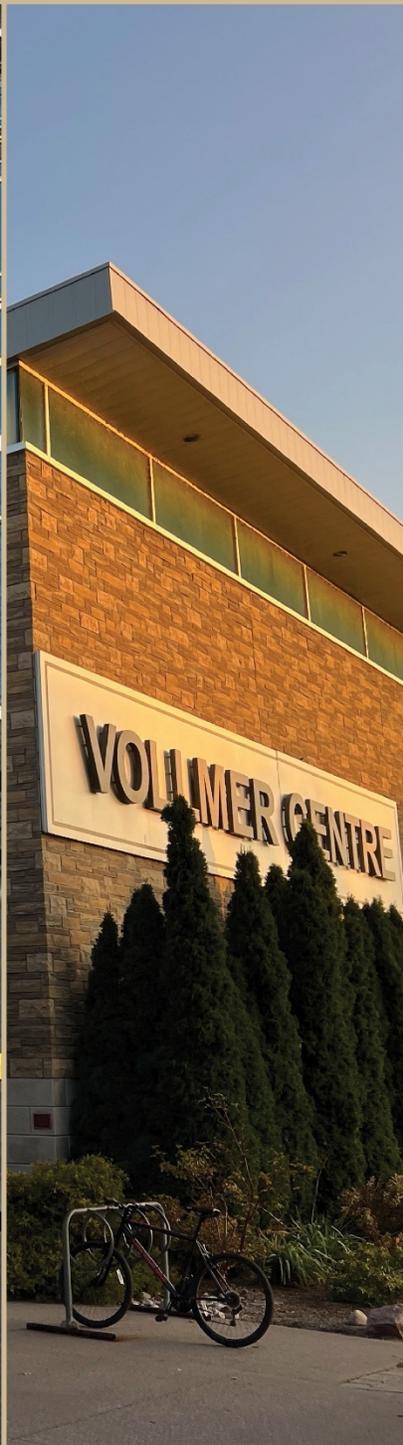




Parks, Recreation and Culture Master Plan

January 2026





Parks, Recreation and Culture Master Plan

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LAND ACKNOWLEDGEMENT

We acknowledge that the ground on which we live is the Traditional territory of Caldwell First Nation; of the Three Fires Confederacy and the original people of Point Pelee and Pelee Island and its surrounding lands and waters, and that of the Huron-Wendat and Wyandot Peoples. We recognize and respect the First Nations who are stewards of the land and waters of Turtle Island and who have embraced this stewardship since time immemorial. We would also like to acknowledge the contributions of other nearby First Nation communities and all Original People across Turtle Island.



Contents

1. Introduction	1
1.1 Purpose of the Master Plan.....	1
1.2 Strategic Alignment	2
1.3 Methodology	3
2. LaSalle at a Glance	4
2.1 Future Population Growth	4
2.2 Population Growth by Age	5
2.3 Income.....	5
2.4 Cultural Diversity	5
3. Key Trends to Consider.....	6
4. What We Heard	8
5. Facilities	11
5.1 Recreation and Cultural Facilities Overview.....	11
5.2 Summary of Key Facility Development Priorities.....	13
5.3 Community Centres	14
5.4 Aquatics and Waterplay	17
5.5 Gymnasiums and Multi-Purpose Community Spaces.....	24
5.6 Fitness Facilities.....	28
5.7 Dedicated Age Spaces	31
5.8 Arenas and Outdoor Ice Surfaces	34
5.9 Cultural Facilities and Spaces	39
5.10 Rectangular Fields.....	44
5.11 Ball Diamonds.....	51
5.12 Cricket Fields	54
5.13 Tennis Courts	55
5.14 Pickleball Courts	59
5.15 Basketball Courts	64
5.16 Skate and BMX Parks	68
5.17 Off-Leash Dog Parks	71
5.18 Rowing Facilities.....	72
5.19 Sand Volleyball Courts.....	74
5.20 Playgrounds	75
6. Parkland	79
6.1 Parkland Classification	79
6.2 Parkland Supply.....	83
6.3 Future Parkland Needs	85
6.4 Parkland Policies	90
6.5 Parkland Design and Development Strategies	92
6.6 Recreational Trails	98
6.7 LaSalle Landing	100

7. Service Delivery	104
7.1 Staffing and Governance.....	104
7.2 Policy Development.....	107
7.3 Partnerships and Volunteers	110
7.4 Recreation Programming and Events	112
7.5 Diversity, Equity and Inclusion.....	118
7.6 Arts, Culture and Heritage.....	121
7.7 Communication and Marketing	125
8. Implementation.....	126
8.1 Monitoring and Updating the Master Plan	126
8.2 Funding Considerations.....	128
8.3 Implementation Strategy.....	130
Appendix A: Population Overview	146
1. Historical and Projected Population	146
2. Population Growth by Age	147
3. Income and Education	148
4. Cultural Makeup	148
Appendix B: Trends Review	149
1. Demand for Drop-In and Unstructured Activities.....	149
2. Desire for Active and Healthy Lifestyles	149
3. High Levels of Physical Inactivity	150
4. Multi-Use Facilities and Parks	150
5. Aging Park and Facility Infrastructure.....	151
6. Use of Parks and Recreation is Increasing.....	151
7. Celebrating Local Culture	152
8. Arts and Culture Attendance and Participation is Growing and Evolving	152
9. Rise of Creative and Cultural Spaces	153
10. Digital Transformation of Arts, Culture and Heritage.....	153
11. Tactical Urbanism.....	153
12. Using Parks, Recreation, and Culture to Support Indigenous Reconciliation.....	154
Appendix C: Community Engagement Details.....	155
1. Public Open House	155
2. Community Survey	156
3. Stakeholder Focus Groups.....	164
4. Interviews and Workshops with Staff and Council.....	167
5. Draft Master Plan Feedback	168
Appendix D: Parkland Dedication Policies	170
1. Town of LaSalle Official Plan (2018)	170
2. Parks Plan Memo Summary of Recommendations (2023).....	171
3. Parkland Dedication By-Law (2025-005)	172

1. Introduction

1.1 Purpose of the Master Plan

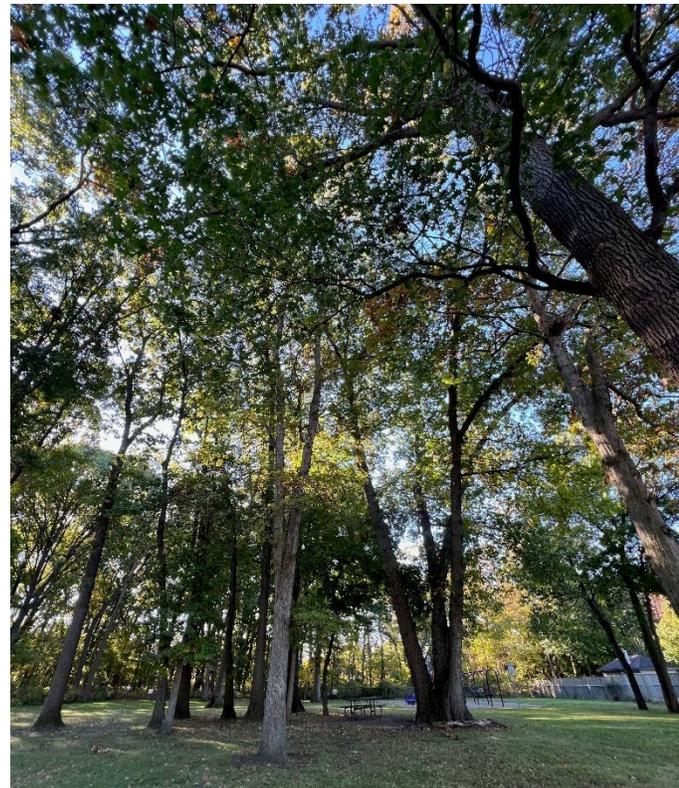
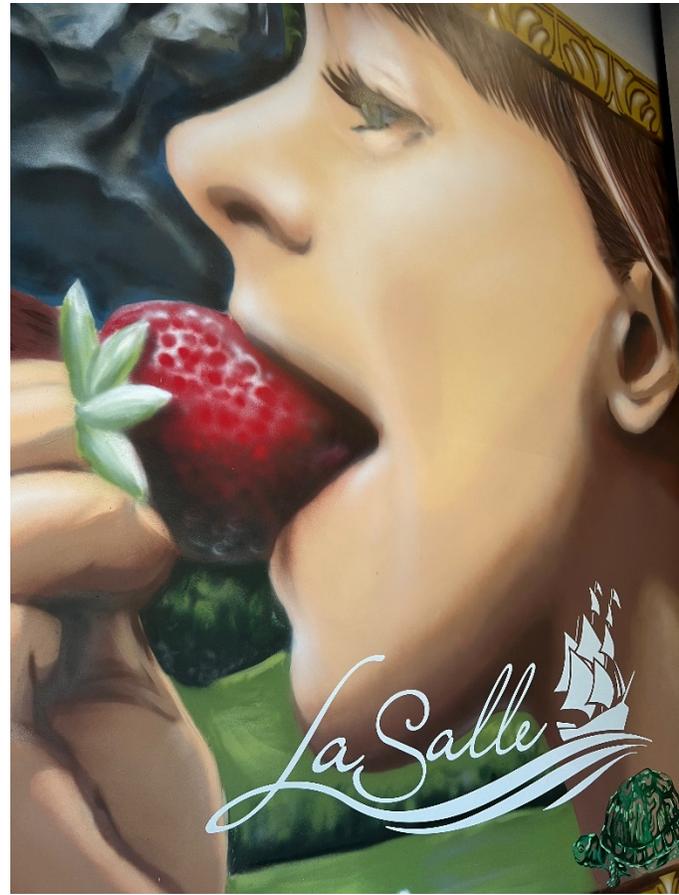
Communities thrive on access to high quality parks, recreation, and culture opportunities. LaSalle features many amenities that make it one of the most desirable places to live. This includes parks, trails, and open spaces, the waterfront, and an impressive offering of recreation and culture programs, facilities, and services, as well as special events and festivals. These parks, recreation, and culture opportunities contribute to LaSalle’s high quality of life, foster a sense of place and positive health and wellbeing among residents, and provide meaningful experiences for visitors.

The 2025 Parks, Recreation and Culture Master Plan is intended to guide priorities and future investment over the next five years, with a long-term outlook towards 2045 when the population is expected to reach 52,500 residents. The Master Plan will ensure that the Town of LaSalle remains on track to address current and future community needs, while ensuring that opportunities are welcoming, inclusive, and accessible for all, regardless of age, income, ability, background, and orientation.

The scope of the 2025 Master Plan includes:

- Indoor recreation and cultural facilities;
- Outdoor sports and recreation facilities;
- Parks, open spaces, and trails; and
- Community service delivery such as policies and programs.

Previously, LaSalle was guided by a 2015 Parks, Recreation and Culture Master Plan (titled “Connect to an Active Lifestyle”). However, much has changed with respect to the people who live in LaSalle, interests, participation preferences, and other factors such as the impact of the COVID-19 pandemic, all of which have resulted in the need for an updated Master Plan.



1.2 Strategic Alignment

LaSalle's 2025-2050 Strategic Plan establishes an action plan to achieve the Town's vision for **"an unmatched quality of life."** This Parks, Recreation and Culture Master Plan responds directly to many of the key actions contained in the Strategic Plan, including:

- Deliver high-quality municipal services that are innovative, adaptive and responsive to evolving community needs.
- Strengthen the Town's connection with residents, relationships with key partners, and approach to engaging the community and its partners on shared priorities.
- Update the Parks Master Plan for key parks and greenspaces, focusing on enhancing amenities, accessibility, and sustainability.
- Engage with the community in the development of a Cultural Master Plan to explore cultural identity of LaSalle.



1.3 Methodology

The Master Plan has been guided by a Terms of Reference that outlined the process for developing this guiding document. A background review was undertaken that explored local demographics, relevant sector trends, and parks and facility inventories. Extensive community engagement was also undertaken to collect input from residents and stakeholders, as well as staff and Council. Combined with facility usage and participation data, these inputs were considered as part of the needs analysis that resulted in recommendations contained in this 2025 Parks, Recreation and Culture Master Plan for the Town of LaSalle.

PHASE 1: RESEARCH AND ANALYSIS

- Background Review
- Demographics and Trends
- Inventory and Site Visits
- Data Analysis

PHASE 2: COMMUNITY ENGAGEMENT

- Public Open House
- Community Survey
- Stakeholder Workshops
- Council and Staff Consultation
- Research and Consultation Summary Report

PHASE 3: DRAFT MASTER PLAN

- Facility Needs Analysis
- Parkland Analysis
- Service Delivery Analysis
- Draft Master Plan
- Council Presentation

PHASE 4: FINALIZE MASTER PLAN

- Test Recommendations with the Public
- Finalize Draft Master Plan
- Final Council Presentation



2. LaSalle at a Glance

Understanding who lives in LaSalle now and who may live here over the next 20 years is important to ensure that the Town’s parks, recreation and culture system responds to local needs. Key demographic findings are highlighted below with additional detail in Appendix A.

2.1 Future Population Growth

LaSalle has a current estimated population of 37,200 residents. Over the next five years (2030), the Town is expected to grow by 9% to 40,600 residents. LaSalle is projected to reach 52,500 residents by 2045, representing a 20-year growth rate of 41%.

The majority of population growth is expected to take place in the Howard Bouffard Secondary Plan area. To a lesser extent, some population growth is also planned to be absorbed through smaller residential developments, particularly on the southwest side of LaSalle and through intensification and infill. As a result, there is a need to ensure that there is a balance in providing parks, recreation, and cultural opportunities to serve emerging growth areas and existing segments of the community.

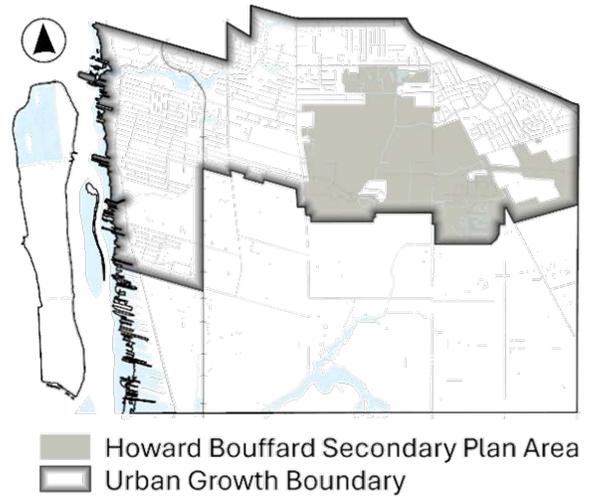
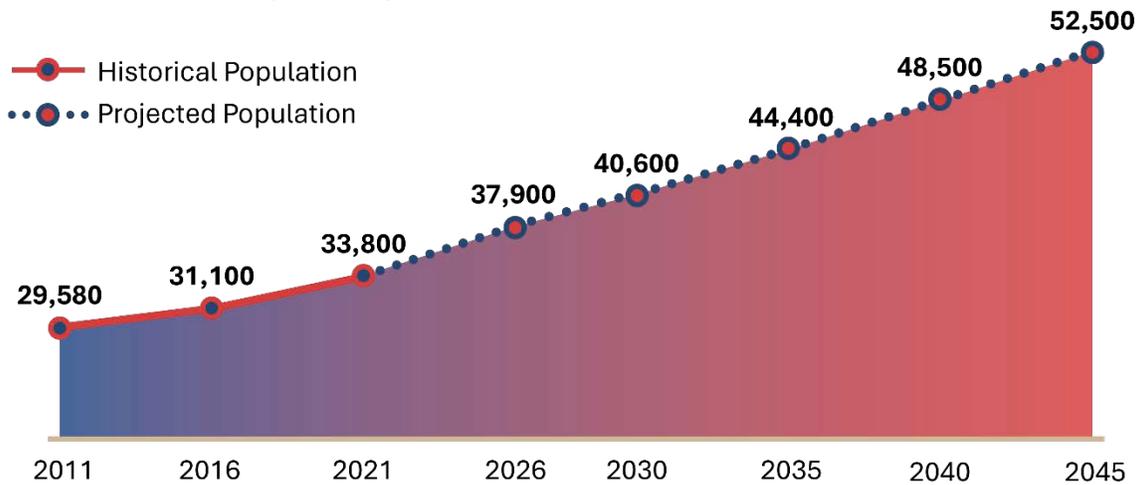


Figure 1: Historical and Projected Population Growth, 2011 to 2045

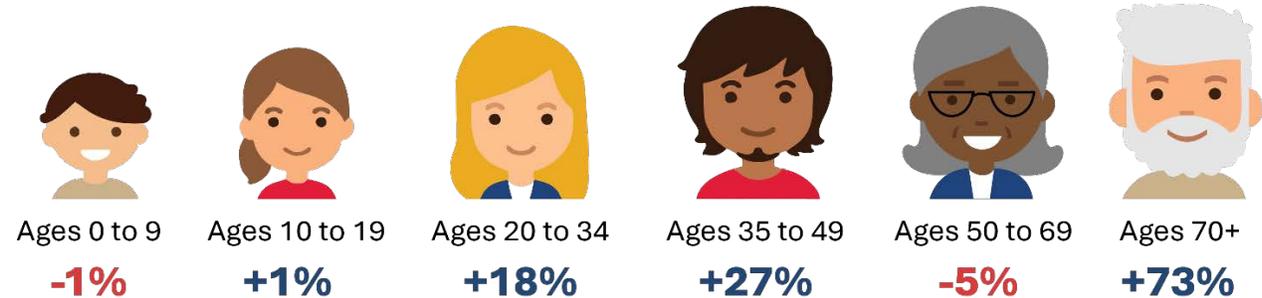


Source: Statistics Canada 2011, 2016 and 2021 Census. Population projections provided by the Town of LaSalle.

2.2 Population Growth by Age

LaSalle is an aging population, but new growth will attract residents of all ages. Between the 2011 and 2021 Census, the Town’s median age increased from 40.5 years to 44 years. During this time, seniors over the age of 70 increased the most (73%), followed by mature adults (ages 35 to 49) and young adults, which grew by 27% and 18%, respectively. Growth trends suggest that the Town’s population will continue to age, but as LaSalle continues to attract younger households, there will be demands for parks, recreation and culture opportunities that appeal to all ages.

Figure 2: Population Change by Age Group, 2011 to 2021



Source: Statistics Canada 2011 and 2021 Census

2.3 Income

LaSalle’s median household income in 2020 was \$119,000, which was much higher than the median household income for the Essex County (\$82,000) and Ontario (\$91,000). About 4% of LaSalle residents live in low-income households compared to Essex County (11%) and Ontario (10%). Providing parks, recreation, and cultural opportunities at a range of price points will continue to be important to ensure that they are affordable for residents regardless of income.

Median Income
\$119,000
 Essex County: \$82,000 | Ontario: \$91,000

Low-Income Measure After Tax
4%
 Essex County: 11% | Ontario: 10%

Source: Statistics Canada 2021 Census

2.4 Cultural Diversity

LaSalle is becoming more culturally diverse as 19% of the population identified as a visible minority in the 2021 Census, which was nearly double what was recorded in the 2011 National Household Survey (10%). By comparison, the proportion of visible minorities in Essex County and Ontario increased by 9% to 24% and 8% to 34%, respectively. This will influence the types of parks, recreation, and culture opportunities that residents are seeking, which has been considered in this Master Plan.

Visible minorities in 2011
10%

Visible minorities in 2021
19%

Source: Statistics Canada 2011 NHS and 2021 Census

3. Key Trends to Consider

There are a variety of parks, recreation, and cultural trends being experienced across Ontario, many of which are also being felt in LaSalle. These trends will continue to influence participation preferences and community demand for activities, facilities, programs, and services. Additional details can be found in Appendix B.



Demand for Drop-In and Unstructured Activities

LaSalle provides a range of unstructured parks, recreation, and cultural opportunities to encourage residents and visitors to be active in the community. Such activities include public swimming and skating times.



Multi-Use Facilities and Parks

The trend of creating multi-use spaces extends to the outdoors where there is a growing demand for parks that contain something for everyone, rather than single use spaces. The Town has several multi-use parks such as the Vollmer Culture and Recreation Complex and Vince Marcotte Park.



Desire for Active and Healthy Lifestyles

Leading active lifestyles not only benefits physical health but also strengthens community wellbeing. Municipalities have found that through the promotion of physical literacy such as recreation programming and outdoor play, sedentary lifestyles can be reduced.



Aging Park and Facility Infrastructure

LaSalle's community facilities are relatively modern compared to other communities. Constructed in 2008, the Vollmer Culture and Recreation Complex is the Town's oldest community facility. Steps are being undertaken to renew the Town's aging park assets, such as Heritage Park.



High Levels of Physical Inactivity

Sedentary lifestyles are linked to premature death or mortality, placing financial strain on local healthcare systems. LaSalle has some influence on the daily schedules of residents and can minimize physical inactivity levels by providing a range of structured and unstructured parks, recreation, and culture activities that are accessible and flexible for all residents to encourage active lifestyles.



Use of Parks and Recreation is Increasing

Communities are witnessing increased demand for unstructured outdoor recreation activities within parks. This strengthened residents' connections with their community and nature, and introduced many people to new activities, often within their local neighbourhood park.



Celebrating Local Culture

LaSalle is proud of the various annual special events and festivals that take place at Town parks and facilities, including Strawberry Festival, Night Markets, Last Call Before Fall, Move Nights, Remembrance Day celebrations, Holiday Lights Heritage Nights, Truck or Treat, Breakfast with Santa and the Mayor, and Spring Fling.

Digital Transformation of Arts, Culture and Heritage

Digital technology has allowed individuals and organizations to self produce, promote, distribute, and sell their creations, programs, and events, no longer relying on traditional means of production, distribution, and marketing. The arts, culture, and heritage sector must adapt to digital transformations to keep up with the interests of Canadians and how they consume information.



Arts and Culture Attendance and Participation is Growing and Evolving

There is growing participation and high levels of appreciation for arts and culture across the country. Residents value authentic experiences and the unique attributes of communities. People are also experiencing and appreciating arts and culture in less traditional ways and have increasing expectations for programs and events.

Tactical Urbanism

Tactical urbanism is the collection of temporary changes, typically at low-cost, to the built environment to improve local neighbourhoods and community gathering spaces. Tactical urbanism provides a temporary pop-up initiative that can help test out concepts or projects in the community such as animating spaces with interactive public art and creating short-term pedestrian zones.



Rise of Creative and Cultural Spaces

Creative and cultural spaces give artists the platforms and access to tools they need to succeed creatively. These spaces are key economic drivers that attract skilled labour and innovation to specific places. Creative and cultural spaces may inherently become multi-use spaces where they can be used as venues to host gatherings, events and exhibitions, programs, and camps.

Using Parks, Recreation, and Culture to Support Reconciliation

All communities have a role to play in recognizing the importance of Indigenous voices in parks, recreation, and culture. For example, many municipalities are showcasing Indigenous history through public art and signage in community centres and parks, along with exploring sports programs and ceremonial events that deepen our understanding of these cultures.



4. What We Heard

The perspectives of residents, stakeholders, staff, and Council helped shape the Master Plan and informed strategies to address community needs and priorities. Common themes, ideas, opinions and suggestions shared through the engagement process are summarized below. Detailed summaries can be found in Appendix C.

