if so desired. Public comments on the marina component focused on the context of not competing with local marinas currently in operation, within LaSalle. Therefore, delaying this for future years will garner if this is needed at that time. Projected timeline, beyond 2026.

Level Grade and Seed Future Boat Launch/Dog Park Area

The proposed relocated boat launch in the previously approved plan has been eliminated. During the public consultation, there was an overwhelming support

that a boat ramp remains at the park with many comments asking that it remains in the current location, and some asking for a larger area to accommodate increased use. Therefore, it is proposed to leave the current boat launch in place and to provide for some expanded parking where possible. The original proposed relocated boat launch was going to be costly to build, given some of the soil challenges in the area north of the marina cut, west of the parking area.

As part of keeping the boat launch in its existing location, in the future, the washroom facility servicing the boat launch will be rebuilt in the same vicinity.

The Town has constructed a dog park at the Vollmer; therefore, a dog park has been removed from the Petite Côte Waterfront Park. There is potential to add in a dog park someplace on the overall site in the future should demand warrant such a decision.

Additional modifications to the full build-out vision

Festival Lawn

It is now proposed that the festival lawn be located to the area north of the marina cut, west of the parking lots. The soils in this area have been identified as mostly fill and constructing anything on the surface is beginning to become costly to properly provide solid foundation. Projected timeline, beyond 2026.

Outdoor Pool

Within the new overall build-out vision, a proposed new future outdoor pool location could be considered. There were minimal comments about the outdoor pool, however all who responded were in favor of keeping an outdoor pool in operation. The original full build-out vision was to remove the outdoor pool. Therefore, going forward, the new vision could reserve a location to allow a future Council to provide a newly rebuilt outdoor pool as part of the Petite Côte Waterfront Park. Projected timeline, beyond 2026.

Beach

We have identified the removal of the proposed beach entrance into the water. There was and is concern with the original location about water quality issues and water flow.

Commercial/Community Centre

The location of the proposed future Community Centre has been moved away from the water's edge to allow for better opportunity for foundations.

The commercial area has been expanded to allow for more opportunity for partnerships with businesses to set-up up shop in the area. All respondents during the community consultation were in favor of including commercial opportunities with a water view on the site, with most in restaurants, pubs, ice cream shops, etc. Many respondents stated that adding restaurants would make this area a destination in LaSalle. Therefore, we have provided for an expanded opportunity for these types of services, within the Petite Côte Waterfront Park. Parking has been added to support the commercial area. Projected timeline is demand dependent and can be advanced as demand warrants and as cost neutral option are identified.

Closure

This report has been provided to Council with an update on the status and possible modifications to the Petite Côte Waterfront Park Project. Attached to this report is a rudimentary sketch showing the new proposed full build-out vision and the new proposed 5-year (2021-2025) build. The following are being requested of Council through this report.

1. That Council receive this report for information.
2. That Council support the new full build-out vision and that Council authorize administration to work on finalizing the concept with J P Thomson.
3. That Council approve the new 5-year (2021-2025) build plan/phase.

Consultations

This report has been prepared in consultation with the Chief Administrative Officer, the Director of Finance, the Director of Culture and Recreation and with the Director of Communication and Strategy.

Financial Implications

The following chart summarizes the estimated cost to accomplish what has been identified in the report above over the next five years. The costs have been updated based on the latest estimated cost information that has been received by administration (ie. architect and engineering estimates).

Expenditures	Estimated cost
Land	10,500,000
Tax stabilization reserve of excess land purchased	(750,000)
Land subtotal	9,750,000
Event centre	6,700,000
Event centre plaza	500,000
Event centre parking	3,500,000
Event centre miscellaneous	800,000
Event centre subtotal	11,500,000
Water / skate feature	6,500,000
Utility building upgrades	500,000
Parking (behind TD bank)	1,000,000
Water / skate feature subtotal	8,000,000
Benoit house – exterior preservation	2,000,000
Carriage house & ground improvements	1,000,000
Culture & heritage subtotal	3,000,000
Trails, landscaping and bridges	2,500,000
Bouffard temporary traffic lights	250,000
Other subtotal	2,750,000
Marina storm pond, base pump building (DMAF Grant)	---
Commercial building pad (PPP net zero to Town)	---
Total expenditures	35,000,000

The following chart identifies the funding sources that will be used to fund the above noted expenditures.

Funding source	Funding amount
Debt issuance for land purchase and improvements – 25-year amortization period (issued in 2019)	10,000,000
Debt issuance for phase 2a – 20-year amortization period (to be issued early 2022)	7,000,000
Debt issuance for phase 2b – 5-year amortization period (to be issued late 2022 / early 2023)	5,000,000
Federal gas tax funding	6,000,000
Canada community revitalization fund grant	750,000
Other Town reserves	6,250,000
Total funding	35,000,000

Please note the \$5,000,000 of debt to be amortized over five years will be reissued every five years to fund future phases of the waterfront plan moving forward. Grants will continue to be applied for in the future for items included in the waterfront plan that meet the various grant requirements.

