



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: April 6, 2023

Report Number: AD-07-2023

Subject: Waterfront Skate Trail and Water Feature Concept and Sponsorships

Recommendation

That the report of the Deputy CAO dated April 6, 2023 (AD-07-2023) regarding the Waterfront Skate Trail and Water Feature Concept and Sponsorships be received;

And that Council concurs with the concept presented and that administration be directed to proceed with detail design of a natural ice skate trail/water feature at the Waterfront.

And that Council concurs with the proposed sponsorship of the water feature from the Rotary Club of LaSalle-Centennial in the amount of \$132,000 and authorizes administration to enter into an agreement with the Rotary Club of LaSalle-Centennial;

And that Council concurs with Town administration to review a proposed sponsorship strategy for the skate trail, plaza area and LaSalle sign features, as well as for the remaining aspects to be built at the Waterfront.

Report

This report is provided for Council on the next steps with respect to the proposed skate trail and water feature for the Waterfront development project.

A conceptual rendering of the skate trail and water feature has been provided as an attachment to this report.

Skate Trail

Over the last year, the Town has been exploring using artificial ice on the proposed skate trail at the Waterfront. The Town has provided for, on three separate occasions, a temporary set-up of an artificial ice product. On two occasions, this was set up in the Vollmer and for the third time, it was set up outside at the Town Hall Holiday Lights Heritage Nights display.

The municipality first tested a synthetic ice surface indoors at the Vollmer Complex from March 10 to 31, 2022. This was a small rectangle set up in the concession eating area. Of the 123 responses provided to a survey after skating on the surface, 86% of respondents replied that they would use the surface outdoors for recreational skating.

As the March 2022 synthetic surface set-up was so small and did not provide the ability to fully experience it, the municipality provided another opportunity to the community to try a larger ice surface and set it up inside the rink at the Vollmer Complex from June 15 to July 13, 2022 (the real ice was removed for the summer months). An additional 49 surveys were completed by those who skated on the synthetic surface. During this time, about 77% of respondents said they would use the surface if installed outdoors.

In an attempt to test the surface in the anticipated future environment, the synthetic ice product was installed outdoors at the LaSalle Civic Centre for the duration of the Holiday Lights Heritage Nights event (November 25, 2022 to January 8, 2023). Feedback was received from 158 respondents. Most of the comments were negative in tone as skating on the synthetic surface feels so different from natural ice. There were also concerns about the effect of causing dull blades and needing to sharpen skates after every use on a synthetic surface. Approximately 87% of those who responded said they would not use the synthetic surface in the future.

The general comments received were as follows;

- A lot of concerns that the artificial ice will dull skate blades and require excessive sharpening.
- People indicated that it was good to try once but not good for permanent extended use.
- It was probably a good product for those who are learning to skate, but not so good for experienced skaters.
- Accidental use of toe picks would damage the product.

The temporary artificial ice setups have given the Town some good information on the usage and suitability of this product.

Given the feedback, Town administration is recommending that a real ice surface be used for the skate trail at the Waterfront development. A real ice plant has already been budgeted for as part of the overall project.

There are risks inherent with a natural ice outdoor skate trail and of course unpredictable winter weather patterns. There is a risk of not having good quality ice and a risk on the time of year that an outdoor skate trail can operate. At the present moment, we estimate that the outdoor ice trail will be usable between December to the end of February. These times are indicative of our neighboring municipalities that operate outdoor ice surfaces.

Generally, outdoor ice pads with an ice plant are good during periods of overcast sky with temperatures generally below approximately 8 degrees celsius. On sunny days and on days when the temperatures rise above 8 celsius, the ice surface will become wet and sometimes soft. But in most cases, the overnight temperatures are low enough to restore good usable ice.

In addition to temperature, rain and snowfall will influence the usability of an outdoor ice surface.

Concerning days lost due to weather effects, this will vary from year to year. We have reviewed some information from the City of Windsor on lost days due to the weather on their two outdoor rinks. These varied over the years from 2014 – 2019 and ranged from 4 to 14 closures per year at Charles Clark Square and about 3 to 6 closures per year at Lanspeary Park. These closures did not necessarily impact the course of the entire day, but more on the lines of afternoon closures with the reopening of normal use the next day.

Water Feature

The proposed water feature is meant to be an integral component of the amenities for this area. While the skate trail will provide for use in the winter season, the water feature is meant to provide a summer amenity.

The water feature is proposed to have benches surrounding the circle with ground-orientated water jets, providing an area for our residents and visitors to relax and enjoy water play in this area, and for summertime cooling on hot and humid days.