- LaSalle’s parks, recreation, and culture system is as a **strength of the community** that attracts new residents, visitors, and economic development and should continue to be a priority. The community **supported continued investment** in LaSalle Landing.
- Parks, recreation, and culture opportunities should be **inclusive** of all residents, with a preference for **casual, unstructured activities**. There is a desire for the Town to **offer more popular recreation activities** that are in demand such as indoor swimming and gymnasium-based programs.
- Requests were made for **new or enhanced facilities** such as an indoor pool, gymnasium, pickleball courts, indoor and outdoor sports fields, basketball courts, ice pad, arts and cultural opportunities, infrastructure to support watersports and recreation, park comfort amenities, and more.
- There is support for creating and investing in **multi-use community facilities**.
- Parks, trails, and open spaces are important to residents. There is support for **investing in and acquiring parkland**, as well as **expanding and connecting the trails** system.
- More could be done to **recognize built and natural heritage** with consideration given to public art, using existing facilities to deliver cultural activities and events, environmental conservation, stewardship programs, etc.

The following figures illustrates key findings from the community survey including participation preferences in activities, followed by public support for investment in various parks, recreation, and culture facilities.



PROJECT WEBPAGE



PUBLIC OPEN HOUSE



COMMUNITY SURVEY

nearly 1,000 responses
representing 2,300+ people



**STAKEHOLDER
FOCUS GROUPS**



STAFF WORKSHOPS



COUNCIL INTERVIEWS



WRITTEN SUBMISSIONS



**DRAFT MASTER
PLAN FEEDBACK**

Figure 3: Participation in Parks, Recreation, and Culture Activities, Past Five Years

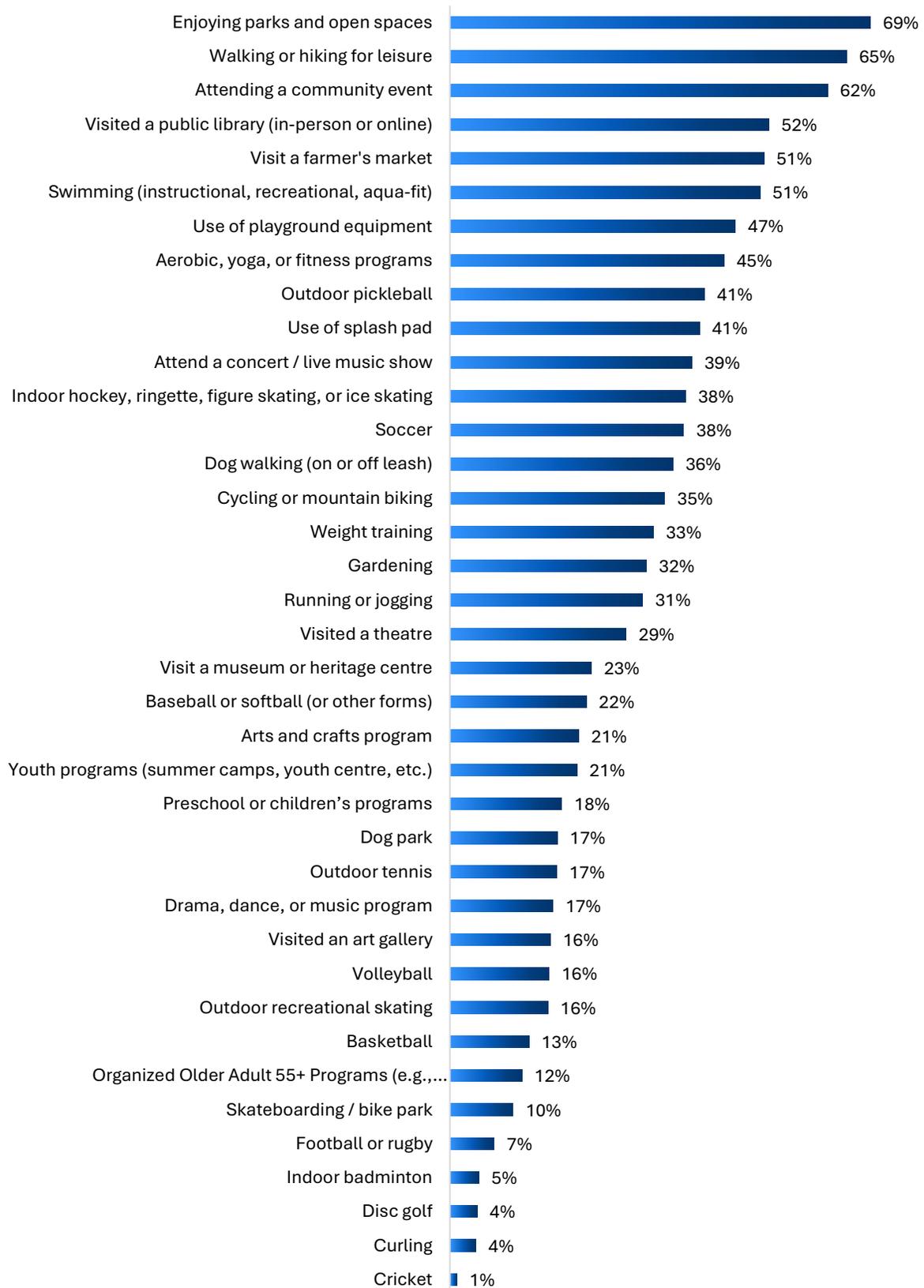
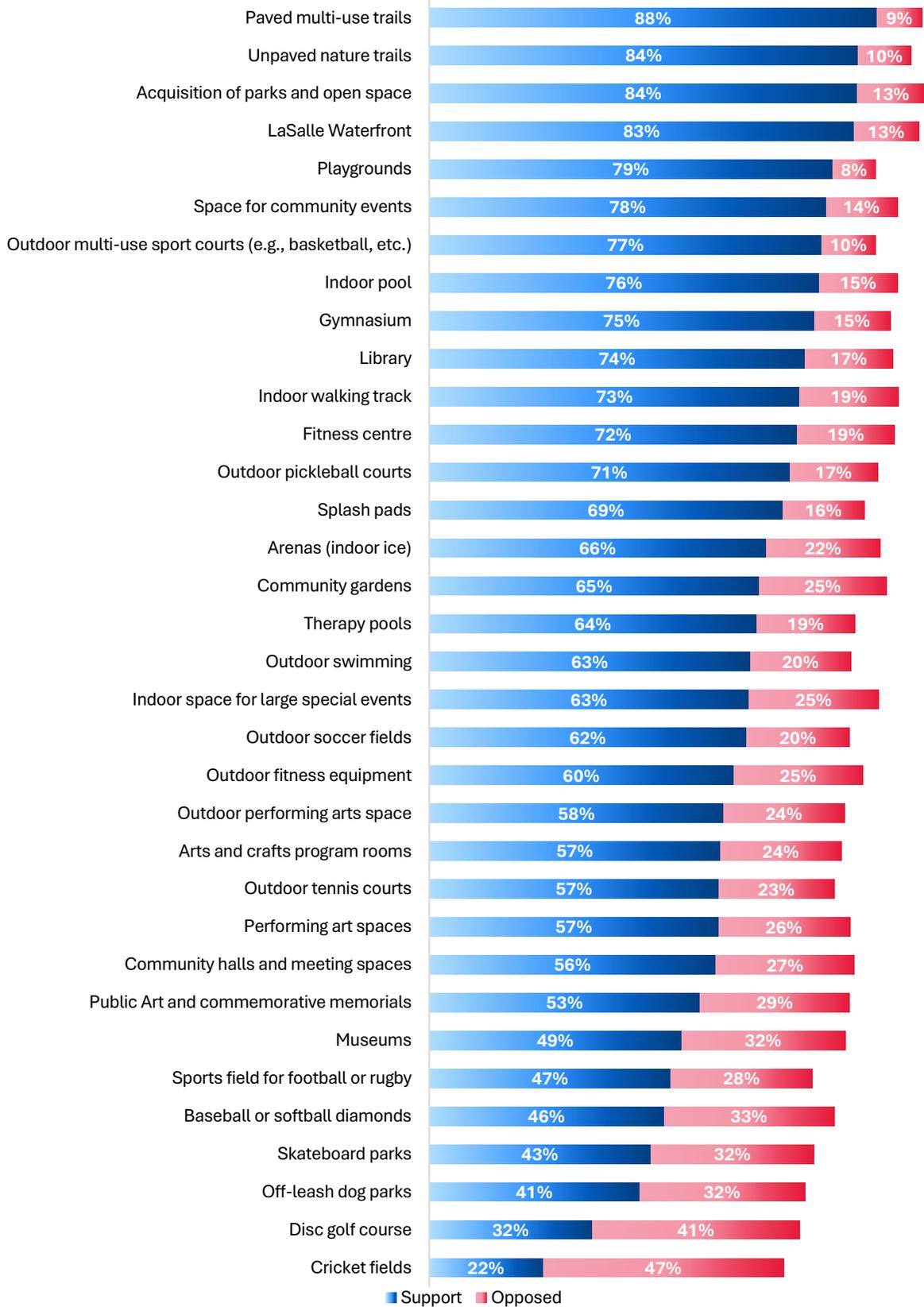


Figure 4: Support for Public Investment in Parks, Recreation and Cultural Facilities



5. Facilities

5.1 Recreation and Cultural Facilities Overview

The following table summarizes parks, recreation, and culture facility supply that is owned and/or maintained by the Town, along with the locations and current provision level (based on a current population of 37,200 residents).

The average benchmark provision level is also presented, based on a review of facility supplies in surrounding municipalities including in Windsor, Amherstburg, Essex, Kingsville, Lakeshore, Tecumseh, and Leamington.

The data represents a snapshot in time and must be viewed in context with other factors. For example, the benchmarking data does not address the difference between facility quality, size, access and service, all of which contribute greatly to the value provided by each of these facilities. Combining the observations from this exercise with other analyses will allow the Master Plan to achieve balance in defining the needs of future growth and changing trends.

Table 1: Town-owned Recreation and Cultural Facilities

Facility Type	Supply	Current Provision Level	Average Benchmark Provision Level	Higher or Lower Compared to Benchmark Municipality	Location(s)
Arenas	2	1:18,600	1:17,200	Lower	Vollmer Culture and Recreation Complex (2)
Outdoor Ice Surfaces	1	1:37,200	N/A	N/A	LaSalle Landing
Indoor Aquatic Centre	1	1:37,200	1:44,800	Higher	<u>Indoor Pool</u> : Vollmer Culture and Recreation Complex
Outdoor Pools	1	1:37,200	1:29,600	Lower	Front Road Park
Splash Pads / Water Features	2	1:18,600	1:23,100	Higher	Vollmer Culture and Recreation Complex, LaSalle Landing
Gymnasiums	0	N/A	1:31,100	N/A	N/A
Multi-Purpose Community Spaces	4	1:9,300	N/A	N/A	Event Centre, Riverdance Community Centre, Vollmer Culture and Recreation Complex (2)
Fitness Facilities	1	1:37,200	1:26,900	Lower	Vollmer Culture and Recreation Complex
Dedicated Age Spaces	1	1:37,200	N/A	N/A	LaSalle Civic Centre (LaSalle Friendship Club)

Town of LaSalle Parks, Recreation and Culture Master Plan

Facility Type	Supply	Current Provision Level	Average Benchmark Provision Level	Higher or Lower Compared to Benchmark Municipality	Location(s)
Cultural Facilities	4	1:9,300	N/A	N/A	Benoit House, LaSalle Cenotaph, LaSalle Civic Centre, LaSalle Landing
Rectangular Sports Fields	32	1:1,200	1:2,200	Higher	Vollmer Culture and Recreation Complex (30), Paul Wilkinson Park, Sandwich West Park
Ball Diamonds	12	1:3,100	1:2,500	Lower	River Canard Park (4), Vollmer Culture and Recreation Complex (8)
Tennis Courts	9				<u>Lit</u> : Front Road Park (2), Vollmer Culture and Recreation Complex (4)
Lit	6	1:4,100	1:8,600	Higher	
Unlit	3				<u>Unlit</u> : Brian Briggs Park, James Jenner Park, River Canard Park
Pickleball Courts	11				<u>Lit</u> : Front Road Park (6)
Lit	6	1:3,400	1:33,400	Higher	
Unlit	5				<u>Unlit</u> : Heritage Park (2), Vince Marcotte Park (3)
Basketball Courts	10				<u>Full Courts</u> : Front Road Park, Heritage Park, James Jenner Park, River Canard Park, St. Clair Park
Full Courts	5	1:3,700	1:8,200	Higher	
Half Courts and Pads	5				<u>Half Courts and Pads</u> : Brian Briggs Park, Jim Chappus Park, Optimist Park, Senator Paul Lucier, Park, Steve Budimir Park
Skate Parks	1	1:37,200	1:44,900	Higher	Vollmer Culture and Recreation Complex
Off-Leash Dog Parks	1	1:37,200	1:30,000	Lower	Vollmer Culture and Recreation Complex
Rowing Facilities	1	1:37,200	N/A	N/A	LaSalle Landing
Sand Volleyball Courts	4	1:9,300	1:20,100	Higher	Front Road Park (3), Vince Marcotte Park
Playgrounds	25	1:1,600	1:2,100	Higher	Various Locations

Note: Current provision level based on an estimated population of 37,200 residents for the Town of LaSalle. Average benchmark provision level based on a review of facility supplies in surrounding municipalities including in Windsor, Amherstburg, Essex, Kingsville, Lakeshore, Tecumseh and Leamington.

5.2 Summary of Key Facility Development Priorities

Based on subsequent analysis, the table below highlights the key priorities for the Town to focus on over the planning period. Summarized are key facility needs, recommended strategies, and preferred timing for implementation. Additional details and the rationale for these facility needs can be found in the sections that follow.

Table 2: Summary of Facility Development Priorities

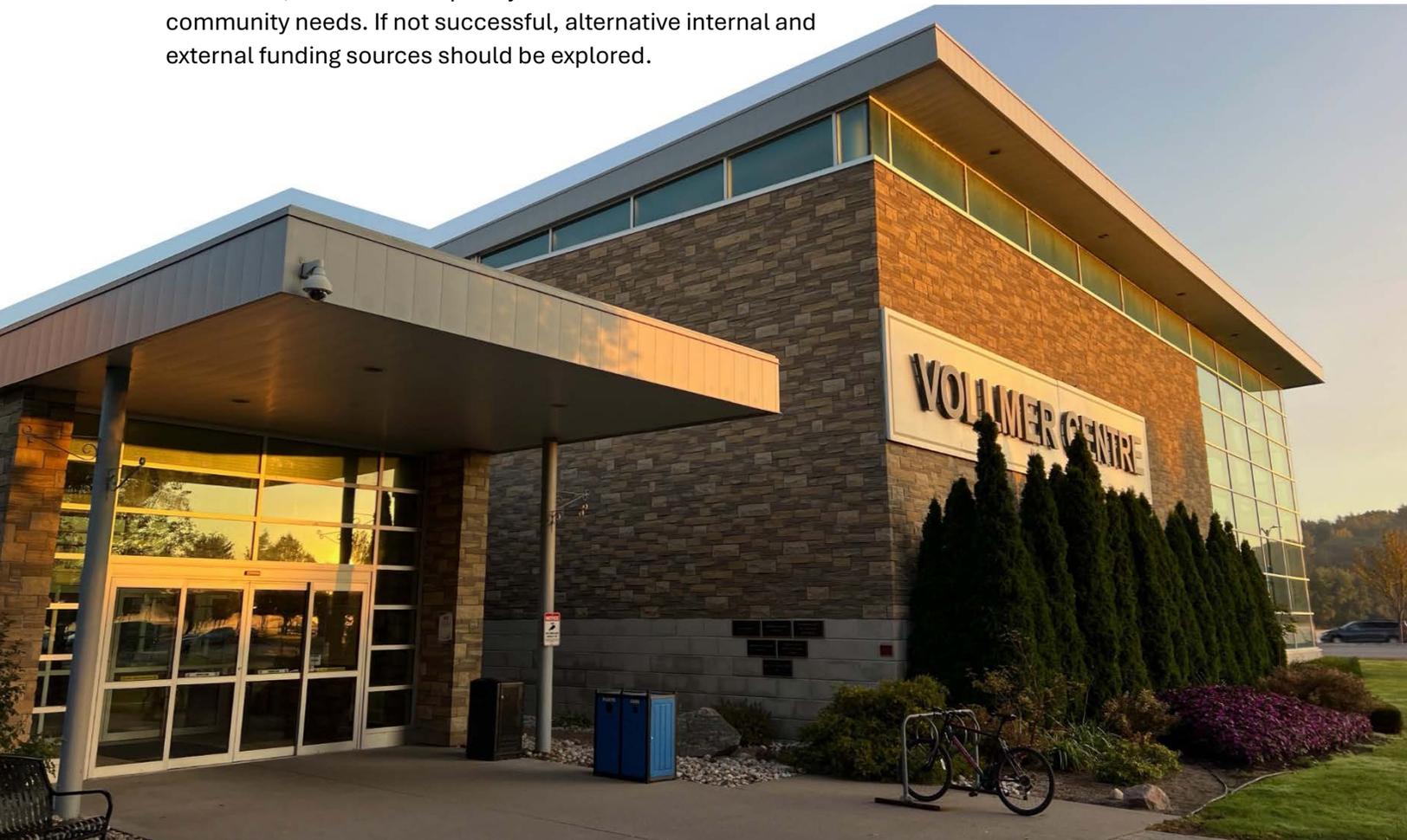
Facility Priority and Recommended Provision Strategy	Timing
<p>1. Vollmer Complex Expansion – Phase 1: Within the short-term, expand the Vollmer Culture and Recreation Complex to add a gymnasium, enlarged fitness centre and walking track, multi-purpose program rooms, seniors’ space, and support space. Design should give consideration to projected needs in the Phase 2 expansion (see below) so as to allow for further expansion.</p>	<p>Short Term (2026 to 2031)</p>
<p>2. Vollmer Complex Expansion – Phase 2: Within the medium-term, initiate a second phased expansion of the Vollmer Culture and Recreation Complex to add a rectangular 25-metre indoor pool and third ice pad, along with enhancements to existing pool and arena spaces. Allowances may also be made for a fourth ice pad on the site in the longer-term. These needs and strategies should be reconfirmed as part of a five-year Master Plan update.</p>	<p>Medium Term (2032 to 2037)</p>
<p>3. Future Indoor Community Space in Howard Bouffard: Secure land on the east side of LaSalle to accommodate a future indoor community space. Facility needs should be reconfirmed prior to construction, but may include a library branch, activity rooms, meeting space, covered outdoor space, etc. Preference should be given to co-locating this facility adjacent to a future community park.</p>	<p>Medium to Long Term (2038 to 2045+)</p>

5.3 Community Centres

5.3.1 Vollmer Culture and Recreation Complex

The Vollmer Culture and Recreation Complex is an important community hub for LaSalle as it not only a destination for indoor and outdoor recreation activities, but it also functions as a place for cultural space for special events and public gatherings. The significance of this location will continue to grow over the planning period as the community grows around the Vollmer Culture and Recreation Complex. Ensuring that the site functions as a multi-use space will be critical to respond to a wide range of needs and uses.

This Master Plan identifies several recommendations to further raise the profile of the Vollmer Culture and Recreation Complex and supports initiatives that have already been planned by the Town. It is recognized that the Town is actively pursuing external funding to support some of these capital projects, and if successful, should move quickly to address current and future community needs. If not successful, alternative internal and external funding sources should be explored.



The Vollmer Culture and Recreation Complex is the centre of the community and has the potential to be expanded to address a portion of the Town’s future growth needs. As substantiated through subsequent analysis, this Master Plan supports several key capital projects at the Vollmer Culture and Recreation Complex that may be implemented over the next 20 years. Potential projects are summarized below; timing and priority will be influenced by funding capabilities, coordinated staging, and the continued demonstration of community needs.

1. Expand **indoor space** to include a 25-metre indoor pool, double gymnasium, indoor walking track, fitness centre studio space, and multi-purpose space. The feasibility of accommodating a third ice pad (and potentially a fourth pad) should be evaluated at this time, to be completed through a future construction phase.
2. Reconfigure the **outdoor soccer fields** by increasing the number of White Fields (potentially by replacing all or some of the Green Fields).
3. Provide **sports field lighting** and **irrigation**.
4. Undertake a business plan for the development of a full-size **artificial turf field** with supporting amenities including lighting and the potential for a seasonal dome. The business plan should consider potential uses, operating models (e.g., partnerships), funding, etc.
5. Add **lighting** to four ball diamonds and monitor use to inform the need to install lighting at additional diamonds.
6. Construct a 10-court outdoor **pickleball court complex**.
7. Construct an outdoor **basketball court**.
8. Pave **parking lots** #6 and #7 to improve accessibility.
9. Construct a **second pavilion with washrooms** to support the use of the easterly ball diamonds and outdoor amphitheatre, as well as an amphitheatre covering.
10. Assess opportunities to undertake **accessibility and shade enhancements**, including removing selected berms and adding paved pathways (connecting sports fields, etc.).



5.3.2 Planning for an Indoor Space to Serve the Howard Bouffard Secondary Plan Area

Future expansion of the Vollmer Culture and Recreation Complex will further position the site to function as a hub for town-wide active and passive recreation opportunities, along with sport tourism initiatives. However, as the town grows to the east, there will be a long-term need for community space to provide localized opportunities within the Howard Bouffard Secondary Plan Area, which is projected to add approximately 15,000 new residents by 2045 and grow to a design population of 32,000 residents.

The intent should be to complete and not duplicate what is offered at the Vollmer Culture and Recreation Complex, which is well positioned to provide residents with a central hub for recreation activities, including special events. Within the Howard Bouffard area, a more localized hub would provide space for growth-related elements such as a library branch, activity rooms, and meeting space, ideally connected to an outdoor space. Confirmation of uses and spaces should be undertaken in consultation with the community as growth occurs in the area.

As development in this area is expected to begin shortly, this is an ideal time for the Town to pursue opportunities to identify and secure a site for a future community space. At this early stage, approximately two (2) hectares of land is recommended, with this figure further fine-tuned as planning progresses. A location adjacent to the recommended community park and/or schools, with good visibility and access to major transportation corridors (including active and public transportation) is recommended.

Recommendations – Multi-Use Community Centres

1. Secure land for a future **indoor community space** on the east side of LaSalle (Howard Bouffard Secondary Plan area). Components should be reconfirmed as part of a future Master Plan update or feasibility study, with consideration of a library branch, activity rooms, meeting space, covered outdoor space, etc. Timing of construction – currently estimated as post-2038 – would be influenced by population-based needs, funding, partnerships, and overall community growth.

5.4 Aquatics and Waterplay

5.4.1 Current Supply

The indoor pool at the Vollmer Culture and Recreation Complex, which is also known as the H2Oasis Aquatic Centre, features an irregular-shaped tank with a leisure component and three 20-metre swimming lanes, water slide, lazy river, sauna, spa, and change facilities, as well as accessibility features such as a lift.