Prepared By:



Peter Marra, P.Eng. – Deputy Chief Administrative Officer

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 currently.

Notifications

Not applicable currently.

Report Approval Details

Document Title:	AD-20-2021 Petite Cote (Waterfront) Redevelopment Project.docx
Attachments:	<ul style="list-style-type: none">• PCW original full build out.pdf• Waterfront revised Long term plan V2.pdf• Waterfront revised Short term plan V2.pdf
Final Approval Date:	Dec 6, 2021

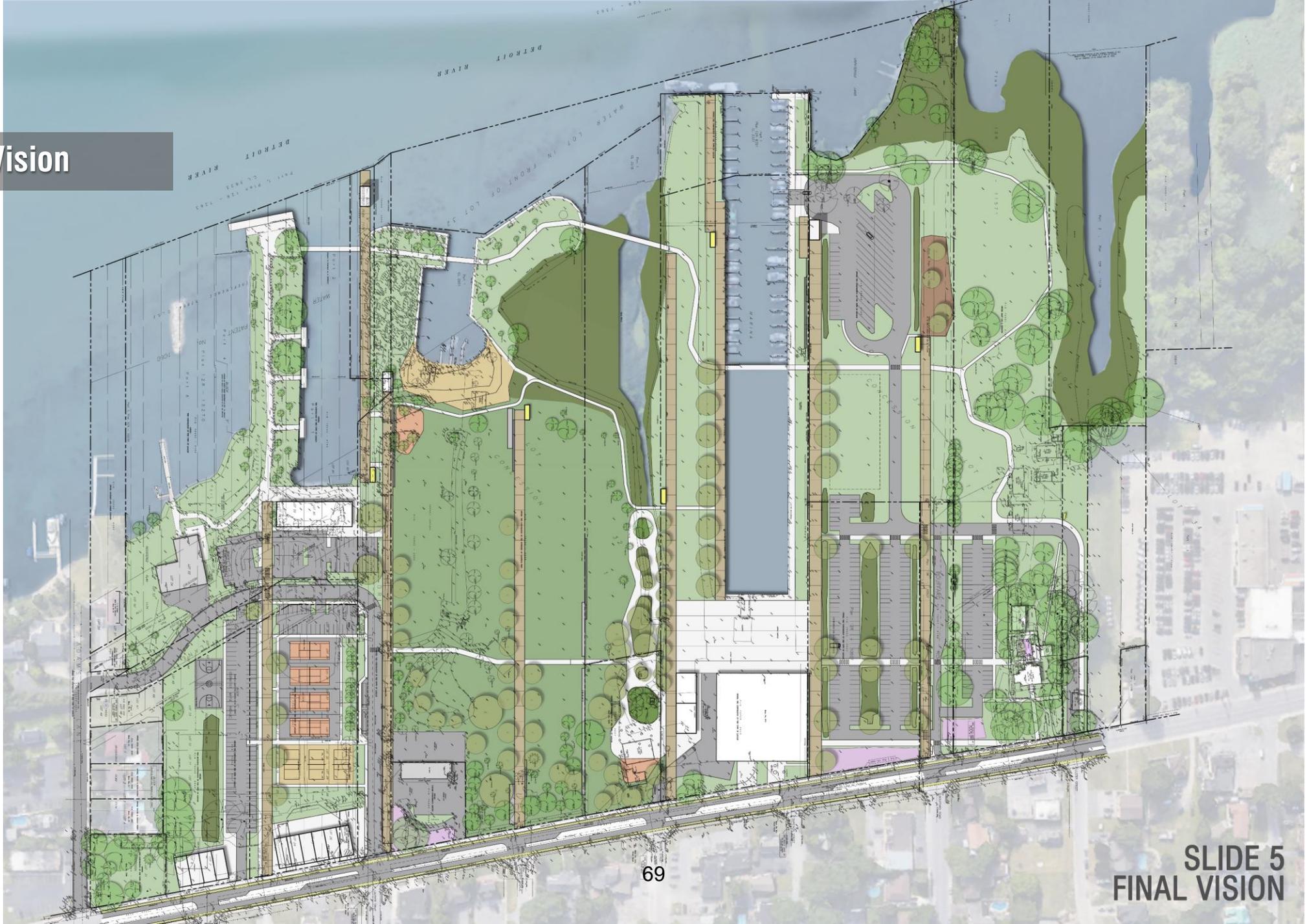
This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia

Full Build Vision



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SLIDE 5
FINAL VISION



FULL BUILD OUT VISION – December 2021



5 YEAR BUILD OUT PLAN – December 2021