In addition, this area can be used more passively for residents to just sit on a bench and listen to the water splashing. This design is different from a splash pad with water bubbling jets from the ground surface giving the Town a new and unique opportunity for all ages to enjoy.

The elements within this area have been enhanced with the proposed Rotary Club of LaSalle-Centennial sponsorship. Details of this are provided in a subsequent section of this report.

The proposed water feature circle will also provide a nice amenity area for winter use. The Town envisions, using this area as a potential warming area, with proposed fire pits, and also use this area for residents to be able to put on skates and rest on a bench while using the skate trail.

Skate Trail/Water Feature Buildings

There are two proposed buildings as part of this phase of construction.

One building will be a public access building with washrooms, a public-facing Town use “storefront” and an indoor area to be used for putting on skates and general shelter from inclement weather, during all seasons. This “storefront” function is referring to the ability to provide Town staff with a location for office work while being present in that area during heavy use times in the summer or winter season.

There is also a preliminary discussion with the LaSalle Police on a desire to be more present in the entire Waterfront project area. This project is proposed to provide a great place for people to gather and Police presence is key to keeping this area safe for all.

The other building is proposed to be an operations building. This building will house the ice plant, ice surfacing equipment, water feature controls, lighting controls, operations offices, storage, etc. This building will be solely for Town operation staff.

LaSalle Sign

Town administration has also introduced a “LaSalle” sign. This sign is proposed to be part of the larger plaza area in this phase of the development.

These types of signs are ones that you would see in cities throughout the world, with Toronto and Ottawa being some of the more local examples. These sites are great places for pictures and provide an area that generally attracts the public to gather.

The “LaSalle” sign will showcase the letters of LaSalle and be about 2.4m (8’) tall on about a 400mm (16”) plinth. The letters will be lit with LED lights and the Town will be able to alter the colors of the letters to suit its needs.

Vehicular Parking

As part of this phase of the project, there is some modifications/expansion to the Town’s existing parking lot behind the TD Bank. This parking lot will provide parking close to this new amenity.

Rotary Club of LaSalle-Centennial Sponsorship

It is with great pleasure that Town administration can introduce a confirmed sponsorship for the water feature. The Rotary Club of LaSalle-Centennial is proposing to sponsor the water feature in the amount of \$132,000.

Through this sponsorship, the Town is proposing to enhance the elements of the water feature. There are now going to be more benches available, the number of water jets as part of the water feature has increased, and there is a proposed lit sculpture within the water feature circle. The proposed sculpture is to be a Rotary cog sculpture recognizing this chapter's generous sponsorship of this area.

It is recommended that Council approve this sponsorship and authorize administration to enter into an agreement with the Rotary Club of LaSalle-Centennial.

Sponsorships

There are now opportunities for other sponsorships as part of this phase of waterfront development. There are also going to be more future sponsorship opportunities for other features to be built in this area.

Council has requested administration to explore and compile a list of sponsorship opportunities and the respective values associated with different sponsorship options. It is recommended that Council approve administration to retain an outside consultant to assist in developing a complete list of sponsorship opportunities and corresponding dollar values.

Consultations

This report has been reviewed internally with the Waterfront project steering committee made up of Town representation from the CAO's office, the Finance Department, the Culture and Recreation Department, the Strategy and Engagement Department and the Planning and Development Department.

This has also been reviewed with the Rotary Club of LaSalle-Centennial.

The Town also sought public feedback on three installations of the temporary artificial ice product.

Financial Implications

Currently, there is \$8.0 million in the Waterfront reserve build-up set aside for the construction of the entire skate trail/water feature. There is also \$1.0 million available for the associated parking needs of this area. As we continue through the detail design process, Town administration will keep budgetary constraints at the forefront and continue to work towards achieving our goals within the existing budgets.

In addition, the LaSalle sign was not part of the original estimates noted above. It is estimated that the LaSalle sign will cost approximately \$200k. Of this, \$170k was saved on the Hwy 401 signage approved by Council at the February 14, 2023 meeting. This \$170k is sitting as a reserve for signage and promotional items. This \$170k will be utilized to help fund the sign project. Administration believes the remaining \$30k can be easily absorbed in the original budget.

In addition, the sponsorship from the Rotary Club of LaSalle-Centennial will support the enhancements to the water feature portion of this project.

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

As outlined in the report.

Notifications

Not applicable.

Report Approval Details

Document Title:	AD-07-2023 waterfront skate trail_water feature concept and sponsorship.docx
Attachments:	- report attachment-AODA.pdf
Final Approval Date:	Apr 5, 2023

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



Chief Administrative Officer

Joe Milicia