The Town’s indoor pool is complemented by outdoor aquatic facilities, including an outdoor pool at Front Road Park that is open between July and September. The pool consists of a 25-metre tank with four lanes and beach entry, leisure component, small slide spray feature, and change facilities. Additionally, a splash pad is located at the Vollmer Culture and Recreation Complex, and a water feature is located at LaSalle Landing. Although its design is different, the water feature has been included within the splash pad inventory for the purposes of this Master Plan as it provides users with an opportunity for waterplay and to cool down during warmer weather.

5.4.2 Market Conditions

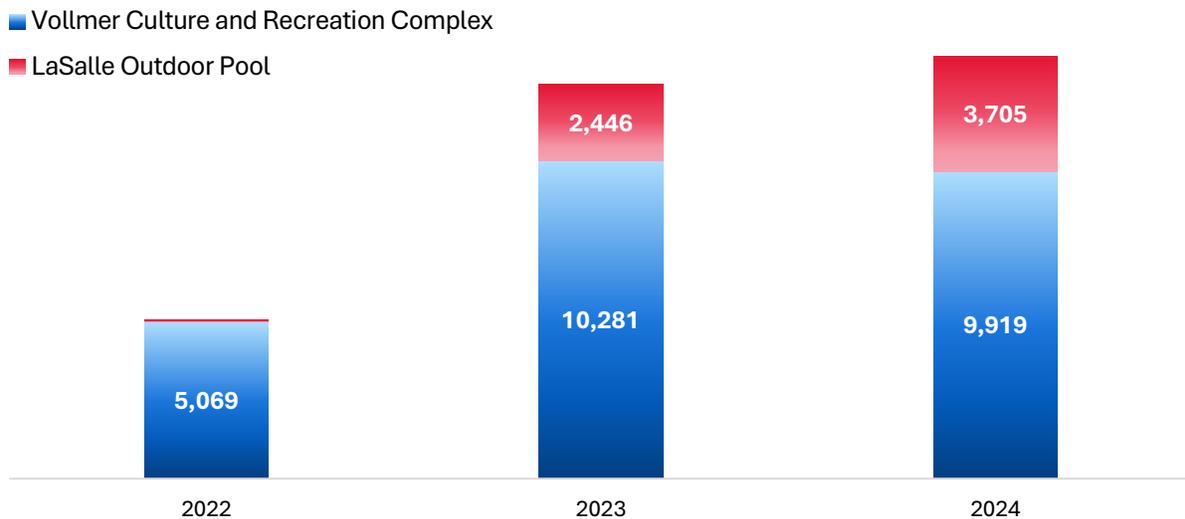
Indoor swimming pools are popular community amenities because they can be used by all ages and abilities and can cater to structured and unstructured drop-in programs. LaSalle offers programs and provides waterplay opportunities that promote comfort within water and teach participants the importance of learning to swim. The Town also offers a broad range of structured swim programs, public swims times, and swim times for different age groups, including learn to swim, aquafit, adult swim, leisure and recreational swim, and adapted swim, as well as public swims that can be used by casual swimmers. Trends in indoor pools have been evolving over time as there is a growing expectation for modern amenities such as accessibility features (e.g., beach entry) and family washrooms. Some markets, such as children and older adults, favour warmer water, while competitive swimmers prefer cooler waters.



Outdoor swimming pools help residents cool down during hot summers, although their use is often influenced by factors such as their short operating season (which can be impacted by weather conditions), staffing availability, and the increasing supply of indoor public pools and private, backyard pools. While they are important community amenities, many municipal outdoor pools across Ontario are aging and require reinvestment. These costs can be substantial given their short operating season, although some communities view this investment for its intrinsic community benefits. The City of Windsor is a local example, which invested \$3 million in 2022 to rehabilitate the outdoor pool at Lanspeary Park. As an alternative, aging outdoor swimming pools can sometimes be phased out in favour of splash pads, which are more cost effective to build and operate, although it is recognized that they do not provide the same experience as outdoor pools.

The Town offers both registered and drop-in swimming at its indoor and outdoor pools to provide opportunities for residents to swim. Drop-in swimming is the most popular program format and in 2024, there were more than 13,600 drop-in swim participants; nearly three-quarters (73%) participated indoors at the Vollmer Culture and Recreation Complex, which is illustrated below. Overall, the total number of participants was more than double what was recorded in 2022 since programming has been ramping up since the COVID-19 pandemic. Additionally, the Town’s membership passes also allow access to the pool. In 2024, there were 27,387 membership visits, which was a 16% increase from 2022.

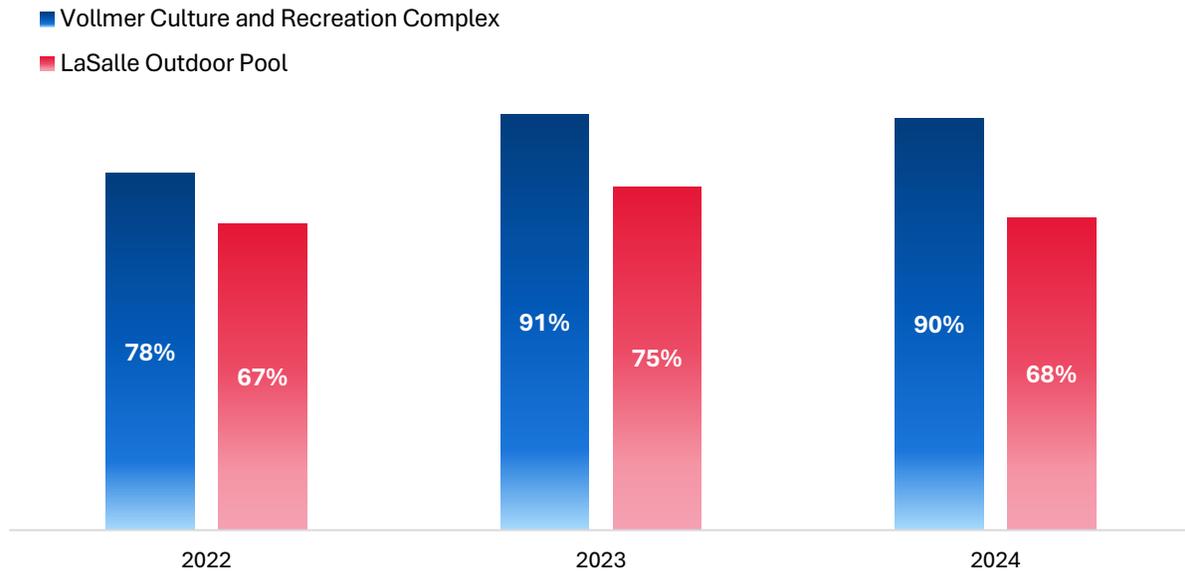
Figure 5: Participation in Drop-in Swimming



Note: 2022 data impacted by the COVID-19 pandemic

LaSalle’s registered swim programs are well subscribed, particularly at the Vollmer Culture and Recreation Complex. In 2024, there were 5,473 registered participants, translating into a program fill rate of 90%. As illustrated in the following figure, this was an increase from 78% from 2022. Participation was lower at the outdoor pool with 291 registrants in 2024. This was primarily due to a reduction of non-residents participating in registered lessons, likely due to the City of Windsor offering more outdoor pool lessons compared to previous years.

Figure 6: Fill Rates in Registered Swim Programs



Note: 2022 data impacted by the COVID-19 pandemic

5.4.3 Analysis

Planning for an Expanded Indoor Pool

LaSalle currently provides indoor pools at a rate of one per 37,200 residents, which is higher compared to the benchmark average (one per 44,800 residents). Municipalities typically target indoor pools at a rate of one per 35,000 to 60,000 residents. Based on this metric and the Town’s projected population of 52,500 residents by 2045, it would suggest that one indoor pool location would be sufficient to meet needs over the planning period. However, multi-tank pools are now the standard for municipal aquatic centres as they offer additional capacity, variable water temperatures, and concurrent programming options, all under the same roof which provides operational efficiency and user convenience.

The existing indoor pool at the Vollmer Recreation and Culture Complex has served the Town well but is not able to accommodate the full range of needs that are building within the community and that will become more acute with growth. These considerations include:

- Pool Design and Capacity** – As a best practice, municipalities that have recently constructed indoor pools feature a 25-metre, rectangular tank with six or more lanes and other supporting features including a separate warmer water teaching tank, as well as amenities such as accessibility features and viewing areas. LaSalle does not provide a traditional pool layout (its shape is irregular shape with a section that has three narrow lanes that are 20-metres in length) and the pool is undersized by comparison. The pool also does not have the water depth required to support more advanced swim programs, training, and competition. These constraints limit the programming opportunities that can take place.

- **Programming Limitations**– Despite the pool’s design limitations, community program participation is strong as drop-in swims are well attended and there is a strong demand for registered swim programs with many classes at or near capacity. The pool’s water temperature is maintained at approximately 84 degrees Fahrenheit to 86 degrees Fahrenheit, which is typical for community programs, but too cool than ideal for many young children, older adults, and more therapeutic aquatic activities. Requests for more aquatic programs during peak periods were heard through the consultation process but given the pool design constraints noted above, there are limited opportunities to offer more to accommodate demand.
- **Future Population Growth** – Considerable population growth in LaSalle is expected over the planning period as the Town is projected to add approximately 15,000 residents by 2045. This level of growth will place additional pressure on the Town’s indoor pool, which is already constrained.
- **Regional Supply** – It is also recognized that the Town’s pool serves a regional market as it draws users from adjacent municipalities, including Windsor and Amherstburg, which is contributing to the pressure at LaSalle’s pool, particularly as it relates to registered programs. During the COVID-19 pandemic, the City of Windsor also reduced its indoor pool supply with the redevelopment of the Adie Knox Recreation Complex and the closure of Windsor Water World and there are no plans for replacement or new indoor pool development. With a decreasing regional pool supply, LaSalle’s indoor pool may face additional pressure from non-resident use, which may be further compounded by population growth in surrounding municipalities. To ensure that residents are prioritized in accessing the pool, the Town offers priority resident registration for its registered programs, which has helped to a certain degree, although programs continue to be in high demand.

With these factors in mind, there is sufficient rationale to support the addition of a new pool tank in the medium-term (2032 to 2037). To achieve this, the Town should undertake an architectural exercise and business plan to determine the best path forward in enhancing the indoor aquatic centre at the Vollmer Recreation and Cultural Complex (a new pool on a separate site is not recommended as this would have a detrimental impact on operational efficiencies), with consideration to the following:

1. **Expand the Indoor Pool with a Second Tank** – This option involves expanding the Vollmer Culture and Recreation Complex to construct a new 25-metre 6+ lane indoor pool tank with appropriate depths, accessibility features (e.g., ramps, beach entry), and other amenities. This may also allow the Town to continue operating the existing pool during construction; however high-level site observations suggest that there may not be sufficient space available to accommodate expanding the facility to include an indoor pool and the associated parking.

- 2. Replace the Existing Indoor Pool** – This option requires redeveloping the existing pool at the Vollmer Culture and Recreation Complex with a modernized multi-tank design that features a 25-metre tank with 6+ lanes with an appropriate depth in the shallow and deep end, along with separate warm-water teaching tank, accessibility features (e.g., ramps, beach entry), and other amenities. This template is a common design best practice that is used in other municipalities that have recently constructed an indoor pool. The option would disrupt aquatic programming in LaSalle for an extended period of time during construction and would likely require a more substantial investment.

Evaluating the Future of the Outdoor Pool

There is no industry target for the provision of municipal outdoor pools. Province-wide, these amenities are aging with many constructed between the 1950s and 1980s. Many of these outdoor pools have reached or exceeded their life expectancy and many municipalities face the challenging decision to reinvest, replace or repurpose this asset. Outdoor pools are generally not provided based on quantifiable need, but they are provided to recognize their intrinsic value as a community amenity that contributes to local quality of life and provides an affordable and accessible place to swim during the summer, which is an important life skill, particularly for waterfront communities like LaSalle.

While outdoor pools provide a community benefit, the operational realities must be recognized. LaSalle's outdoor pool has a narrow operating window as it is only open from the beginning of July to the end of September, and it is highly dependent on suitable weather conditions. This makes programming unpredictable at times during unfavourable weather conditions. From a user perspective, older adults and seniors also tend to avoid using outdoor pools as they prefer warmer water temperatures and consistent swimming environments, although it is recognized that there is a nostalgic connection to the outdoor pool given its time in the community.

Constructed in the 1950s, the outdoor pool has reached an advance stage of its life. While a condition assessment was not available at the time when this Master Plan was prepared, the outdoor pool needs reinvestment to remain in operation. Lifecycle components require replacement, the changerooms require modernizing, and there is a lack of space for staff and storage; accessibility retrofits are also required.

A new outdoor pool is identified in the LaSalle Landing development plan that would replace the existing Front Road Park pool on the same site, but in a different location. The replacement of this pool is timely given its aging condition, which provides an opportunity to modernize and update this amenity to ensure that it continues to meet an important community need by providing an affordable place to swim during the summer. With LaSalle being a waterfront community, there is strong local interest in maintaining and outdoor swimming venue to complement the indoor pool at the Vollmer Complex.

It is recommended that the Town continue to plan for the replacement of its outdoor pool, the timing of which may be prompted by the phased development within LaSalle Landing. As a next step, this development plan should be revisited to ensure that it is aligned with the full range of recommendations in this Master Plan. As part of this process, the Town should evaluate the

suitability of locating the outdoor pool at LaSalle Landing or an alternate location. Given the expected intensity of use at the waterfront and the potential to repurpose space to support other uses, there is concern that LaSalle Landing may not be the ideal location for a rebuilt pool. Alternative sites may include a suitable Community Park in LaSalle with supporting amenities such as parking and the potential to accommodate a support building; a location within walking distance of residential areas is also preferred.

Maintaining the Existing Splash Pad Supply

The Town is currently providing splash pads at a rate of one per 1,850 children (ages 0 to 9). This is on the higher end of the spectrum as municipalities tend to target one per 2,000 to 3,000 children. Targeting splash pad provision on the higher end of this range (one per 2,000 children) is recommended, which aligns closely with the Town’s current level of service.

Table 3: Projected Splash Pad Needs

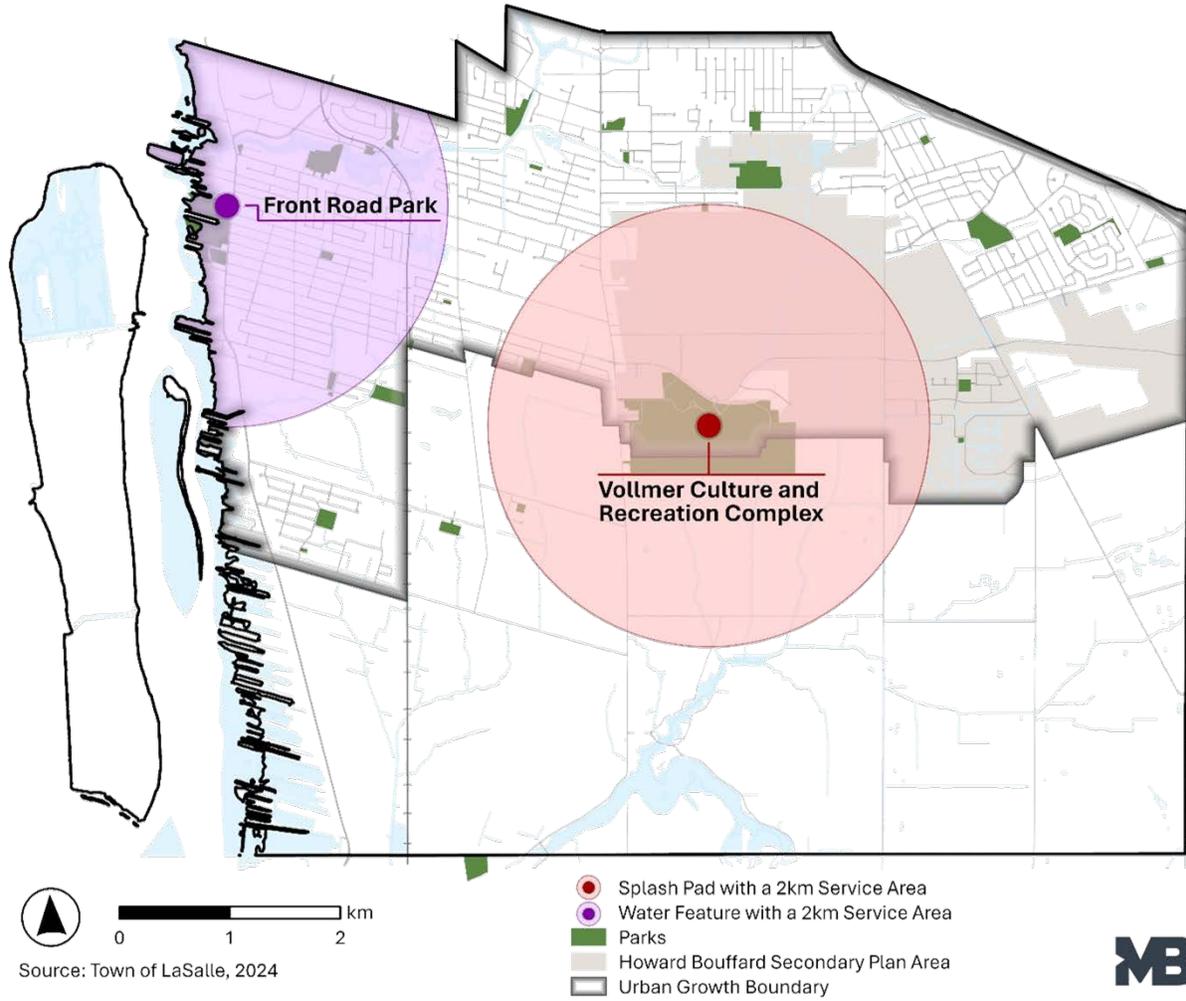
	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Children Population (Ages 0 to 9) (10% of total population)	3,700	4,100	4,400	4,900	5,300
Existing Splash Pad Supply	2	2	2	2	2
Total Splash Pads Required (Based on a target of one per 2,000 children)	1.8	2.0	2.2	2.4	2.6

Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

Based on the forecasted population of children, the Town’s existing splash pad and water feature is sufficient to meet needs over much of the planning period. A third splash pad will be required around 2045, and the Town would benefit from initiating planning for this in the long-term.

Applying a 2-kilometre service area to existing locations finds that the northwest and central area of LaSalle are well served. Geographic gaps exist in the north, east, and southwest areas of the Town. As a best practice, splash pads should be located at major park (such as Community or Signature Parks) to benefit from shared infrastructure. On this basis, a splash pad may be located in one of the following locations: a future community park in the Howard Bouffard Secondary; Victory Park; Vince Marcotte Park; or Sandwich West Park. In evaluating these sites, consideration should be given to the population of children in the area, availability of complementary park amenities (e.g., playgrounds, washrooms, off-street parking, shade, etc.), water servicing, and overall site suitability.

Figure 7: Geographic Distribution of Splash Pads and Water Features



Provision and Design Guidelines for Aquatics and Waterplay

- Modern pool design typically features a 25-metre, rectangular tank with six lanes or more and supporting features including, but not limited to, spray features, accessibility features (including beach entry), universal changerooms, viewing area, and separate warm water teaching tank.

Recommendations – Aquatics and Waterplay

2. Develop a **25-metre rectangular indoor pool** at the **Vollmer Culture and Recreation Complex** in the medium-term (2032 to 2037). To guide decision-making, prepare a conceptual design and business plan that considers two options:
 - a. Retaining the existing indoor pool and undertaking an expansion to construct a second tank (25-metre, 6 lanes) with supporting amenities and accessibility features.
 - b. Replacing the existing pool with a multi-tank modern pool design (25-metre 6 lane pool, plus teaching/warm-water pool) with supporting amenities and accessibility features.
3. Plan for the replacement of the Town's **outdoor pool**. This should include an evaluation of suitable sites including **LaSalle Landing or a separate location** with amenities such as parking and the potential to accommodate a support building.
4. Construct a **splash pad** in the longer-term at one of the following locations: a future community park in the Howard Bouffard Secondary Plan area; Victory Park; Vince Marcotte Park; or Sandwich West Park.

5.5 Gymsnasiums and Multi-Purpose Community Spaces

5.5.1 Current Supply

The Town provides four multi-purpose community rooms and meeting spaces, including two at the Vollmer Culture and Recreation Complex and one each at the Riverdance Community Centre and the Event Centre. The Town has recently explored opportunities to expand the Vollmer Culture and Recreation Complex to include a gymnasium and community meeting space and confirmed the viability of such a project, although it remains unfunded.

5.5.2 Market Conditions

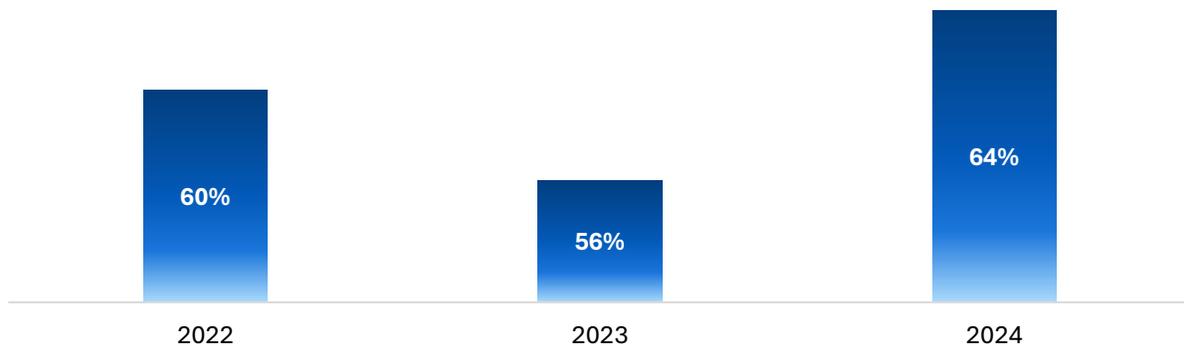
Community rooms and meeting rooms are core spaces within community facilities. These facilities are flexible spaces that can bring the community together to participate in Town-led programs, meetings, events, and other gatherings. The size, capacity, configuration, and range of amenities within these types of spaces can vary widely and may include parking, kitchens, washrooms, storage, tables and chairs, audio and visual equipment, and more. When paired with other facility components, such as an indoor pool, fitness centre, and arena, opportunities for using community rooms increases to include cross-programming activities such as group fitness.

5.5.3 Usage Trends

The Town’s multi-purpose and community spaces have been increasing in use. In 2024, the Town’s rooms were booked for a total of 7,397 hours (an average of 1,850 hours per room), which was an increase of 7% from 2022. The weekday evenings are the most popular times for renting program rooms, which made up half (50%) of all rentals in 2024. More than one-third (37%) of rentals took place over the weekend and 13% were during the daytime. In total, these rooms had a total usage rate of 64%, which is reflective of multi-purpose spaces that are well used.

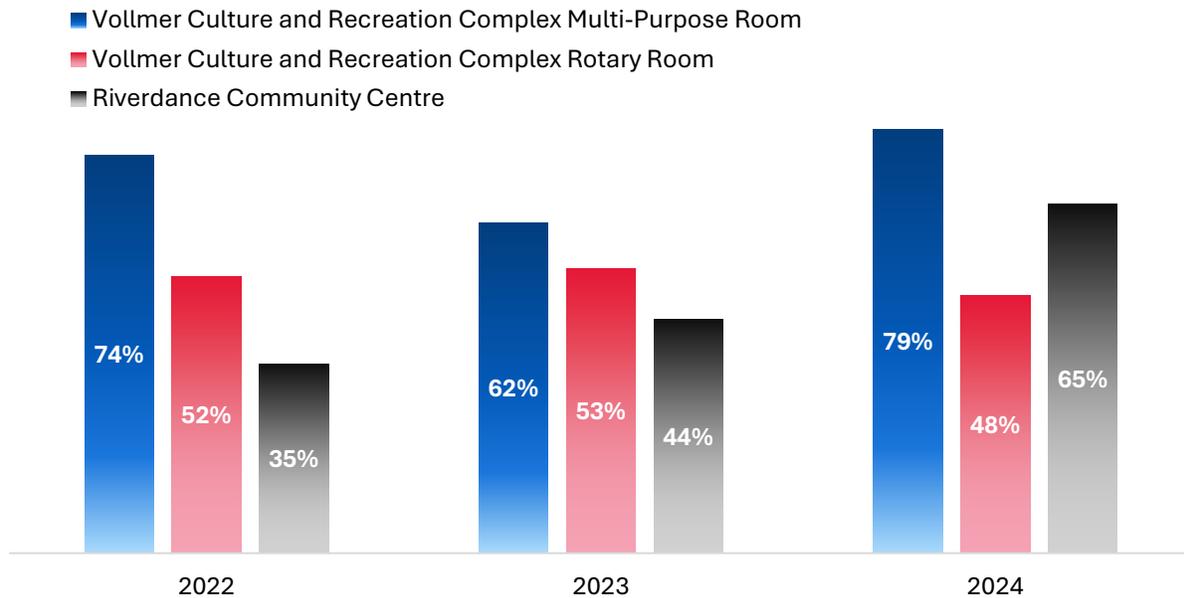
On a location basis, the multi-purpose room at the Vollmer Culture and Recreation Complex was the most used location – with a usage rate of 79% in 2024 – which was a slight increase from 2022 (74%). The Riverdance Community Centre was also well used in 2024, which had a usage level of 65% (noting that this location is only open during limited hours). The Rotary Room at the Vollmer Culture and Recreation Complex had a more moderate usage rate of 48% in 2024.

Figure 8: Town-wide Utilization of Multi-Purpose Community Spaces



Note: 2022 data impacted by the COVID-19 pandemic

Figure 9: Utilization of Multi-Purpose Community Spaces



Note: 2022 data impacted by the COVID-19 pandemic

5.5.4 Analysis

Support for New Gymnasiums

Provision targets for multi-purpose spaces such as gymnasiums tend to range from one per 30,000 to 50,000 residents, although this may vary depending on factors such as the level of public access to school gymnasiums or the ability to accommodate programs and rentals in other multi-purpose spaces. The Town has historically used school gymnasiums to provide recreation programming, although this is no longer taking place due to scheduling challenges.

The Town has been experiencing pressure for a publicly accessible gymnasium for some time. This was confirmed through the consultation process for this Master Plan as public requests were made for a gymnasium that could be used for indoor active activities such as basketball, volleyball and pickleball. Three-quarters (75%) of survey respondents also supported public investment in gymnasiums, which ranked ninth out of 34 facility types.

The Town recognizes that gymnasium space has been a gap in its recreation facility portfolio. To alleviate pressures, the Town has initiated planning to expand the Vollmer Culture and Recreation Complex that would include a double gymnasium with a curtain divider to allow the Town to program two spaces simultaneously. This decision is supported by the Master Plan as it would bring the Town’s level of service into alignment with the target range used in other communities (the benchmark average is one per 31,100 residents) and respond to community requests for gymnasium-type programming and rentals.

Increase Access to Multi-Purpose Space

Multi-purpose space is typically considered when designing new facilities or undertaking enhancements to existing facilities. Plans to expand the Vollmer Culture and Recreation Complex also include multi-purpose program and meeting rooms, as usage levels demonstrate that existing spaces are well used and the consultation process revealed that there is demand for additional programming. There is no industry target guiding the provision of multi-purpose spaces, although it is a common best practice to incorporate these types of spaces as part of new facility development or expansion projects to provide community meeting spaces that complement major facility components, as well as support cross-programming opportunities.

There is also support for more multi-purpose space at the Vollmer Culture and Recreation Complex given that there are constraints that limit how these spaces are used. For example, activities (such as fitness) scheduled in the multi-purpose room across from the arena often get bumped to accommodate other needs; noise from arena activities can also be distracting for programs taking place in the room. The meeting room adjacent to the indoor pool also has limited functionality given its size, often requiring staff to limit registration for certain programs such as group fitness. Due to the lack of adequate and sufficient meeting space, the Town currently delivers some programs in its lobby space, which is not ideal. The Town has installed movable curtains to provide participants with privacy during programs, although other challenges exist such as noise from other users.

By adding new multi-purpose space at the Vollmer Culture and Recreation Complex – and potentially a future indoor community space in the Howard Bouffard area – the Town will be better positioned to accommodate its existing programming and expand its offerings to respond to growing community demand for a greater range of programs.

Provision and Design Guidelines for Multi-Purpose Community Spaces

- Gymnasiums should be flexibly designed to accommodate a range of active recreation activities that require a large indoor space. As a best practice, double gymnasium templates are recommended with amenities such as a curtain divider, modest spectator seating, storage, and durable hardwood flooring with sport lining for sports such as basketball, volleyball, pickleball, etc.
- Dimensions of double gymnasiums may vary between 5,000 and 6,000 square feet with appropriate safety zones (excluding spectator seating and storage areas). Constructing undersized gymnasiums is not recommended as this tends to constrain programs and rentals, resulting in low usage levels. Gymnasium use should also be prioritized for active recreation activities, while other non-active uses should be directed to the Town's other large indoor spaces.

- As part of future facility development/redevelopment, evaluate the potential to accommodate flexible multi-use program rooms to increase public access to indoor spaces. New multi-purpose spaces should be designed with flexibility in mind to suit a range of uses. This includes the use of durable flooring (with consideration for hardwood), mirrors, countertops and cabinets, sinks, audio and visual equipment, and more.

Recommendations – Gymnasiums and Multi-Purpose Community Spaces

5. Prioritize an expansion of the **Vollmer Culture and Recreation Complex** to include a **double gymnasium with multi-purpose space** in the short-term (2026 to 2032).

5.6 Fitness Facilities

5.6.1 Current Supply

LaSalle’s fitness centre is located at the Vollmer Culture and Recreation Complex, which offers members fitness machines, cardio equipment, free weights, spin bikes, and more. Members also have access to a 123-metre walking track. The Town also offers group fitness programs which are held in different locations of the Vollmer Culture and Recreation Complex, including in the fitness centre, multi-purpose room, and lobby area.

5.6.2 Market Conditions

Personal health and wellbeing are commonly one of the top priorities among Canadians, highlighting the importance of having access to affordable fitness opportunities. While there are private fitness operators in LaSalle, the Town provides residents with entry-level fitness opportunities at an affordable price point. Trends in the fitness sector point towards a growing popularity of intense functional training like TRX, cross-fit, and High Intensity Interval Training, with many municipalities responding accordingly to keep pace with changing customer preferences.

In general, group fitness activities are in high demand as the social aspect makes physical fitness programs more fun and rewarding. There is also a growing segment of older adults who wish to remain active later in life who are turning towards low-impact, group fitness activities. The Town currently does not have a dedicated studio for group fitness activities but as previously mentioned, staff use spaces at the Vollmer Culture and Recreation Complex that can accommodate programs, although they are not ideal. For example, classes are held in the open area of the fitness centre where space is limited. The multi-purpose room is used for fitness programs, but it is not ideal due to noise and scheduling conflicts; the Town estimates that approximately 25% of the days in 2024 had a displaced fitness class. Group fitness programs are also held in the lobby area, which is also not ideal although the Town has installed curtains to provide some privacy.

The popularity of fitness opportunities is reflected in LaSalle with strong participation at the Town’s fitness centre and group fitness classes. As illustrated in the following figure, the Town had 42,588 visits to the fitness centre in 2024, which was a 54% growth from 2022. Most of participants were membership users. There were also 13,686 participants in the Town’s group fitness classes, as well as 7,998 walking track users.

Figure 10: Fitness Centre and Group Fitness Class Visits



Note: Data includes memberships and drop-ins. 2022 data impacted by the COVID-19 pandemic.

5.6.3 Analysis

Fitness Facilities

Decisions to offer equipment-based fitness services are commonly based on several factors, including the corporate desire to offer this as a public service to provide access to affordable fitness opportunities. The limited availability of private operators in the area is also a consideration. Equipment-based fitness facilities can also be incorporated within multi-use centres and complement other facility components.

LaSalle’s fitness services at the Vollmer Culture and Recreation Complex are well used and with the heightened interest in active living and healthy lifestyles, which was bolstered by the COVID-19 pandemic that highlighted the importance of personal health and wellbeing, continued investment in the Town’s fitness centre is supported. There is no industry standard guiding how much fitness space or length of walking track should be provided, which is typically based on facility fit and functional considerations. The proposed expansion of the Vollmer Culture and Recreation Complex includes enlarged fitness and multi-purpose space to accommodate additional equipment and programming.

In addition to the fitness centre expansion, an extension of the existing indoor walking track is proposed that will encircle the planned gymnasium. These enhancements continue to be supported to further strengthen the Vollmer Culture and Recreation Complex as a well-rounded community centre for health and wellness.

Outdoor Fitness Equipment

Within the recreation sector, communities are placing a greater emphasis on equity. This includes strengthening the distribution of where people can access opportunities to be physically active. While it may not be feasible to provide indoor fitness centres in multiple locations, municipalities have been incorporating outdoor fitness equipment within the parks system, which appeal to a broad range of age groups from youth and teens to older adults and seniors. This not only reduces geographic barriers for those who cannot access indoor fitness space, it removes financial barriers as they are free to use. Additionally, outdoor fitness equipment helps connect people with the outdoors, which is a growing trend across the Province. On this basis, the Town should investigate opportunities to provide outdoor fitness equipment in one or more strategic areas.

There is no target for the provision of outdoor fitness equipment as they are primarily provided where opportunities exist. In most cases, they can be incorporated into the existing parks, and they have low operating costs as they do not require staffing. Outdoor fitness equipment is best located in high traffic areas to encourage use, such as at major parks, community facilities, and trail routes. Recognizing that fitness opportunities are currently available at the Vollmer Culture and Recreation Complex, two outdoor fitness equipment locations on the west end of LaSalle and in the Howard Bouffard Secondary Plan area may be pursued on an opportunity basis.

Recommendations – Fitness Facilities

6. Proceed with the planned Phase 1 expansion to the **Vollmer Culture and Recreation Complex fitness space** and **indoor walking track** in the short-term (2026 to 2032).
7. Evaluate strategic opportunities to incorporate **outdoor fitness equipment** at a park on the **west side** of LaSalle and at a **future park** in the Howard Bouffard Secondary Plan area.

5.7 Dedicated Age Spaces

5.7.1 Current Supply

The Town provides dedicated space for older adults and seniors at the LaSalle Civic Centre, which consists of a large program room and a kitchen area. This space is operated by the LaSalle Friendship Club. The Town also uses multi-purpose space at the Vollmer Culture and Recreation Complex to deliver complementary older adult programs.

5.7.2 Market Conditions

Dedicated older adult spaces have important physical and social benefits as they are generally regarded as an important part of the health care and recreation sectors. Research has found that members of older adult centres tend to be healthier and have strong activity patterns that help them remain physically well (55% of members described their level of physical activity as fair/moderate, and 33% as good/excellent).¹ In general, older adult centres province-wide have been most successful in attracting individuals from lower or middle income brackets, including a very high portion of single women. Thus, older adult spaces play a key role in engaging this segment of the community, particularly those who may be at risk, to minimize isolation, and achieve lifelong engagement.



The LaSalle Friendship Club, which operates space at the LaSalle Civic Centre, has approximately 300 members and offers traditional activities such as arts and crafts, cards, bingo, and other activities to encourage socializing and active participation. The LaSalle Friendship Club is also conveniently located next to the LaSalle Public Library and where municipal services can be accessed; it is also within walking distance of residences and commercial shopping.

In January 2025, the Town was designated by the Province as a “Seniors Active Living Centre” and will receive an annual grant of \$55,000 towards expanding community seniors’ programs that focus on health promotion, social events, learning, and drop-in activities to complement what is already provided through the LaSalle Friendship Club.

¹ Older Adult Centres’ Association of Ontario. 2010. Building Bridges to Tomorrow: User Profile of Older Adults Centres in Ontario. p.4, p.68.

While the Town does not provide any dedicated youth space, third-party providers exist such as the LaSalle Hangout for Youth, which is a non-profit organization that provides a safe and inclusive drop-in space for youth between the ages of 12 and 18. The organization provides a range of services and activities including, but not limited to, events and daytrips, study hours and tutoring, food services, counselling, and more. Other informal gathering places for youth are available in LaSalle such as the Essex County Library Branch at the LaSalle Civic Centre.

5.7.3 Analysis

Older Adult Spaces

As the Town's population continues to grow, LaSalle can expect an increasing proportion of older adults and seniors. It will be important to ensure that this age group continues to be actively engaged in later stages of life and there are places for them to belong to combat concerns related to social isolation and cognitive decline as residents age.

Is it anticipated that interest in using older adult space will grow over time as LaSalle's population continues to age. The Town currently provides programming at two locations including the LaSalle Civic Centre and Vollmer Culture and Recreation Complex. Efficiencies can be achieved by centralizing programming at a single location with the preferred location being the Vollmer Culture and Recreation Complex.

This Master Plan supports expanding the facility to provide enhanced access to indoor recreation spaces, which could bolster program opportunities for older adults. This strategy would support LaSalle's initiative to offer more active living activities. In particular, the Town could achieve cross programming opportunities by offer an expanded range of older adult using the indoor pool, gymnasium, indoor pool, fitness centre and indoor walking track.

Providing older adult space within a multi-use community centre like the Vollmer Culture and Recreation Complex would position the Town to generate efficiencies and tap into a wider market of users, which is supported by best practices in other communities. Experience has shown that new retirees and younger baby boomers who wish to remain active later in life are more likely to use centres that also offer more active spaces, as compared to traditional senior centres.

Working with the LaSalle Friendship Club to shift the use of space away from the LaSalle Civic Centre would provide an opportunity to repurpose this space to support the need for a future expansion of the library branch (as supported by a recent study completed by Essex County Library) or other civic space needs.

Youth Spaces

Provision models for youth spaces can vary. Some municipalities operate dedicated youth space, while other communities use a more decentralized approach where structured and unstructured opportunities geared towards this age group are provided at multiple indoor and outdoor locations. The decentralized approach, which is used in LaSalle and other municipalities in Essex County, ensures that there is a strong distribution of youth opportunities across the community, which is beneficial for youth that are limited in the distance that they can travel.

Combined with the fact that there are already third-party providers in LaSalle that operate space geared towards youth (e.g., LaSalle Hangout for Youth), continuing to accommodate the needs of this age group through existing and planned indoor and outdoor public spaces is recommended as providing dedicated youth space would result in direct competition with existing providers, which is not recommended. Promoting access to third-party providers of youth space and services (e.g., LaSalle Hangout for Youth, Essex County Library, etc.) is also encouraged to ensure that these community partners continue to be successful.

Design Spaces for All Age Groups

Building upon encouraging the use of indoor and outdoor space for youth and older adults, there is a growing best practice to design public spaces with an age-friendly lens to ensure that they are inclusive for residents, regardless of age. This includes designing indoor spaces that are welcoming and encourage greater use such as having large and open lobbies and common areas with seating to facilitate gatherings. Within the parks space, age-friendly design includes the placement of seating and shade, gardens, quiet spaces, firm and stable walking surfaces, barrier-free design, and more. Crime Prevention Through Environmental Design (CPTED) principles can also help create age-friendly spaces and encourage greater use.

Recommendations – Dedicated Age Spaces

8. Provide **dedicated older adult space** as part of the proposed Phase 1 expansion of the **Vollmer Culture and Recreation Complex** (2026 to 2032) and work with the **LaSalle Friendship Club** to shift their services to this site while bolstering the Town's Senior Active Living programming.
9. Recognize and promote **community providers and associated spaces** that are used to youth, older adults and seniors (e.g., LaSalle Hangout for Youth, Essex County Library, etc.) as complementary to existing and planned opportunities provided by the Town of LaSalle.
10. Design indoor and outdoor public spaces with an **age-friendly lens** to create welcoming and inviting spaces that can be used by all residents. Consideration should be given to features including, but not limited to, lobby and common areas with seating, gardens, quiet spaces, barrier-free design including firm and stable walking surfaces, CPTED principles, and more.

5.8 Arenas and Outdoor Ice Surfaces

5.8.1 Current Supply

The Town’s two NHL size ice rinks are located at the Vollmer Culture and Recreation Complex, which is supported by spectator seating (1,000 seats in Rink A and 200 seats in Rink B), changerooms (including a dedicated room for the LaSalle Vipers), washrooms, and skate sharpening services.

The Town also completed construction of its refrigerated skate trail located at LaSalle Landing, which is a 250-metre looped skating surface, which is supported by a built structure to house ice equipment, changerooms, and washrooms.

5.8.2 Market Conditions

Ice sports like hockey and figure skating are widely viewed as Canada’s most popular activities, however, there are signs that participation in these activities has been waning. Hockey Canada reported that registration in minor hockey has been steadily declining over the past decade. For the 2022/2023 season, Hockey Canada reported approximately 550,000 members, representing an 11% decline since the 2011/2012 season.²

By contrast, participation in figure skating is on the rise. Between the 2016/2017 season and 2022/2023 seasons, Skate Canada reported that participation levels increased by 15% to 202,400 registrants. Skate Ontario also increased by 21% during the same period to 84,000 registrants.³ Skate Canada attributes this increase to strong interest in CanSkate and PowerSkate programs following the pandemic, with many families trying to catch up on lessons.

These trends in ice activities over the past decade can be attributed to the rising cost of equipment, travel, cost of ice, and time commitments. Additionally, Canada’s growth is being driven by immigration, where an influx of newcomers from countries that do not have a strong connection with ice sports (e.g., Asia, Caribbean, and South American nations) are not as likely to participate in ice sports.⁴ However, this trend may be region-specific as some communities, such as in British Columbia have experienced an increase in ice participation that has been bolstered by interest among newcomers. Strategies to attract new participants to the sport include, but not limited to, promoting ice activities in schools, working with culturally diverse participants who are already in



² Hockey Canada Annual General Meeting Reports.

³ Skate Canada Annual General Meeting Reports.

⁴ Urciuoli, A. (2020). Fewer Canadians are playing hockey, but does it matter? Retrieved from <https://quickbitenews.com/>

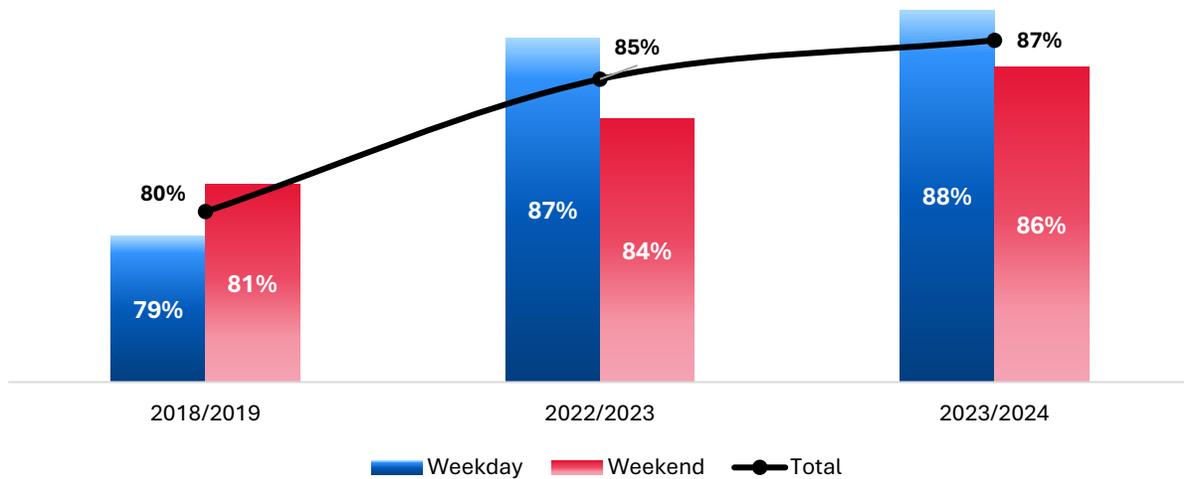
the sport to promote the activity with their social network, finding ways to make the sport more accessible from a financial perspective (e.g., skate and equipment rentals), and programs geared towards making ice sports more inclusive of persons from all backgrounds and orientations.

Complementing indoor ice pads are outdoor skating rinks offering informal opportunities for people to participate in a popular Canadian winter activity. However, outdoor skating rinks in many communities have been becoming more challenging to provide and maintain. Consistently cold temperatures are required to provide suitable skating surfaces; however, increasingly mild winters are not suitable for natural ice rinks. As a result, many communities are constructing refrigerated skating rinks or trails to maintain more stable skating conditions, including in LaSalle.

5.8.3 Usage Trends

Locally, LaSalle’s primary users of prime-time ice are the LaSalle Minor Hockey Association, Skate LaSalle, and the LaSalle Vipers, who have a combined total of 1,215 participants. The Town’s prime time window is defined as Monday to Friday, 5pm to 11pm and Saturday and Sunday from 6:30am to 11pm. During the peak ice period from September to March, the Town had a prime-time usage rate of 87% for the 2023/2024 season, which is a growth from 80% recorded for the 2018/2019 season. Weekday prime-time hours are in high demand, with a usage rate of 88% during the 2023/2024 season, compared to 86% during the weekends (Figure 11).

Figure 11: Town-wide Ice Utilization During Prime-Time Hours Peak Season September to March



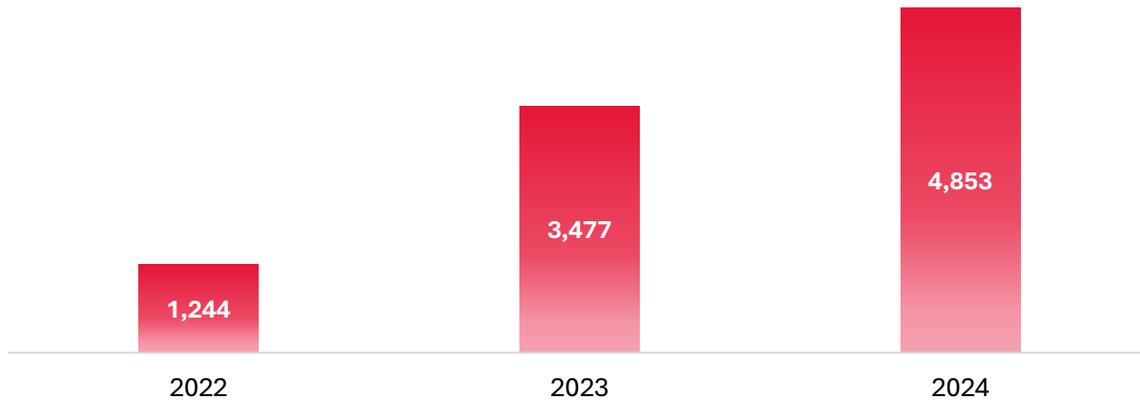
Note: 2022 data impacted by the COVID-19 pandemic

These findings suggest that there is limited capacity to accommodate more use; however, unbooked hours are generally available at the beginning and end of the season. Time is also available during the late evenings after 10pm when it wouldn’t be reasonable to expect ice time to be used for younger age groups, which make up the bulk of LaSalle’s minor hockey and figure skating groups.

An analysis of core prime time arena bookings during one week in October 2023 between 5pm to 9pm during the week and 8am to 9pm during the weekend, which are hours that are typically used by minor hockey and figure skating, revealed that **the Town’s two ice pads are operating at 97% capacity (94% during the weekday evenings and 100% during the weekend)** with limited availability for additional use during the prime-time period.

Complementing arena rentals are the Town’s drop-in skating programs that provide casual opportunities for residents to take part in ice activities. In 2024, the Town recorded 4,853 drop-in skates at the Vollmer Culture and Recreation Complex, which was a growth of 290% compared to 2022, which is illustrated in the following figure. This increase is primarily due to the Town re-opening its programs following the COVID-19 pandemic. Pre-pandemic figures are not available due to a change in the Town’s tracking software.

Figure 12: Participation in Drop-in Skating



Note: 2022 data impacted by the COVID-19 pandemic

5.8.4 Analysis

Indoor Ice Pads

The Town is currently providing ice pads at a rate of one per 18,600 residents, which is slightly lower compared to the benchmark average of one per 17,200 residents. Future ice pad needs are typically determined based on participant-based metrics as these facilities are used by a core group of the community. A target of one ice pad per 400 to 500 youth participants is used in municipalities where prime time hours are used by minor organizations, such as in LaSalle, with adults using late-prime time and shoulder hours. Windsor is another example that targets ice provision at a rate of one ice pad per 475 minor players.

With a combined membership of 1,215 minor arena users, the target range would suggest that the Town currently has a deficit of up to one ice pad. This aligns with the current arena usage profile as the core prime time period is booked at full capacity.

Consultation with arena users found that there is pressure for additional ice time to accommodate their needs, although the Town is unable to accommodate their requests due to the lack of available time. To some degree, groups have already been exploring alternative options, such as using early morning ice time during the week and late afternoon before 5pm. Some groups also book ice time in other municipalities in Windsor, Essex County, and beyond.

The current number of minor arena users represents approximately 14% of LaSalle’s children and youth population. If capture rates remain unchanged, it is estimated that there will be approximately 1,800 minor arena users by 2045. **This would suggest that the total need could be up to two additional ice pads over the next 20 years, with the first one being delivered around 2035. This aligns with other mid-sized municipalities with approximately 50,000 residents (which is the size that LaSalle is expected to grow to) that provide between three to four ice pads.**

Table 4: Projected Ice Pad Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Children and Youth Population (24% of total population)	8,900	9,700	10,700	11,600	12,600
Estimated Ice Participation (14% of the children and youth population)	1,215	1,400	1,500	1,600	1,800
Existing Ice Pad Supply*	2	2	2	2	2
Total Ice Pads Required (Based on a target of one per 400 to 500 participants)	2.4 to 3.0	2.8 to 3.5	3.0 to 3.8	3.2 to 4.0	3.6 to 4.5

Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

It is clear that there is currently pent-up demand from minor ice users and that additional ice time is needed to accommodate new users and grow programming. However, trends in ice sport participation are also continually evolving. Over the past decade, participation in hockey has been declining, although figure skating has been increasing. LaSalle’s changing socio-demographic profile may also impact future arena use as the population is becoming older and more culturally diverse, which are two segments of the community that generally do not have strong interest in participating in ice sports.

Changes are also being made at the Provincial level. In 2024, the Ontario Hockey Federation announced the removal of residency requirements for the U10 and above groups, beginning in the 2025/2026 season. This ultimately means that players will now be free to play for more competitive organizations in other communities. How this change will affect local participation levels and how the Town allocates its ice time is unknown, although this will require monitoring to better understand the impact on future demand. **Continued tracking of ice demands is strongly recommended to support future capital arena expansion projects.**

Given the Town's projected growth, there is merit in undertaking the groundwork to increase the long-term arena supply by planning to construct a minimum of one ice pad within the next ten years. To position the Town to respond to arena needs, it is recommended that the Town engage an architect to explore the feasibility of expanding the Vollmer Culture and Recreation Complex to construct a third ice pad as part of a subsequent construction phase. Consideration could be given to assessing the feasibility of further expansion to accommodate a fourth ice pad, should it be required over the long-term. As part of the design process, opportunities to update existing spaces could be explored in collaboration with arena groups. Consultation with organizations revealed that there may be opportunities to update changerooms and circulation areas, as well as provide better access to storage spaces.

Over the short-term, a focus should be placed on monitoring ice usage levels and participation rates to provide the Town with additional data to rationalize increasing the ice pad supply. This would also provide the Town with the appropriate capacity to address other community priorities as identified in this Master Plan. The need for constructing additional an additional ice pad(s) should be reconfirmed within the next five years as part of a Master Plan update.

The Town should continue to work with user groups to accommodate ice needs within the existing supply in the interim. This includes following the Town's Ice Surface Use Policy to ensure that time is being allocated fairly and transparently. Organizations should be required to submit registration data (including waitlists) to inform how time is being allocated and where hours need to be shifted to accommodate the needs of growing organizations. Continuing to promote the use of non-prime time ice (e.g., early morning and late afternoon times) and available ice time in nearby communities is also encouraged. The potential to work with adjacent municipalities to help secure additional or better ice times for local groups on a temporary basis may also be explored as local demand builds.

Outdoor Ice Surfaces

Some municipalities have adopted a service target of one per 100,000 residents for outdoor ice surfaces. Other communities, such as LaSalle, construct outdoor ice surfaces as part of broader community building initiatives that tie in with other civic features and promote placemaking. LaSalle's new outdoor ice-skating trail is one part of the reimagining of the Town's waterfront and supports efforts to encourage outdoor winter activities and recreational tourism, which are both trending themes across Ontario. It is anticipated that the outdoor skating trail will be adequate to meet community needs during the planning period and as a result, no additional outdoor skating surfaces are recommended at this time.

Provision and Design Guidelines for Arenas and Outdoor Ice Surfaces

- Arenas are best developed as twin or quad pads to maximize operational efficiencies and support local organizations and sport tourism. New ice pads should feature NHL-sized rinks with a minimum of six change rooms per rink, and other support spaces including dryland training and meeting rooms, spectator seating and viewing areas, and other ancillaries.
- Continue to implement the Town’s Ice Allocation Policy to ensure that ice time is being distributed in a fair, consistent, and transparent manner.
- Continue to encourage the use of early morning ice time and to use ice time in adjacent municipalities. Working with adjacent municipalities to help secure additional or better ice times for local groups is also encouraged.

Recommendations – Arenas and Outdoor Ice Surfaces

11. Design and plan for the **addition of a third ice pad** at the Vollmer Culture and Recreation Complex in the medium-term (2032 to 2037). Opportunities to undertake arena enhancements should also be considered at this time, as well as the ability to accommodate a fourth ice pad over the long-term (2045+). Future expansion should be reconfirmed through a five-year Master Plan update, to be informed by the tracking of area arena usage and demand trends.

5.9 Cultural Facilities and Spaces

Preferences in how people spend their leisure time are shifting. There has been an increasing desire for more meaningful cultural and creative experiences, which directly benefits arts and culture providers, as well as other sectors such as tourism and local businesses through economic spending. This is being experienced on a Provincial level with the Ontario Arts Council reporting nearly \$11.4 billion spent on arts and culture tourism in Ontario in 2023.⁵

Local interest in cultural opportunities is high. The community survey found that over the past five years 62% of respondents attended a community event, which was the third most popular activity. Over half (51%) of respondents also visited a farmers’ market, 39% attended a concert or live music show, and 23% visited a museum or heritage centre. One-fifth (21%) of respondents also participated in an arts and crafts program.

⁵ Ontario Arts Council. 2023. Ontario Arts and Culture Tourism Profile.

There is also support for investing in municipal arts and culture. The community survey found that 78% of residents supported greater public investment in outdoor spaces for community events; 63% supported investment in indoor community event space. Some public residents opposed investment in dedicated arts and culture facilities and instead supported the use of multi-use facilities. Lower levels of support were received for outdoor performing arts space (58%), arts and crafts room (57%), public art and commemorative memorials (53%), and museums (49%). Arts and cultural organizations also supported collaborative opportunities with the Town to offer events and programs and raise awareness about existing service providers.

The Town provides a selection of cultural facilities, which are summarized below:

5.9.1 Detroit River and LaSalle Landing

The Detroit River is one of the busiest shipping channels in North America as it facilitates the movement of trade between Canada and the United States daily. Today, the Detroit River is recognized as the only waterway that is designated as a Canada and American Heritage River, which is a program that recognizes, celebrates, and conserves the natural, cultural, and recreational values of river systems. Efforts are currently underway to protect, restore, and enhance the Detroit River through the Detroit River Canadian Cleanup organization.



The importance of the Detroit River dates back to the 18th century as it was a key transportation route for early European settlers and trade. As the settlement grew into a community and development continued, the land on the east bank of the Detroit River became known as the Petite Côte (“Little Coast”), which is recognized as the oldest European settlement in Ontario and is now the Town of LaSalle.

The growth and development of the Petite Côte, as well as the adjacent Sandwich Township (which is now part of the City of Windsor), was heavily influenced in the 1920s by Prohibition in the United States and Ontario. During this time, Petite Côte became a smuggling hub for “rum running”.⁶

During the 1950s and 1960s, LaSalle’s waterfront transitioned from agriculture to recreational uses with the development of parkland which included Front Road Park, Riverdance Park, and Gil Maure Park. These parks form part of LaSalle Landing, which is an ambitious project to create a recreation destination for residents and visitors. Additional details are found in Section 6.7.

⁶ Stantec Consulting Ltd. 2021. Cultural Heritage Background, LaSalle Small Coast Waterfront, LaSalle, Ontario.

5.9.2 Benoit House

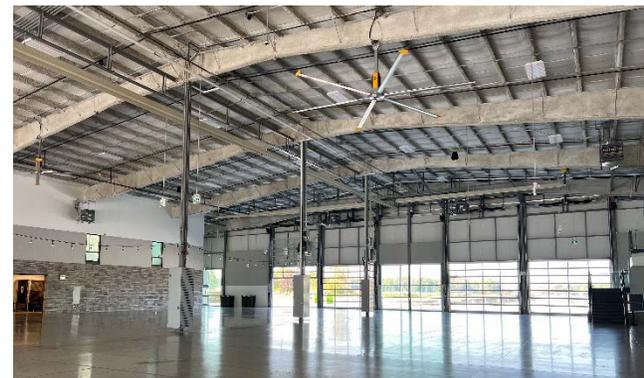
The Benoit House is located along the waterfront at LaSalle Landing adjacent to Gil Maure Park and the Event Centre. The House was the residence of Vital Benoit, who was the first Mayor of LaSalle and one of the richest men in Essex County during the 1920s as he amassed his fortune as one of the most notorious rum runners in the region. The Benoit House was constructed between 1924 and 1925, and it is rumoured that there is a tunnel from the house to the river to facilitate the movement of alcohol undetected, although the Town has not found evidence of this.

The House is not currently being used, although past studies have been completed to explore potential uses for the building such as a museum, programming space, or other attraction for residents and visitors. Potential suggestions for the House were also made through consultation process for this Master Plan, which included expanding the rear facility to create additional space that could be used for community programming, retail, and restaurants.

There is currently insufficient evidence to rationalize repurposing the Benoit House for a specific use at this time associated with recreation and culture, particularly as any potential use would likely require significant capital reinvestment prior to being suitable for public access due to its accessibility limitations and space constraints. The Town also has a number of modern community spaces that are better suited to address current and projected space requirements, as well as other capital projects and priorities identified throughout this Master Plan that will provide enhanced access to additional indoor space. It is recommended that the Benoit House continues to be maintained in a state of good repair and monitor potential future uses as opportunities become available.

5.9.3 Event Centre

The Event Centre at LaSalle Landing is a multi-use community space that can be rented for indoor and outdoor events. The Event Centre is the Town's newest indoor facility that was completed in 2021. Approximately \$6.5M was invested (partly funded by the Gas Tax Fund) to renovate the former Westport Marina into a multi-use space that can be booked for a variety of uses. Prominently located at LaSalle Landing, the facility covers approximately 21,500 square feet and features a large open space, barrier-free washrooms, serving area, large windows, expansive outdoor area, with views of the Detroit River, parking, and more. Part of the LaSalle Landing development concept envisioned for the site includes additional parking and outdoor event space, which would also benefit the Event Centre. No recommendations are identified given the recent and planned investments that have already been identified.



5.9.4 Vollmer Culture and Recreation Complex

The Vollmer Culture and Recreation Complex is LaSalle’s multi-use facility where a small variety of arts and cultural programs are held, primarily in the Rotary Room. The outdoor space is commonly used for the Town’s events such as the Strawberry Festival. This outdoor space offers many amenities that are suited for festivals, including infrastructure services such as water and power, washrooms, and parking, as well as a pavilion and outdoor amphitheatre.

The Vollmer Culture and Recreation Complex is an important venue for many of the Town’s special events and as the community grows, there will be a natural expectation from the public for greater sophistication for cultural activities at this location. It is important to ensure that the Vollmer Culture and Recreation Complex continues to function as a multi-use facility to ensure that it meets the broadest range of residents and visitors. This Master Plan supports the expansion of indoor multi-purpose space that can also accommodate arts and cultural programming. Section 6.5.4 makes recommendations to enhance outdoor spaces that can support outdoor special events and festivals such as paving parking lots, accessibility enhancements, developing a second pavilion to support the use of the outdoor amphitheatre, and providing additional washrooms.

5.9.5 LaSalle Library Branch

The LaSalle Library Branch is a place for people to celebrate the joy of reading and connecting with others in a supportive environment. The Library promotes universal access to information and resources through a range of print and digital media, services, and activities for children, afterschool and weekend programs, book clubs, and more.

An assessment of library-related services and services is beyond the scope of the Master Plan. The Essex County Library oversees the administration of services, while the Town is responsible for providing space for library services. A Library Facilities Space Review was completed by Essex County Library in 2024, which recommended a library space target of 0.7 square feet per capita. Based on the size of LaSalle’s existing library branch (12,000 square feet) and current population estimate, the Town is providing library space at a rate of 0.3 square feet per capita – well below this target.

Application of this target suggests a current need for 26,000 square feet of library space (based on an estimate of 37,200 residents). By 2045, when LaSalle is projected to reach 52,500 residents, the Town would require a total of 36,750 square feet of library space, 24,750 square feet more than what is currently required.



This Master Plan recommends transitioning the space currently utilized by the LaSalle Friendship Centre to the Vollmer Culture and Recreation Complex, which would provide the Town with an opportunity to shift other uses into this space, such as an expansion to the library branch. Into the future, there may also be opportunities to establish a second library branch as part of the proposed community centre in the Howard Bouffard area; this would promote efficiencies with operations and programming and strengthen the future site as a gathering place for residents. This and other initiatives may be explored in further detail and reconfirmed as part of the more detailed Cultural Strategy that is recommended in the Town's Strategic Plan.

5.9.6 Public Art and Outdoor Space

Public art and monuments are proudly displayed at key locations across LaSalle. The Town displays public art throughout the community to recognize LaSalle's history, local artists, and donations. Notable installations include the Canada 150 Mosaic at the Vollmer Culture and Recreation Complex that brought together residents to paint over 500 tiles to create a large image to celebrate Canada's 150th birthday. Riverdance Community Centre also features a large mural depicting the Town's history and a replica of the Le Griffon ship is located in the centre of the roundabout at Malden Road and Todd Lane. Other community art can be found on utility boxes found across the Town.

Located adjacent to the LaSalle Civic Centre, LaSalle Cenotaph Park is the Town's memorial that recognizes residents and Canadian Forces that have fought around the world. Unique to this memorial is a steel plate that was designed and positioned so a beam of light shines on a map of Central Europe on November 11th at 11am to celebrate Remembrance Day. This location is also where the Town hosts its annual Remembrance Day Ceremony.

Public art continues to be encouraged in strategic locations to create a sense of place, animate spaces, spark creativity and imagination, and showcase historical and cultural values. To help guide this process, a Public Art and Monuments Policy is recommended to ensure that there is a standardized and transparent process to acquire, approve, fund, and maintain public art (see Section 7.2). As part of developing new art installations, collaborative opportunities with residents, artists, service clubs, schools, Indigenous Peoples, and other local resources should be prioritized.



Recommendations – Cultural Facilities and Spaces

12. Seek options for a cultural adaptive re-use of the **Benoit House** and establish criteria to assist in the evaluation of future uses. Ensure that the building continues to be maintained in a state of good repair.
13. Develop a strategy to provide **additional library space** to meet long-term growth-related needs, with consideration to serving both existing and emerging residential areas. As a point of reference, in 2024 the Essex County Library recommended a library space target of 0.7 square feet per capita.

5.10 Rectangular Fields

5.10.1 Current Supply

The Vollmer Culture and Recreation Complex is the Town’s primary rectangular field location where there are 30 fields ranging in dimensions from 3v3 size (22 metres by 14 metres) to International FIFA size (110 metres by 70 metres). Paul Wilkenson Park and Sandwich West Park also have one field each.

5.10.2 Market Conditions

Soccer is one of the most popular organized sports in Ontario, due largely to the popularity of the sport on a global scale, its high fitness quotient, and the relatively low cost to participate. In 2023, Ontario Soccer reported nearly 283,693 players across the province, which is comparable to pre-pandemic levels at 272,664 players.⁷

The Town’s main user of rectangular fields is the LaSalle Stompers Soccer Club, which has approximately 2,000 youth participants. The Town’s fields are also used by Soccer Windsor, which is a regional adult recreational league with approximately 700 men and women. Other users also book the fields, including schools and non-resident groups.

5.10.3 Usage Trends

LaSalle’s rectangular fields are used between May and October but for the purposes of this analysis, the period between May to August was reviewed given that this is when the fields are most in use. The fields are typically used during a three-hour period during weekday evenings. During this period, LaSalle’s soccer fields had a Town-wide usage rate of 54% (excluding Town use), which is an increase from 27% from 2022; use in 2022 impacted by the COVID-19 pandemic.

⁷ Ontario Soccer Annual General Meeting Reports.

Use of the Town’s soccer fields vary depending on its size. For example, The Town’s ten White Fields at the Vollmer Culture and Recreation Complex had the highest usage levels that ranged between 59% and 84% usage in 2024. By comparison, the eight Green Fields at the same location had usage rates of 10% per field. Field scheduling is also a factor, there are some evenings when the fields are used for all three hours, while other evenings are booked for one hour or two-hour blocks. There is also ample time available during the weekends. Excluding Town-use, LaSalle’s fields had a weekend usage rate of 33% in 2024, which was an increase from 10% in 2022.

Figure 13: Rectangular Field Utilization



Note: Usage period includes three-hour slots during the evenings between Monday and Friday from May to August. Excludes Town-use. Usage in 2022 impacted by the COVID-19 pandemic.

5.10.4 Analysis

Identifying Future Rectangular Field Needs

A participant-based target is the most common method municipalities use to determine rectangular field needs. For the purposes of this analysis, only participation of local youth organizations is considered. Regional adult soccer organizations have been excluded as the Town’s priority is to serve its community youth organizations, consistent with the Town’s Outdoor Sport Surface Use Policy.

Most municipalities target rectangular field provision at a rate of one per 60 to 80 players. With approximately 2,000 local players, the Town is currently providing rectangular fields at a rate of one per 63 participants. This is a high level of service, although it is recognized that there is an excess capacity within the existing supply to accommodate additional use as fields are predominantly used during a three-hour period during the weekday evenings.

As a result, it is reasonable to adopt a target on the lower end of the spectrum at one per 80 local participants. Assuming that capture rates for soccer participation remain the same, it is estimated that there would be approximately 2,900 players by 2045. **Based on the recommended target, no net new fields will be required over the next five years. Over the long term, the Town will require a total of 35 fields, three more than what is currently available.**

Table 5: Projected Rectangular Field Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Children and Youth Population (24% of total population)	8,900	9,700	10,700	11,600	12,600
Estimated Rectangular Field Participation (22% of the children and youth population)	2,000	2,200	2,400	2,600	2,800
Existing Rectangular Field Supply*	32.0	32.0	32.0	32.0	32.0
Total Rectangular Fields Required (Based on a target of one per 80 participants)	25.0	27.5	30.0	32.5	35.0

*While the Town provides 32 rectangular fields, they should not be treated equally as they vary in size, which impacts how they are permitted. Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

Repurposing 3v3 Fields to 7v7 Fields

The analysis suggests that there is currently a surplus of fields, which is confirmed given that a review of usage data found that there is available capacity within the existing supply, particularly at the Town’s eight Green Fields at the Vollmer Culture and Recreation Complex that are generally equivalent to 3v3 fields. Booking data found that these Green Fields are underutilized as they are typically booked at 10% capacity during the season.

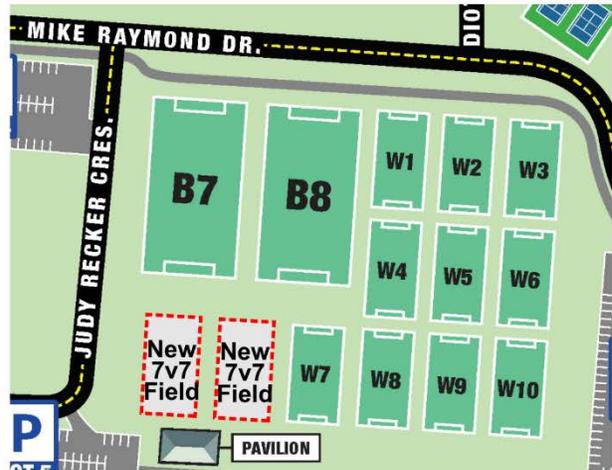
It is important that field sizes be matched to demand, as best as possible, given that the dimensions are regulated by sport governing bodies. Locally, groups have indicated that there is demand for more White Fields (generally equivalent to 7v7 fields) and there may be opportunities to re-purpose the underutilized Green Fields to more appropriately sized dimensions. High level site observations suggest that there may sufficient space available to replace eight Green Fields and one White Field with up to four new White Fields, which is illustrated in the following figure.

Implementing the strategy above would results in an adjusted supply of 27 fields, which would satisfy needs until around 2030 when demand is expected to be for 27.5 fields. While this is five fewer fields than what is currently available, it is better aligned to meet the needs of user groups, that indicated a need for additional White Field sizes to address registration levels. This approach would result in the loss of 3v3 fields, but larger fields can potentially be programmed to accommodate these smaller field needs. As an alternative option, the Town could replace all eight Green (3v3) Fields to construct two new (7v7) White Fields in a north-south orientation, which is preferred to avoid sun interference, although this would result in the addition of one less net new field.

Figure 14: Potential Field Replacement Strategy



Replacement of eight Green Fields and one White Field with four White Fields.



Replacement of eight Green Fields with two White Fields.

Lighting Fields to Increase Playing Capacity

Long-term, there would continue to be a need to provide up to 35 rectangular fields by 2045. Where possible, it is a common best practice to add field lighting to larger size fields to accommodate more bookings and increase playing capacity, particularly in the evenings where adult users could be scheduled, thereby ensuring that earlier evening timeslots are available for minor programs. Generally speaking, field lighting can increase playing capacity by one-half. As one example, if sports lighting was added to all seven Black Fields and four 9v9 fields at the Vollmer Culture and Recreation Complex, the Town could theoretically add the equivalent of 5.5 additional fields to the supply.

A phased approach is recommended for adding sports field lighting, which would allow the Town to monitor field use as new lights are added and adjust needs as necessary. This would also help manage implementation costs as lighting can be capital intensive, although it maximizes the use of existing fields and reduces the need to construct new sports fields to allow for use into the evening. Initially, the Town should aim to add sports field lighting to two 9v9 fields or two Black Fields. Once implemented, monitoring use is recommended to inform decisions to light additional locations or to construct new fields to accommodate future demand.

Exploring the Feasibility of an Artificial Turf Field and a Seasonal Dome

Through the consultation process, requests were made for artificial turf, which is an amenity that the Town does not currently provide, nor do other providers in LaSalle. Soccer and football groups expressed that an artificial turf field would further elevate the Vollmer Culture and Recreation Complex as a sports and recreation hub that could be used for more competitive play and tournaments. Both Amherstburg and Windsor provide artificial turf fields, and it was felt that this should be considered to ensure that user groups continue to be competitive and attract new participants.

Artificial turf fields are beneficial as they can accommodate greater use compared to traditional fields (e.g., soccer, football, etc.). As a general guide, lit artificial turf fields are equivalent to two unlit, natural grass fields. Not only do they offer extended play during the evenings, they can be used during the shoulder seasons in spring and fall; they also do not require field resting.

Consideration may be given to providing an artificial turf field at the Vollmer Culture and Recreation Complex to bolster the field supply to meet needs. Rather than converting an existing field, to avoid disruption and maximize the investment, the preferred strategy is to construct a new full-size artificial turf field on the south side of Judy Recker Crescent, where vacant land is available. This would allow the Town to design a purpose-built field with supporting amenities such as field lighting, spectator seating, and fencing. Any new artificial turf field should be designed to be multi-use to accommodate a broad range of field sports and activities including, but not limited to, soccer, football, fitness, etc.

Constructing a new artificial turf field may also provide an opportunity to consider the addition of a seasonal dome to provide year-round programming opportunities. This could create a multi-use sports field facility that would not only benefit soccer, but also other sports and activities such as baseball training, adult sport leagues, group fitness, etc. during the fall/winter/spring seasons. This option was supported by some organizations that indicated challenges in accessing existing indoor field time in adjacent communities. Groups also reported that they are also competing with local renters in those municipalities and, as a result, their access is not always guaranteed.

As a first step, the Town should undertake a business plan to confirm the viability for an artificial turf field with a seasonal dome given that there are financial and operating implications associated with this type of facility. Potential partnerships should be considered as part of this process, including evaluating operating models (e.g., Town operated versus third-party operated) and potential financial performance.

Enhancing Existing Rectangular Fields

In addition to new field development, there may also be the potential to enhance what currently exists to boost the user experience, as well as the playability of fields. Requests for irrigated fields were suggested as part of consultation with user groups as there is a desire for enhanced turf quality, particularly during the peak summer season. Recommendations to implement field irrigation were also identified through the Vollmer Culture and Recreation Complex Strategic Plan (2019) and it continues to be supported by this Master Plan. As the Town plans future field renewal projects, opportunities to add field irrigation should be considered. Broader enhancements to the Vollmer Culture Recreation Complex should also be supported, which will also benefit rectangular field activities (see Section 6.5.4).

Accommodating Needs of Adult User Groups

The strategies noted in this section are aimed at increasing field capacity to accommodate current and future user groups. While it is the Town's priority to serve local user groups, it is recognized that there is a degree of use from regional adult groups, which includes some members who are LaSalle residents. Efforts to increase field use through enhancements or new development may also benefit these regional adult users, although it is recognized that they are mobile and can play in different communities. Nevertheless, they are a revenue generating source and they should continue to be accommodated where available in accordance with the Town's Outdoor Sport Surface Use Policy.

Consultation with adult users found that there is a demand for 7v7 size fields, which are also desired by LaSalle's local minor user group. Competition for this size of field may be alleviated through the recommended strategies to increase the supply of 7v7 fields (White Fields) and lighting. While the Master Plan does not make recommendations on field allocation, reviewing scheduling should also be undertaken as there may be opportunities to program fields that are not located at the Vollmer Culture and Recreation Complex for adult use, such as at Paul Wilkinson Park and Sandwich West Park.

Monitoring Needs for Football

Football is generally played by minor age groups under the age of 20. While concerns over head injuries have limited the sport's growth, they have somewhat been tempered by the introduction of flag football, which is a non-contact form of the sport. Football organizations are often challenged in securing field access largely due to certain soccer fields being "protected" from cleat damage that occur in the fall. For this reason, the provision of artificial turf fields is preferred to meet the needs of football users as they provide stable playing conditions and are more resilient to inclement weather that can occur during the spring and fall.

Through the consultation process, requests were made by the LaSalle Minor Football Association for a football field. The organization currently uses school fields or fields in adjacent municipalities, although many are not ideal due to the lack of field lights to support evening play; the group also has a strong desire to play in LaSalle. This Master Plan recommends exploring the feasibility of constructing a multi-use artificial turf field at the Vollmer Culture and Recreation Complex. The potential to accommodate football should be explored as part of this study.

Provision and Design Guidelines for Rectangular Fields

- Consider adding field irrigation to improve turf quality through the evaluation of field renewal projects. Where feasible and site appropriate, lighting of full size sports fields is encouraged to increase playing capacity, particularly to accommodate adult groups during late evening use.
- Continue to implement the Town’s Outdoor Sport Surface Use Policy to ensure that appropriate groups are prioritized with respect to field scheduling.
- Monitor usage and user group participation trends to evaluate how improvements are impacting demand and to inform future decisions.
- New field development or redevelopment projects should be sized in a manner that aligns with Long Term Player Development models, with a preference given to larger fields that could be simultaneously programmed to meet smaller field requirements.

Recommendations – Rectangular Fields

14. Increase the number of **7v7 Fields** at the **Vollmer Culture and Recreation Complex**, potentially by replacing all or some of the smaller, underused 3v3 Fields.
15. Provide **sports field lighting** and enhance field quality with irrigation at the **Vollmer Culture and Recreation Complex**. Monitor use to inform decisions to add lighting to additional fields and/or construct new fields to accommodate long-term demand.
16. Prepare a **business plan** to test the viability and feasibility of developing a **full-size artificial turf field** designed in a manner to be multi-use to accommodate a range of field sports and activities including soccer, football, fitness, etc. Potential space may be available on the south side of Judy Recker Crescent at the **Vollmer Culture and Recreation Complex**. Supporting amenities may include, but not be limited to, lighting, spectator seating, fencing, parking, and the potential for adding a seasonal dome. The business plan should consider potential uses, operating models (e.g., Town, third-party, etc.), partnerships, financial performance, funding, etc.

5.11 Ball Diamonds

5.11.1 Current Supply

The Vollmer Culture and Recreation Complex is the Town's primary ball diamond location where there are eight diamonds, including two for hardball and six for softball. There are also four diamonds at River Canard Park. All the Town's diamonds are unlit. The supply is complemented by seven diamonds (unlit) that are owned and operated by the Turtle Club.

5.11.2 Market Conditions

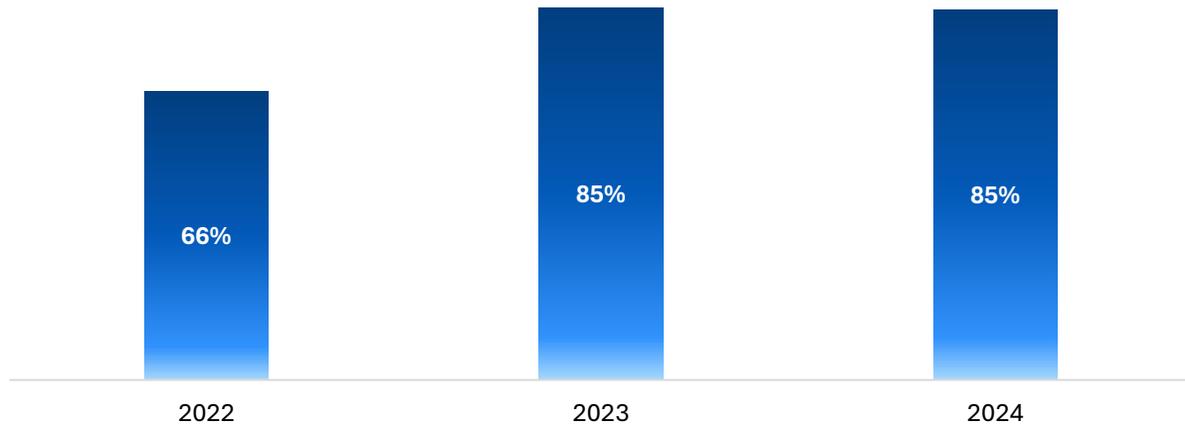
Baseball is a cyclical sport that is currently experiencing a resurgence. Baseball Ontario reported that there were approximately 17,800 participants (competitive streams) in 2023, which was a growth of 45% compared to 2013, although figures reported by the organization exclude recreational/house league and non-affiliated ball groups and adult play and as a result, actual participation figures are greater. The Sun Parlour Baseball Association is the regional affiliate that includes LaSalle and over the past 10 years, the organization grew by 20% to 1,473 participants.

The LaSalle Turtle Club is the Town's primary provider of softball and baseball in the community for approximately 1,000 youth. The organization is the owner and operator of their own facility, although they are also one of the largest users of Town diamonds at the Vollmer Culture and Recreation Complex and River Canard Park. Other ball groups include adult leagues (e.g., River Canard Mallards) and non-resident users (e.g., Windsor Wildcats Girls Fastball Association). The diamonds are also booked by the Town.

5.11.3 Usage Trends

The Town's ball diamonds are primarily used between May and August on the weekdays; weekends generally have lower levels of use. During the weekdays, each diamond is typically booked for one two-hour slot (typically from 6pm to 8pm) as no diamonds are lit. During this period, the Town's ball diamonds had a usage rate of 85% for the 2024 season. This is an increase from 66% reported in 2022, although the Town was recovering from the COVID-19 pandemic at this time. In 2024, the ball diamonds at the Vollmer Culture and Recreation Complex were well used with usage rates ranging between 88% to 94%. Use of the ball diamonds at River Canard Park ranged from 66% to 89%.

Figure 15: Ball Diamond Utilization



Note: Usage period includes two-hour slots during the evenings between Monday and Friday from May to August.

5.11.4 Analysis

Identifying Future Ball Diamond Needs

It is a best practice to provide ball diamonds at a rate of one per 60 to 80 registered participants. With 19 ball diamonds in LaSalle, including the seven that are owned by the LaSalle Turtle Club, the Town is providing diamonds on the higher end of this spectrum at one per 53 participants (rounded). Continuing to maintain this target is recommended to ensure that the Town provides the same level of service to its users. **Based on this recommended target, LaSalle will need to provide a total of 23.0 ball diamonds by 2045, four more ball diamonds than what is currently available.**

Table 6: Projected Ball Diamond Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Children and Youth Population (24% of total population)	8,900	9,700	10,700	11,600	12,600
Estimated Ball Diamond Participation (11% of the children and youth population)	1,000	1,100	1,200	1,300	1,400
Existing Ball Diamond Supply*	19.0	19.0	19.0	19.0	19.0
Total Ball Diamonds Required (Based on a target of one per 60 participants)	17.0	18.5	20.0	21.5	23.0

Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

Ball diamond supply includes seven ball diamonds owned by the LaSalle Turtle Club.

Enhancing Ball Diamonds to Increase Playing Capacity and Safety

While the Town currently has undeveloped parkland at the Vollmer Culture and Recreation Complex, the recommended strategy going forward is to evaluate opportunities to add lighting to existing ball diamonds at this site. Adding sports lighting can effectively increase the playing capacity of existing ball diamonds by up to one-half; lit ball diamonds are considered to be equivalent to one and a half unlit diamonds at a minimum. This is a more efficient approach to addressing ball diamond needs compared to constructing new fields as this would create additional assets that the Town would need to maintain.

The Town should plan to add lighting to up to four ball diamonds at the Vollmer Culture and Recreation Complex within the short-term, which would add the equivalent of two ball diamonds to the Town's supply. This strategy should address ball diamond needs to around 2040. Continuing to monitor ball diamond use and participation levels is encouraged to confirm ball diamond needs beyond 2040 where long-term options may include continuing to add lights to existing diamonds, or constructing new diamonds, at the Vollmer Culture and Recreation Complex.

As additional ball diamond capacity is provided over the planning period at the Vollmer Culture and Recreation Complex, efforts should be made to concentrate rentals at this location, which means reducing use of the ball diamonds at River Canard Park. These ball diamonds are currently being used by groups when time is not available at the Vollmer Culture and Recreation Complex, which are diamonds that are heavily favoured by user groups. Over time, as use of the River Canard Park diamonds are reduced, there may be opportunities for alternative uses, which should be explored further together with the Town of Amherstburg given the unique ownership and management relationship with the adjacent community.

Ensuring the Long-Term Success of the LaSalle Turtle Club

The projection model used for this Master Plan assumes that the LaSalle Turtle Club's seven ball diamonds will continue to operate its facilities throughout the planning period. This facility has played a key role in reducing reliance on the Town to meet the recreational facility needs of the community and a continuation of this relationship will be necessary to meet current and future ball diamond needs. Without this facility, the Town would likely be faced with significant pressure to fill this gap and thus, continuing to work with the LaSalle Turtle Club to ensure its long-term success will be important through regular promotion and maintaining open lines of communication.



Provision and Design Guidelines for Ball Diamonds

- Continue to work with the LaSalle Turtle Club to ensure the long-term success of the organization given their important contributions to the sport in the community.
- As additional ball diamond capacity is added through sports lighting, monitor ball diamond usage and user group participation to evaluate how improvements address demand to inform future decisions to increase the supply of ball diamonds.

Recommendations – Ball Diamonds

17. Add **lighting to four ball diamonds** at the **Vollmer Culture and Recreation Complex** by 2040 to address growth-related demand (this will increase capacity by the equivalent of two unlit diamonds). Decisions to add additional ball diamond capacity beyond 2040, through lighting or new construction, should be reconfirmed through a future review of ball diamond use and participation data.

18. Shift ball diamond bookings from **River Canard Park** to the **Vollmer Culture and Recreation Complex** as additional ball diamond capacity is added. Work with the Town of Amherstburg to maintain public access to River Canard Park and facilitate park renewal.

5.12 Cricket Fields

5.12.1 Current Supply

The Town does not currently provide any cricket fields.

5.12.2 Market Conditions

Interest in cricket has been growing across Canada, which is being driven by immigration from countries where the sport is played such as in India, Pakistan, Sri Lanka, and Bangladesh. The sport is also popular in other regions such as in Australia and Caribbean nations. Cricket is being played across various age groups from children and youth to older adults. Cricket Canada estimates that there are approximately 130,000 players and 820 clubs across Canada⁸, which is expected to increase into the future as interest in the sport continues to grow.

⁸ Lynch, A. No Date. Will Canada ever build a dedicated cricket stadium? Retrieved from <https://adrenalinmag.ca/venue-profiles/stumped>

5.12.3 Analysis

Monitoring Cricket Field Needs

LaSalle is becoming more culturally diverse and the Town welcomes newcomers and people moving into the community from other urban communities such as in the Greater Toronto and Hamilton Area. One-fifth of LaSalle’s population are visible immigrants and 3% are immigrants from countries where cricket is commonly played. While this segment of the population is growing, it is not sufficient to justify a cricket field in LaSalle at this time. Limited requests for cricket fields were received through the consultation process and only 22% of survey respondents supported investment in this facility, which ranked last out of 34 facility types; 47% of survey respondents opposed spending. It is recommended that the Town encourage the use of cricket fields available in adjacent municipalities when demand increases; Windsor has four cricket pitches, including its newest full-size field at Derwent Park and a new cricket field is being developed in Amherstburg.

Provision and Design Guidelines for Cricket Fields

- Encourage the use of existing cricket fields in adjacent municipalities to meet demand (e.g., Windsor and Amherstburg).
- Monitor demand by LaSalle residents for cricket opportunities to determine if/when a cricket field is warranted as the Town’s population becomes more culturally diverse.

Recommendations – Cricket Fields

No recommendations have been identified for **cricket fields**; however, needs may be further considered over the long term should local demand warrant.

5.13 Tennis Courts

5.13.1 Current Supply

The Town has nine tennis courts, including six lit and three unlit courts. Lit tennis courts are found at Vollmer Culture and Recreation Complex (4) and Front Road Park (2), and unlit courts are at Brian Briggs Park (1), James Jenner Park (1), and River Canard Park (1).

5.13.2 Market Conditions

Tennis has been growing in popularity over the past 10 years as Tennis Canada reports that people are playing more frequently than before. This trend is being driven by the aging baby boomer population as people are looking to stay active and socialize later in life, and are turning to tennis, which can be a low-impact form of exercise. Tennis Canada also reports that the sport is working towards growing grassroots programs to engage younger populations to encourage lifelong interest in the sport. Key initiatives include promoting the sport among newcomers and children and youth, as well as offering free programs to remove barriers for person with financial barriers or to allow people to try the sport before making a financial commitment.⁹



5.13.3 Analysis

Identifying Future Tennis Court Needs

LaSalle is currently providing a provision level of one tennis court per 4,100 residents, which is higher compared to the benchmark average (one per 8,600 residents). Municipalities tend to target tennis court provision rates at one per 4,000 to 6,000 residents. It is recommended that the Town aim to provide tennis courts at one per 4,000 residents to align with its current level of provision and provide an opportunity for new courts to serve growth. With a projected population of 52,500 residents by 2045, LaSalle would need to add four new tennis courts to satisfy needs.

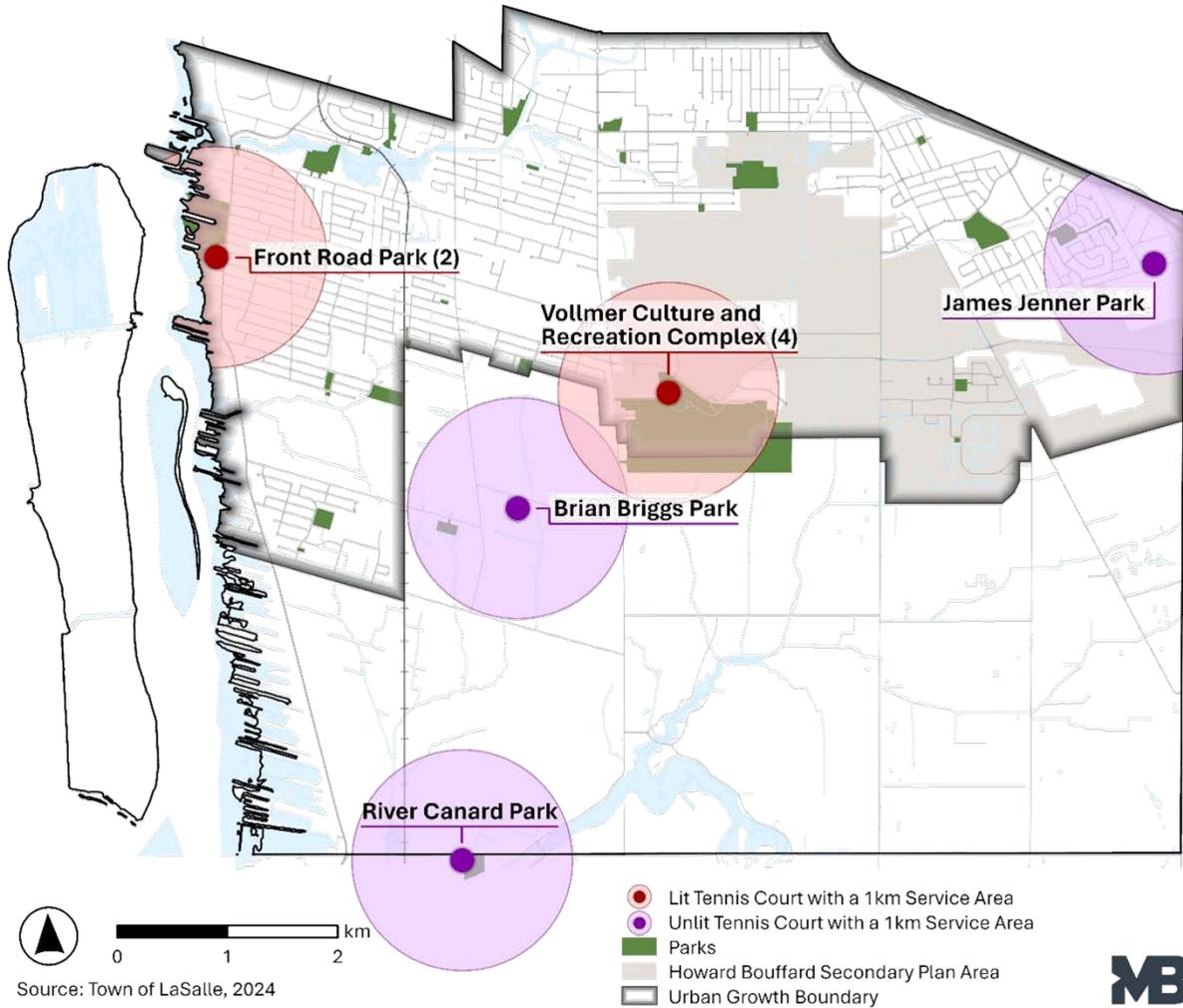
Table 7: Projected Tennis Court Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Existing Tennis Court Supply	9	9	9	9	9
Total Tennis Courts Required (Based on a target of one per 4,000 residents)	9	10	11	12	13

Population projections provided by the Town of LaSalle.

⁹ Tennis Canada. 2022 Annual Report

Figure 16: Distribution of Tennis Courts



Addressing Tennis Court Needs

The Town previously explored doubling the tennis court supply at the Vollmer Culture Recreation Complex from four courts to eight courts but recently paused this initiative to focus on addressing pickleball court needs, which is discussed in the next section. Adding additional tennis courts at this location is not recommended given that this template is typical for supporting established tennis clubs that focus on competitive and league play, and the Town does not currently have an organized tennis group. Instead, a focus should be placed on ensuring that tennis courts are well distributed to support recreational play.

Two tennis courts should be located at a future park in the Howard Bouffard Secondary Plan area, where the majority of future population growth is anticipated, such as at a Community Park. Two tennis courts may also be located at Vince Marcotte Park, given that there are currently none serving the north end of LaSalle.

It is also recognized that the two tennis courts at Front Road Park are planned to be removed as part of the LaSalle Landing waterfront development. The Town initially did not plan to replace the two tennis courts, however, relocating them from Front Road Park to another park on the west side of LaSalle is recommended to improve access for those living in this area. There are limited options in the immediate area as there are no current plans for new parks on the west side of LaSalle given that it is already well established. Victory Park is a location that may be considered given that this site is largely underutilized and there is ample space is available for additional use.

Renewing Existing Tennis Courts

Site observations found that some tennis courts are aging and are need of renewal. For example, some locations had cracked and/or uneven surfacing or were missing fencing. These types of deficiencies can impact the ability for the public to use these amenities. The Town should review the supply of tennis courts and prepare a replacement strategy.

Opportunities may also exist to consolidate single tennis courts. As a best practice, tennis courts are best provided in pods of two or more to support simultaneous play. Single tennis courts exist at Brian Briggs Park and James Jenner Park, both of which are aging and require renewal. Over the longer-term, it is recommended that these two courts be consolidated at a single location, with the preferred site being James Jenner Park.

A single tennis court also exists at River Canard Park. Any capital investment at this location should be pursued in collaboration with the Town of Amherstburg as the park is co-owned by the two municipalities.

Provision and Design Guidelines for Tennis Courts

- Wherever possible, all new and redeveloped tennis courts should be designed with a minimum of two courts to facilitate simultaneous play and include a painted acrylic surface, fencing, and other supporting amenities. Lighting should only be used at courts located in Community Parks.

Recommendations – Tennis Courts

19. Instead of retiring the tennis courts at **Front Road Park**, relocate the **two tennis courts** to another park serving the west side of LaSalle. A site evaluation process is recommended, with consideration given to Victory Park and other viable parks in the vicinity.
20. Construct **two tennis courts** at **Vince Marcotte Park**.
21. Construct **two tennis court** at a **future community park** in the Howard Bouffard Secondary Plan area.
22. Undertake **tennis court renewal** at **James Jenner Park**. At a minimum, this should include resurfacing and adding a second tennis court, relocated from Brian Briggs Park to create a two-court location.
23. Engage the Town of Amherstburg to investigate the potential to reinvest in the **tennis court** at **River Canard Park**.

5.14 Pickleball Courts

5.14.1 Current Supply

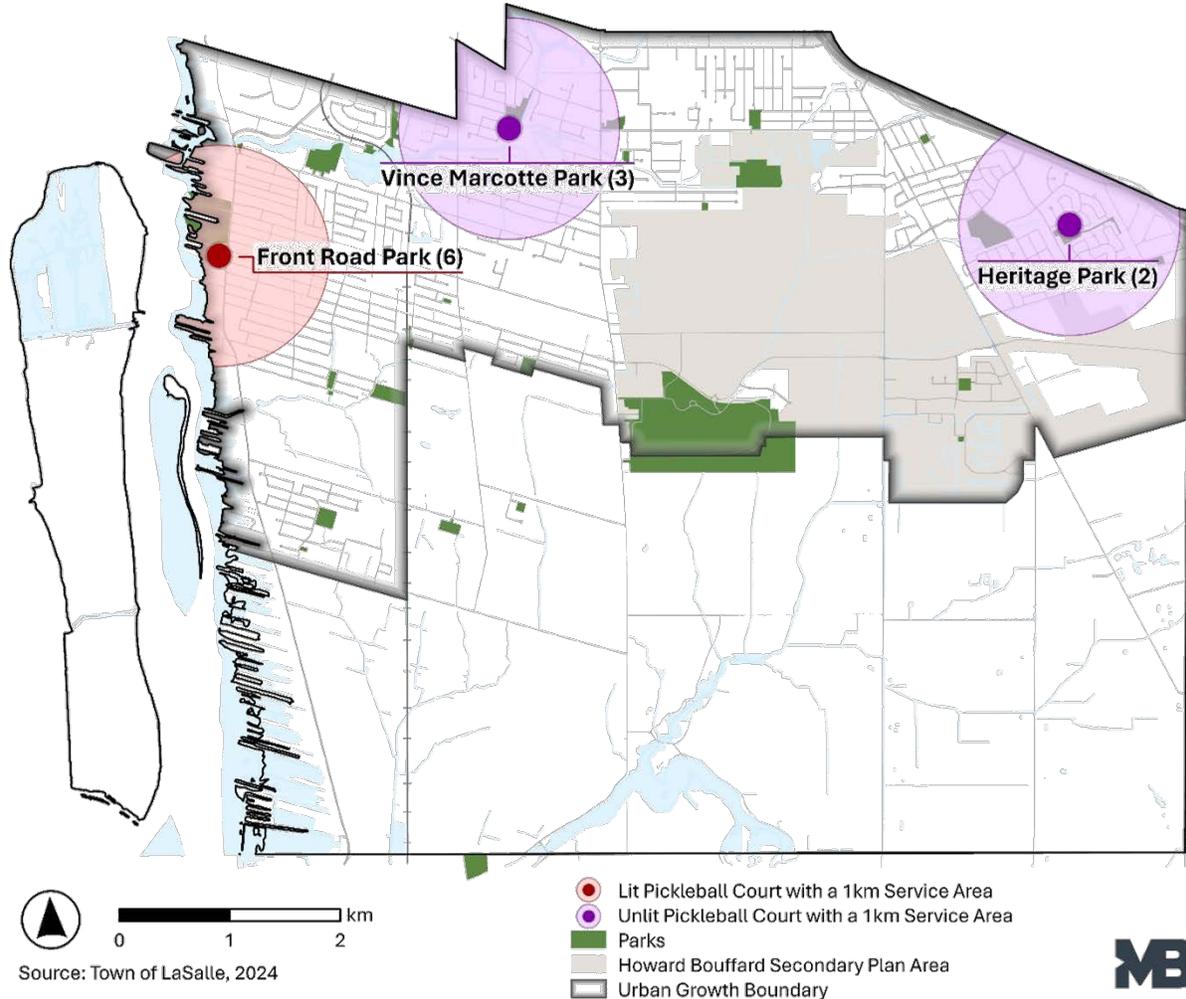
There are 11 pickleball courts in LaSalle, including two at Heritage Park and three at Vince Marcotte Park (all unlit), and six lit courts at Front Road Park, which were previously tennis courts. The six courts at Front Road Park are planned to be removed following the development of new courts at the Vollmer Culture and Recreation Complex.

5.14.2 Market Conditions

Pickleball has captivated both older and younger populations, making it the fastest growing sport in North America. The sport was popularized by the baby boomer generation, although there is evidence of the sport is being played by younger populations, including high school students in LaSalle. Like most sports, as popularity continues to grow and the sport matures in Canada, participation will become broader and more diverse. This will include more or more established organizations, greater interest in competitive leagues and programming, and demand for more courts. Pickleball Canada recorded that in 2022, 8% of Canadian households have at least one member who plays the sport at least once a month, nearly tripling the number of pickleball players in Canada over the previous two years.¹⁰ The LaSalle Pickleball Association is the local group that provides organized activities for approximately 400 members.

¹⁰ Pickleball Canada. 2022. January 2022 Survey. Retrieved from <https://pickleballcanada.org>

Figure 17: Distribution of Pickleball Courts



5.14.3 Analysis

Identifying Future Pickleball Court Needs

Many municipalities have not established service targets for pickleball courts as the popularity of the sport and the pressure for courts continues to evolve and as a result, it has been a challenge for communities to identify true needs. Communities that have developed healthy pickleball court supplies have adopted targets that range between one per 4,000 to 6,000 residents. LaSalle is currently providing pickleball courts at a rate of one per 3,400 residents, which is much higher compared to the benchmark average of one per 33,400 residents (although this figure is improving as more courts are being built to keep pace with the sports growth).

Locally, there is interest for more opportunities to play for both club and recreational users. The community survey found that 71% of survey respondents supported additional investment in outdoor pickleball courts, which ranked 13th out of 34 facility types.

A target similar to tennis courts is recommended for the provision of pickleball courts in LaSalle (one per 4,000 residents). This aligns with the Town’s current level of provision and will provide more opportunity for growth-related expansion. Based on this target and projected populations, there will be a need for a total of 13 pickleball courts by the end of the planning period.

Table 8: Projected Pickleball Court Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Existing Pickleball Court Supply	11	11	11	11	11
Total Pickleball Courts Required (Based on a target of one per 4,000 residents)	9	10	11	12	13

Population projections provided by the Town of LaSalle.

Addressing Pickleball Court Needs

Plans are underway to construct a new 10-court pickleball court complex at the Vollmer Culture and Recreation Complex. Once completed, the Town will remove the six courts at Front Road Park and at that point, the Town will be providing 15 pickleball courts, which would exceed projected court needs.

The new court complex will become a destination for pickleball in LaSalle and will likely draw users from beyond the town. Pickleball is a social sport that is becoming more organized and experience suggests that some usage would shift away from existing venues to the new hub. On this basis, consideration may be given to removing lower quality courts from the existing supply. There are three pickleball courts at Vince Marcotte Park that are aging and input from the pickleball community indicated that these courts are not designed to modern standards as the project was a basketball court conversion. Once the new pickleball complex at Vollmer Culture and Recreation Complex is completed, the Town should monitor use of the pickleball courts at Vince Marcotte and evaluate long-term options to repurpose the courts to another use or remove them from the supply. This would result in an adjusted supply of approximately 12 courts, a slight oversupply according to the target, but positions the Town well to accommodate continued growth of the sport.

Pickleball Courts for Club Use

The Town does not provide any dedicated pickleball courts for club use, although the local organization (LaSalle Pickleball Association) may use the public courts on a first come, first serve basis. Consultation with the local pickleball group found that while this provides some level of access to the existing courts, they are unable to grow their organization due to the lack of consistent access to court time, which is needed to help plan games and programs. The organization reported that there are currently 400 pickleball members, but there are opportunities to accommodate more players if access to courts is enhanced.

As the popularity of pickleball continues to grow, trends in other municipalities suggests that LaSalle will continue to face pressure for different levels of play, including beginner programs and competitive leagues. There is an opportunity for the local pickleball organization to fill this role to alleviate pressure for the Town to fill this gap, although the appropriate facilities must be available.

It is recommended that the Town establish an agreement to provide the local sanctioned pickleball organization with court access for club use on select times and days. This agreement may be trialled at the Front Road Park pickleball courts, then be expanded to the Vollmer Culture and Recreation Complex once the new complex is completed. The number of courts and booked times should be negotiated with the pickleball organization, with consideration to times for casual (non-booked) public use. There should be a balance between club and public use to ensure that non-members continue to have access to court time.

Pickleball club-courts for organized community groups are generally provided at a rate of one per 50 to 75 members; the Town may negotiate court access on the lower end of this spectrum (one pickleball court per 75 members) on a trial basis and monitor and adjust as necessary based on demand. Based on this measure and the existing membership of the local pickleball organization, this would translate into a need for five pickleball courts, although growth beyond this is forecasted.

Meeting Demand for Indoor Pickleball Courts

Requests were received through the consultation process for indoor pickleball courts to provide year-round activities. Places to play pickleball indoors are currently limited; the local pickleball organization currently plays indoors at the Town's Event Centre.

The development of dedicated indoor pickleball courts is not a level of service that municipalities provide as it is a best practice to construct facilities that are multi-use to accommodate a broad range of activities and programs to maximize its use and appeal to a range of interests. With the proposed development of a new gymnasium at the Vollmer Culture and Recreation Complex, it is expected that this space would be adequate to accommodate indoor pickleball activities through programming and rentals.

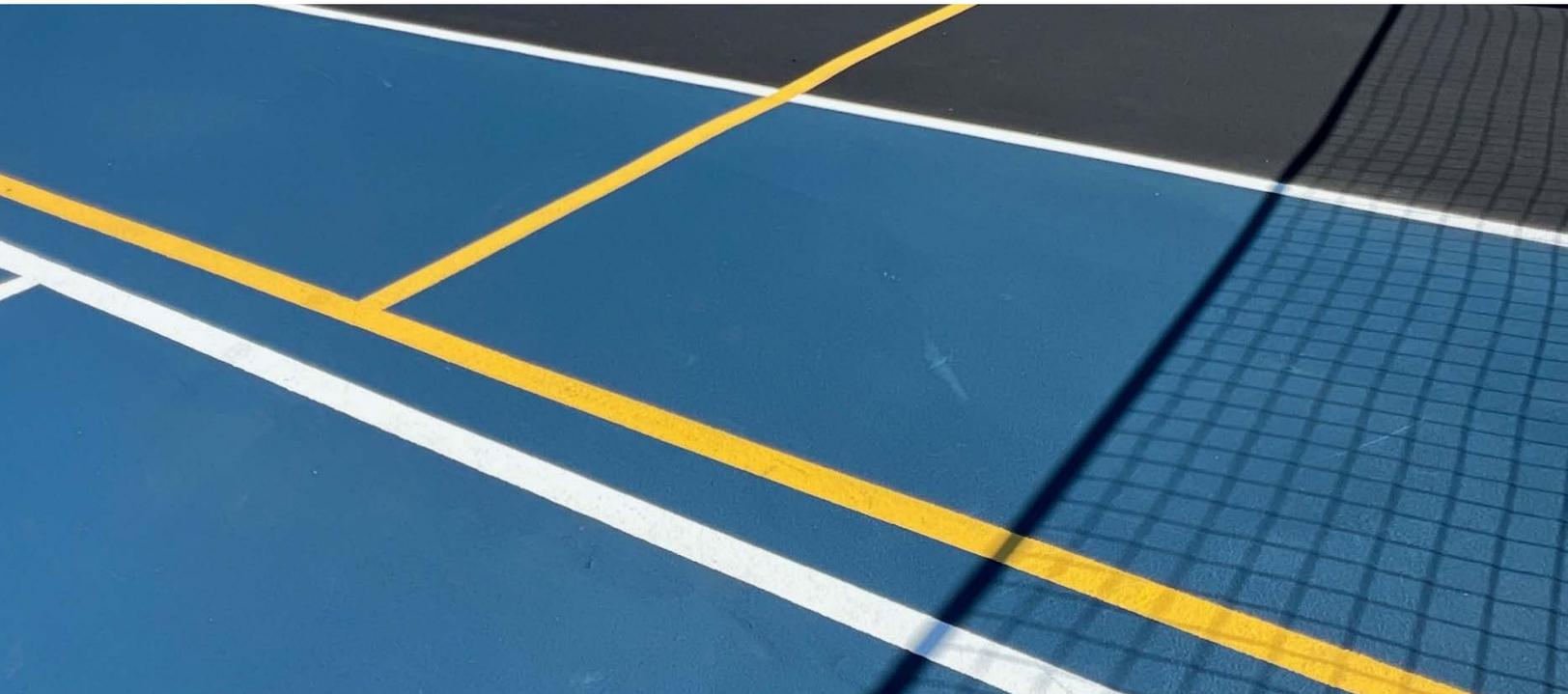
Many municipalities are also experiencing the emergence of dedicated indoor pickleball facilities from the private sector, often within large, underutilized industrial or commercial spaces. These operators tend to provide different levels of play and programming, as well as supporting amenities that are typical of social clubs such as lounges, food and beverage services (including restaurants), pro shops, rental space, and more. At the time of preparing this Master Plan, a private sector indoor pickleball facility operator is being considered in LaSalle, which may absorb some of the demand for year-round play and should continue to be monitored.

Provision and Design Guidelines for Pickleball Courts

- All new and redeveloped outdoor pickleball courts should be designed to meet USA Pickleball Association standards, which is a general best practice to support recreational and competitive play. Consideration should be given to noise setbacks, surface material, lighting, fencing, shade and seating, wind screening, on-site parking, washroom access, etc.
- Pickleball club-courts for organized community groups should generally be provided at a rate of one court per 50 to 75 members.
- Indoor pickleball activities should be accommodated within Town gymnasiums as part of a balanced program plan.

Recommendations – Pickleball Courts

24. Move forward with developing a **10-court pickleball complex** at the **Vollmer Culture and Recreation Complex**, to coincide with the **removal of pickleball courts** at **Front Road Park**.
25. Evaluate the long-term future of the **pickleball courts** at **Vince Marcotte Park** based on monitoring use following the completion of the Town's new pickleball complex. If substantiated, consider repurposing these courts to alternative uses or removal.
26. Establish an agreement with the **LaSalle Pickleball Association** to govern club-based court access during established periods to facilitate organized play, leagues, and programs.



5.15 Basketball Courts

5.15.1 Current Supply

There are 10 basketball courts located throughout LaSalle. Court configurations vary across the Town from full size courts (5) with painted acrylic surfaces such as at Heritage Park to half courts (1) or small shooting pads (4) such as at Steve Budimir Park. The basketball shooting pad at Brian Briggs Park is shared with a tennis court.

5.15.2 Market Conditions

Basketball courts are rudimentary in design as they generally consist of asphalt pads (sometimes with painted surfaces) with basketball posts. While they are primarily used for basketball, they can also function as multi-purpose surfaces for other activities such as ball hockey. Since the COVID-19 pandemic, there has been a growing interest in walkable, high quality, casual, outdoor recreation activities such as basketball. The Ontario Basketball League notes that interest in the sport has grown since the pandemic, with the number of affiliated teams reaching 1,200, which is a 58% increase compared to pre-pandemic figures. Research also suggests basketball is the second most popular sport to follow among young Canadians¹¹, which is partly due to Canada’s increasingly diverse community profile and popularity of professional basketball teams.



¹¹ Dawson. T. 2023. Canadians still favour hockey — but maybe not for long, as basketball and soccer gain popularity. Retrieved from <https://nationalpost.com/news/canada/hockey-canadas-favourite-sport-for-now>

5.15.3 Analysis

Identifying Future Basketball Court Needs

The Town’s basketball court supply translates into a provision level of one per 3,700 residents, which is higher compared to the benchmark average of one per 8,200 residents. These types of amenities can be evaluated based on a youth-based (ages 10 to 19) target to align with primary users. There are approximately 5,200 youth residents in LaSalle at present, resulting in a provision level of one court per 500 youth. This is a strong level of provision as municipalities typically target a rate of one court per 700 to 1,000 youth.

Convenient access to outdoor basketball courts is important for youth (as well as young adults) as many are limited in the distance that they can travel and since the pandemic, there has been a growing desire for more casual, outdoor recreation amenities such as basketball courts. This was particularly evident through the consultation process as requests were made for more walkable outdoor park amenities for youth, such as basketball courts as it was felt that there is a need for more activities for this age group and contributes to creating a more livable community that can help attract and retain a young adults and families. On this basis, continuing to maintain the Town’s current level of service is recommended.

Applying the current proportion of youth to the projected population suggests that that there could be nearly 7,400 youth in LaSalle by 2045. To maintain the current provision level (1:500 youth), a total of 15 courts will be required by the end of the planning period, five more than what is currently provided.

Table 9: Projected Basketball Court Needs

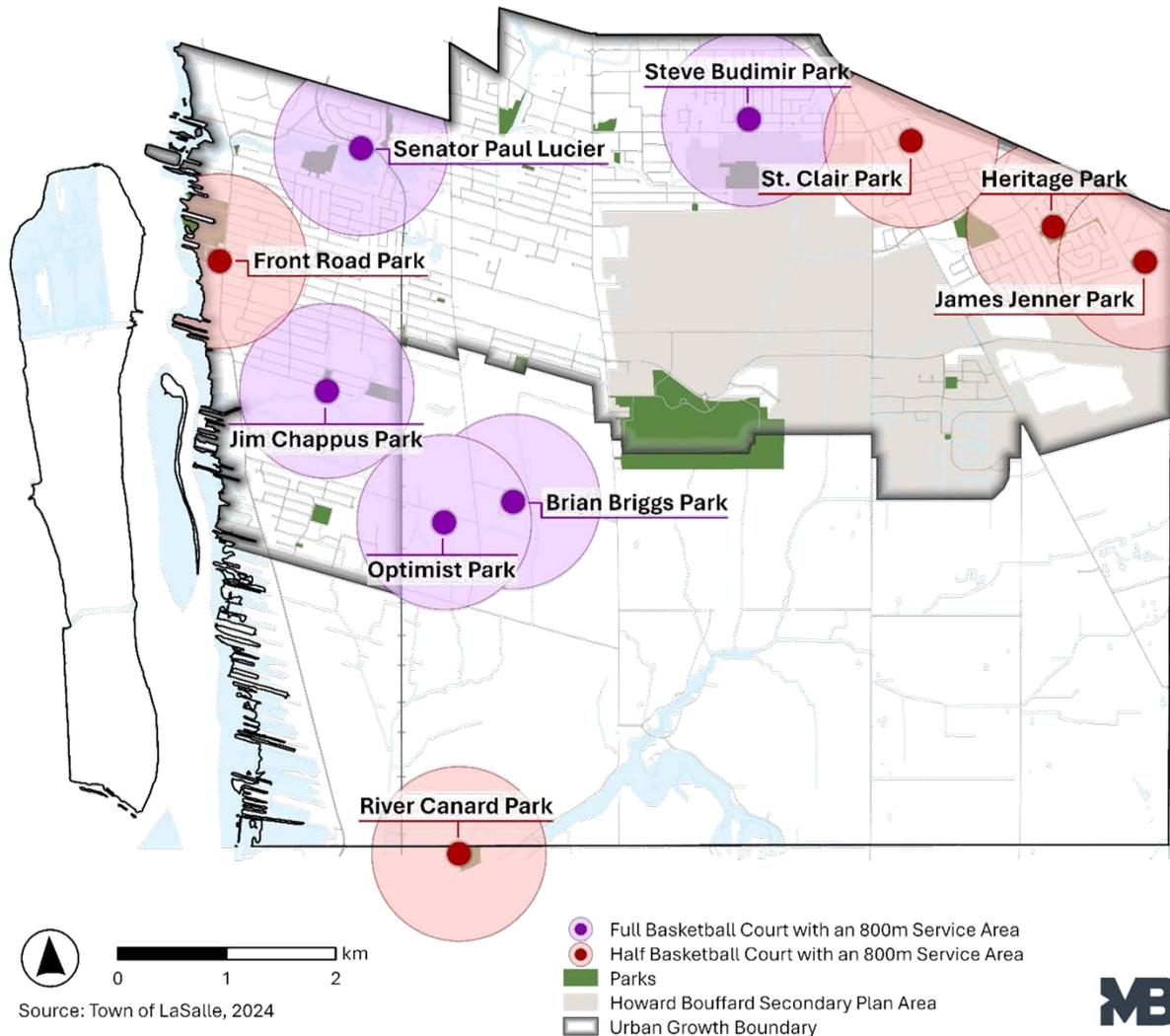
	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Youth Population (Ages 10 to 19) (14% of total population)	5,200	5,700	6,200	6,800	7,400
Existing Basketball Court Supply	10	10	10	10	10
Total Basketball Courts Required (Based on a target of one per 500 youth)	10	11	12	14	15

Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

Addressing Basketball Court Needs

A geographic analysis was undertaken to inform the locations of future basketball courts. Based on a service area of 800 metres, most of LaSalle’s urban area is served by one basketball court. A focus should be placed on providing outdoor basketball courts in gap areas where youth and young adults are likely to gather. The most notable gap area is in central LaSalle. The Vollmer Culture and Recreation Complex is one location that may be considered to address this gap area given that it would complement the range of amenities that already exist on site, including a skateboard park, sports fields, and recreation centre.

Figure 18: Distribution of Basketball Courts



The north end of LaSalle is not currently served by an outdoor basketball court. Historically, a court existed at Vince Marcotte Park before it was repurposed to three pickleball courts. As this Master Plan recommends removal of these courts following the opening of the new Vollmer Culture and Recreation Complex, there is merit in repurposing this space back to a basketball court (rebuilt) to reconcile this north end gap area. The remaining three outdoor basketball courts should be distributed through the Howard Bouffard Secondary Plan area to meet future needs.

Additionally, the LaSalle Landing concept plan includes a new basketball court, which would replace the aging court at Front Road Park. Given the planned activity along the waterfront, it is recommended that basketball court be relocated to Victory Park, which is another gap area in the southwest area of the Town’s urban area. This would be a more appropriate location for a court as it is a neighbourhood amenity and it would alleviate pressure along the waterfront and may address other amenity needs that complement the waterfront, such as an additional sand volleyball court. The established area of LaSalle would continue to be served by basketball courts at Sacred Heart Catholic Elementary School (after hours access only).

Renewing Aging Basketball Courts

Requests were received through the consultation process to renew the Town’s basketball courts. Site observations suggest that opportunities for renewal exist at a number of locations that are aging or that have the potential to be enlarged as some locations only offer irregular-shaped courts or undersized shooting pads. The Town should review its basketball inventory and establish a capital renewal plan, focusing on strategic locations, including James Jenner Park, Jim Chappus Park, Senator Paul Lucier Park, and River Canard Park (in partnership with the Town of Amherstburg).

Provision and Design Guidelines for Basketball Courts

- All new and redeveloped outdoor basketball courts should be designed to be full size with asphalt or acrylic surfacing and multi-lining for basketball and ball hockey. Half courts may be considered in smaller neighbourhood parks.

Recommendations – Basketball Courts

27. Construct an outdoor **basketball court** at the **Vollmer Culture and Recreation Complex**, preferably adjacent to the existing skateboard park.
28. Reintroduce an outdoor **basketball** at **Vince Marcotte Park** by replacing the three pickleball courts once the new pickleball complex has been completed.
29. Construct outdoor **basketball courts** at up to three future parks in the **Howard Bouffard Secondary Plan area**.
30. Prepare a strategy to **renew the aging outdoor basketball courts** at James Jenner Park, Jim Chappus Park, Senator Paul Lucier Park, and River Canard Park (in partnership with the Town of Amherstburg).
31. Relocate the outdoor **basketball court** from Front Road Park (LaSalle Landing) to **Victory Park**.

5.16 Skate and BMX Parks

5.16.1 Current Supply

LaSalle’s skate park is located at the Vollmer Culture and Recreation Complex is a concrete installation, which features a variety of elevation changes, rails, stairs, and edges that can be used for a range of wheeled action sports such as skateboarding, BMX biking, roller skating, and scooter riding.

5.16.2 Market Conditions

Skate parks offer meaningful gathering spaces for youth and young adults to gather and engage in wheeled action sports. Skate parks were historically seen as spaces for negative behaviour, but this mindset has evolved into popular spots where likeminded individuals can gather and socialize in a positive setting. They promote physical activity and are affordable ways to spend time with friends.

5.16.3 Analysis

Identifying Future Skate park Needs

The Town currently provides one skate park per 37,200 residents, which is higher compared to the benchmark average of one per 44,900 residents. Skate parks are evaluated based on a youth-oriented provision target and most municipalities target provision rates at one per 5,000 to 6,000 youth (ages 10-19). A target on the higher end of this spectrum (1:5,000 youth) is recommended to align with the Town’s current level of provision.

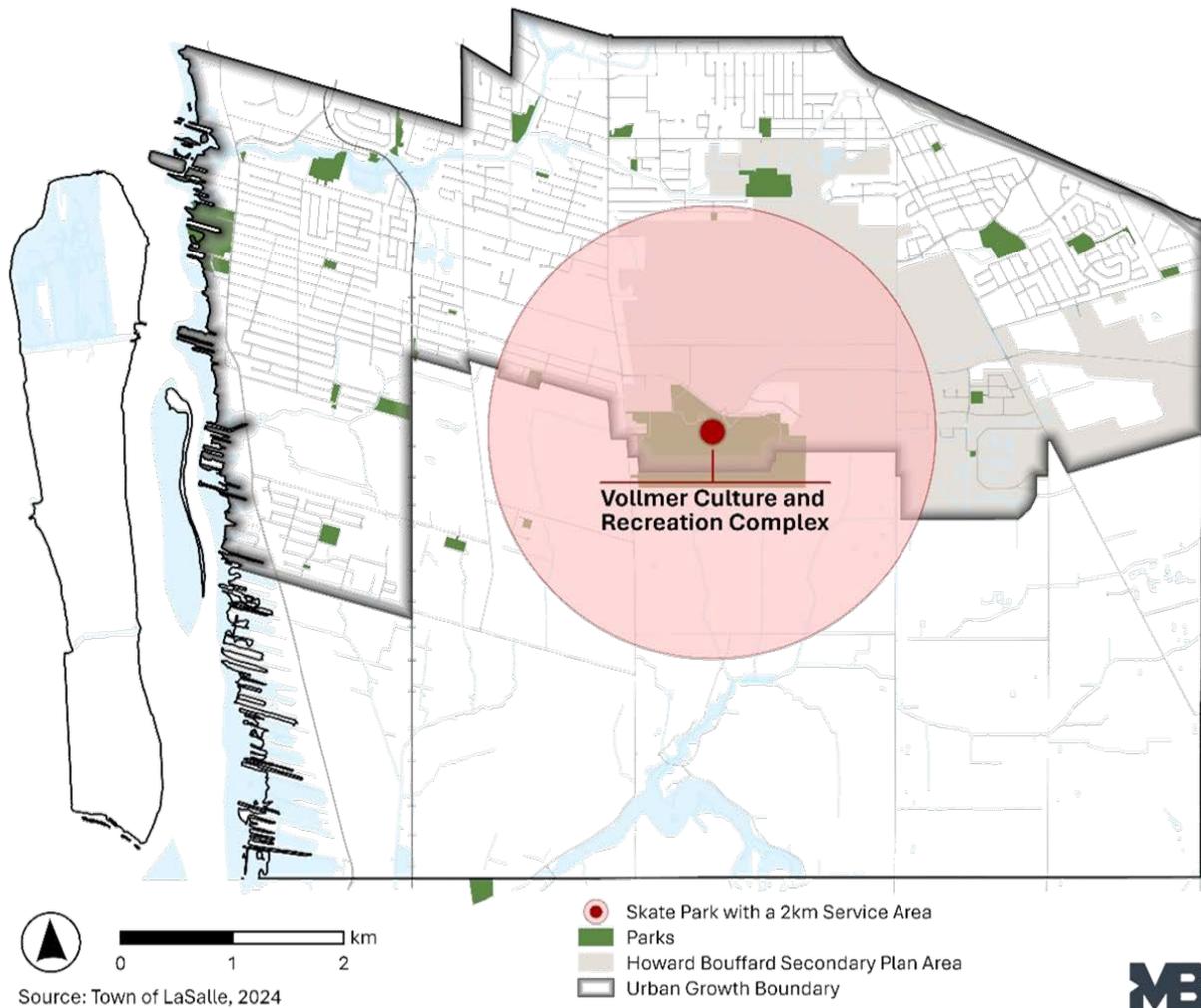
It is estimated that there will be 7,400 youth in LaSalle by 2045 if proportional rates remain the same, suggesting that no additional large-scale skate parks will be required during the planning period. As discussed further, the Town’s provision model may evolve to include smaller-scale skate zones in the future.

Table 10: Projected Skate Park Needs

	2025	2030	2035	2040	2045
Population	37,200	40,600	44,400	48,500	52,500
Estimated Youth Population (Ages 10 to 19) (14% of total population)	5,200	5,700	6,200	6,800	7,400
Existing Skate Park Supply	1	1	1	1	1
Total Skate Parks Required (Based on a target of one per 5,000 youth)	1.0	1.1	1.2	1.4	1.5

Population projections provided by the Town of LaSalle. Age cohort projections based on an extrapolation of age group data from the 2021 Census.

Figure 19: Distribution of Skate Parks



Addressing Skate Park Needs

While no new skateboard parks are recommended during the planning period, the existing location at the Vollmer Culture and Recreation Complex may not be accessible for all users as youth and some young adults are limited in the distance that they can travel. Opportunities to increase access to wheeled action sports (such as skateboarding) by implementing small-scale “skate zones” within LaSalle’s parks may be considered to bolster the geographic distribution of these amenities. Skate zones typically consist of a limited range of features such as a ramp, rail or curb, and tend to be co-located next to a basketball court as they serve the same group of users. As an initial strategy, two skate zones are recommended with one in the west end of LaSalle, such as at Jim Chappus Park or Victory Park, and one at a future park in the Howard Bouffard Secondary Plan area.

Accommodating BMX Biking at the Existing Skate Park

LaSalle’s 2019 Strategic Master Plan recommended the development of a BMX park, which has not yet been implemented. BMX parks are park features that provide enthusiasts with a place to gather and participate in their sport. Users typically make up a narrow segment of the population amongst older children, teens and young adults. However, these age groups make up an important part of the community and municipalities recognize the need to engage this demographic to encourage physical activity, with BMX Parks being one option for engaging these populations.

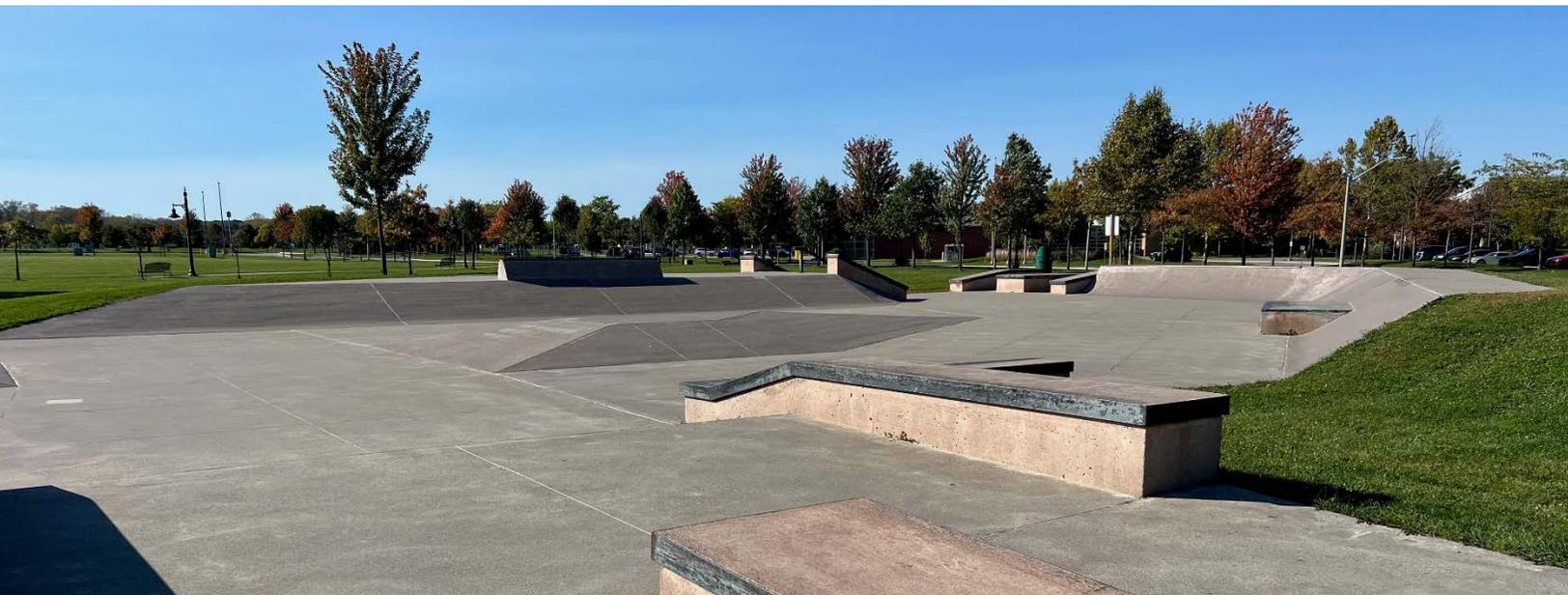
Despite past interest, the Master Plan consultation process did not yield any requests for this type of facility, and on this basis, a BMX park is not recommended at this time. While the Town may revisit this direction in the future, in the interim the existing skate park should be able to accommodate many forms of BMX biking, as well as other wheeled action sports (e.g., inline skating, scooters, etc.).

Provision and Design Guidelines for Skate Parks

- Skate zones should be co-located adjacent to complementary amenities such as basketball courts that appeal to the same user group and have a limited range of features such as a ramp, rail, or curb.
- Promote the skate park at the Vollmer Culture and Recreation Complex for all wheeled action sports such as BMX biking, inline skating, scootering, etc.

Recommendations – Skate Parks

32. Construct two **small-scale skate zones** with one on the west end of LaSalle, such as at **Jim Chappus Park or Victory Park**, and one at a future park in the **Howard Bouffard Secondary Plan area**.



5.17 Off-Leash Dog Parks

5.17.1 Current Supply

The LaSalle Dog Park is located at the Vollmer Culture and Recreation Complex. The park has two dedicated spaces for small and large dogs with amenities, including parking, trees that provide shade, seating, and water.

5.17.2 Market Conditions

Off-leash dogs are places where dogs can run, play, and socialize freely and without the restriction of leashes. They also provide places for owners to socialize with others, which can be particularly helpful to combat social isolation.

5.17.3 Analysis

Maintaining the Existing Off-Leash Dog Park

There is no industry target guiding the provision of off-leash dog parks as they tend to be provided based on community demand and where opportunities exist to provide these types of amenities. The Town’s current provision level for off-leash dog parks is one per 37,200 residents, which is slightly lower compared to the benchmark average of one per 30,000 residents.

There is currently no indication that there is a need for any additional off-leash dog parks in LaSalle during the planning period. The Town’s off-leash dog park at Vollmer Culture and Recreation Complex is a central location in LaSalle and as the Howard Bouffard Secondary Plan area becomes more developed, it is expected that the off-leash dog park will provide service to this area. The Town should continue to monitor use of the existing location to inform future improvements. Through the consultation process, community requests for made for lighting, seating and shade, dog agility equipment, sharable dog toys, and accessible parking spots. Suggestions were also made to ensure that the dog park surface and fences are maintained in good condition to minimize escapes.

Monitoring the Need for Compact Off-Leash Dog Parks

Historically, off-leash dog parks are provided further away from residential areas to avoid land use conflicts; however, these locations may not be accessible to all pet owners. As municipalities continue to shift towards intensification and compact living, private outdoor space is shrinking, which may drive the need for more off-leash dog parks. To minimize access barriers, some municipalities have begun introducing small-scale, off leash dog parks in medium and high-density urban areas. For example, London has implemented compact dog parks that are approximately 900 square metres in size, whereas the dog park at the Vollmer Culture and Recreation Complex is approximately 4,500 square metres in area. LaSalle’s development patterns are not at a point where small-scale, off leash dog parks are required, but this is a trend that should be monitored as development continues in the longer-term.



Provision and Design Guidelines for Off-Leash Dog Parks

- As capital work is undertaken, evaluate the potential to incorporate supporting amenities that encourage use such as shade, seating, dog agility equipment, and accessible parking.
- Ensure that surfaces and fences are maintained in good condition to minimize escapes.
- Monitor the need for small-scale off-leash dog parks within areas of higher density.

Recommendations – Off-leash Dog Parks

No recommendations have been identified for **off-leash dog parks**.

5.18 Rowing Facilities

5.18.1 Current Supply

The Town leases space at the Riverdance Community Centre to the LaSalle Rowing Club for storage, meetings, and dryland training; the club also uses the dock at LaSalle Landing. River Canard Park also provides a location to launch personal watercrafts.

5.18.2 Market Conditions

LaSalle Landing not only benefits residents and visitors, but also organizations that use the waterfront for programming, such as the LaSalle Rowing Club. The group – which serves a catchment area that includes Essex County and the Municipality of Chatham-Kent – is one of the few clubs in southwestern Ontario (the next nearest location is in London) offering this level of programming (adult, junior, and para rowing programs). Through the consultation process, the organization expressed the desire for enhanced indoor space for training and expanded storage, accessibility enhancements, and a second dock.

Rowing is enjoyed both as a watersport and as a fitness activity for people of all abilities. It has many health benefits, which aligns with broader trends around the growing popularity of personal health and wellness and a desire to be more physically active.

5.18.3 Analysis

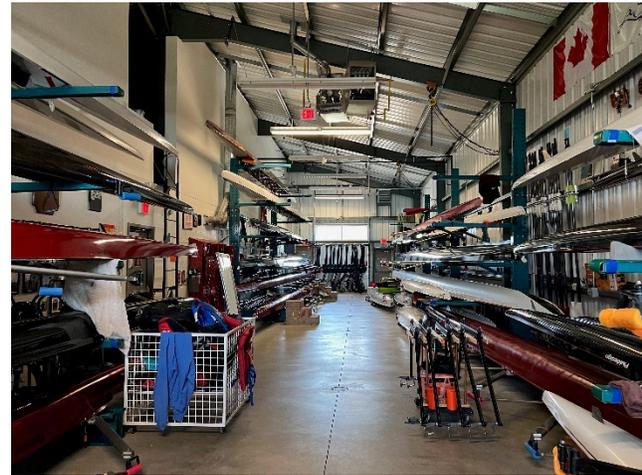
Maintaining Existing Rowing Facilities

The LaSalle Rowing Club used dedicated space at the Town-owned Riverdance Community Centre, which is conveniently located adjacent to docks that are used by the group. The space is primarily used for storing equipment, but it is also available to the organization for meetings and training. The group indicates that space is limited, particularly for storage and training during the winter season. With a membership that has doubled since the COVID-19 pandemic to 113 members, the group is seeking an expansion to the space as well as the addition of a second dock.

The indoor space is also not fully barrier-free, which has created challenges for the rowing club, which offers inclusive programs and hosts para-athletes. Notable issues include the lack of accessible washrooms and automated doors, as well as door widths. Workable and cost-effective solutions for addressing the barrier-free issues and space concerns (including but not limited to off-site storage, cost-sharing, grant applications, etc.) should be sought in cooperation with the tenant. Accessibility enhancements may be identified and addressed as part of a broader Town-wide accessibility audit (see Section 7.5.2).

Provision and Design Guidelines for Rowing Facilities

- As a club-based activity, the rowing community is largely responsible for the funding of improvements that would directly benefit its members (e.g., dock facilities, storage, etc.). The Town is encouraged to support these initiatives where there is broader public benefit (e.g., barrier-free accessibility, etc.), to the degree possible.



Recommendations – Rowing Facilities

No specific recommendations have been made for rowing facilities.

5.19 Sand Volleyball Courts

5.19.1 Current Supply

The Town has four sand volleyball courts, including three at Front Road Park (LaSalle Landing) and one at Vince Marcotte Park.

5.19.2 Market Conditions

Sand volleyball is a popular activity among teens and young adults and many waterfront communities such as LaSalle include them as part of their recreation facility inventories. In some cases, organizations may rent these facilities to provide league and/or tournament play. In others, such as LaSalle, they are available on a first come first served basis.



5.19.3 Analysis

Sand Volleyball Courts to Support Casual Play

Sand volleyball courts are generally provided in response to community requests and related initiatives, rather than to meet a set provision target. Nevertheless, it is notable that the Town's sand volleyball court supply is presenting much higher than the benchmark average, as not all municipalities provide this type of opportunity.

Requests were received for additional courts as the ones at LaSalle Landing are very well used and, during peak playing periods in the summer, there is often a waiting period. Conversely, it is understood that the single court at Vince Marcotte Park is underutilized. It is recommended that the Town remove court from Vince Marcotte Park and expand the complex at LaSalle Landing to four courts to centralize this activity within the town. This strategy would help to bolster programming at one site, creating a hub that is more appropriate for leagues, tournaments, sponsorships, etc. Once implemented, the Town should establish a system to regulate and monitor use.

Provision and Design Guidelines for Sand Volleyball Courts

- Sand volleyball courts are best provided in multiples of two or more to facilitate organized play and events. Waterfront locations are desirable, particularly in parks with off-street parking and washrooms.

Recommendations – Sand Volleyball Courts

33. Expand the **sand volleyball complex at LaSalle Landing** to four courts (from three) to accommodate growing interest and solidify this as a centralized activity hub. Remove the sand volleyball court from **Vince Marcotte Park**.

5.20 Playgrounds

5.20.1 Current Supply

LaSalle has 25 playground locations at parks across the Town that vary in design, size, and range of components. Some playgrounds are accessible including Heritage Park and the Vollmer Culture and Recreation Complex.

5.20.2 Market Conditions

Playgrounds are crucial features within parks, especially for young families and children because they foster childhood development, enhance cognitive and social skills, and promote physical activity. In the past, playgrounds typically comprised of basic equipment like swing sets, slides, and some imaginative structures to inspire creativity and varying forms of engagement. Modern designs, however, incorporate many more qualities like bright colors, interactive elements, thematic design and functionality, sensory stimulating features, and natural materials.

Modern playground designs are also guided by the Accessibility for Ontarians with Disabilities Act (AODA), which requires that all new or redeveloped playgrounds include accessible components. Best practices in other municipalities found that the level of accessibility varies based on the type of park. For example, playgrounds at major parks have rubber surfaces and a wide variety of accessible play components such as ramps and sensory elements, while neighbourhood-serving parks have engineered wood fibre surfaces and a narrower range of accessible features. The Town's capital budget allocates \$300,000 annually towards playground replacement, which is sufficient for two or more locations. The Town's playgrounds generally have a lifespan of approximately 25 years, depending on the level of use.

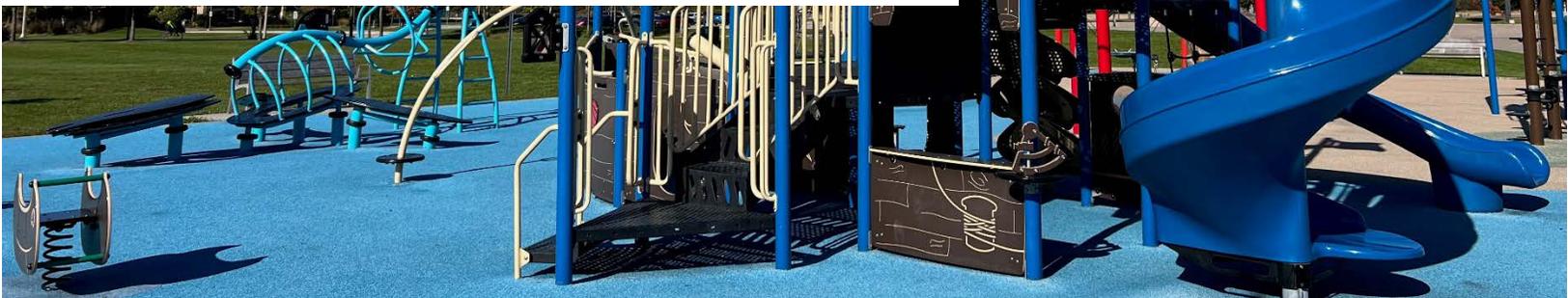
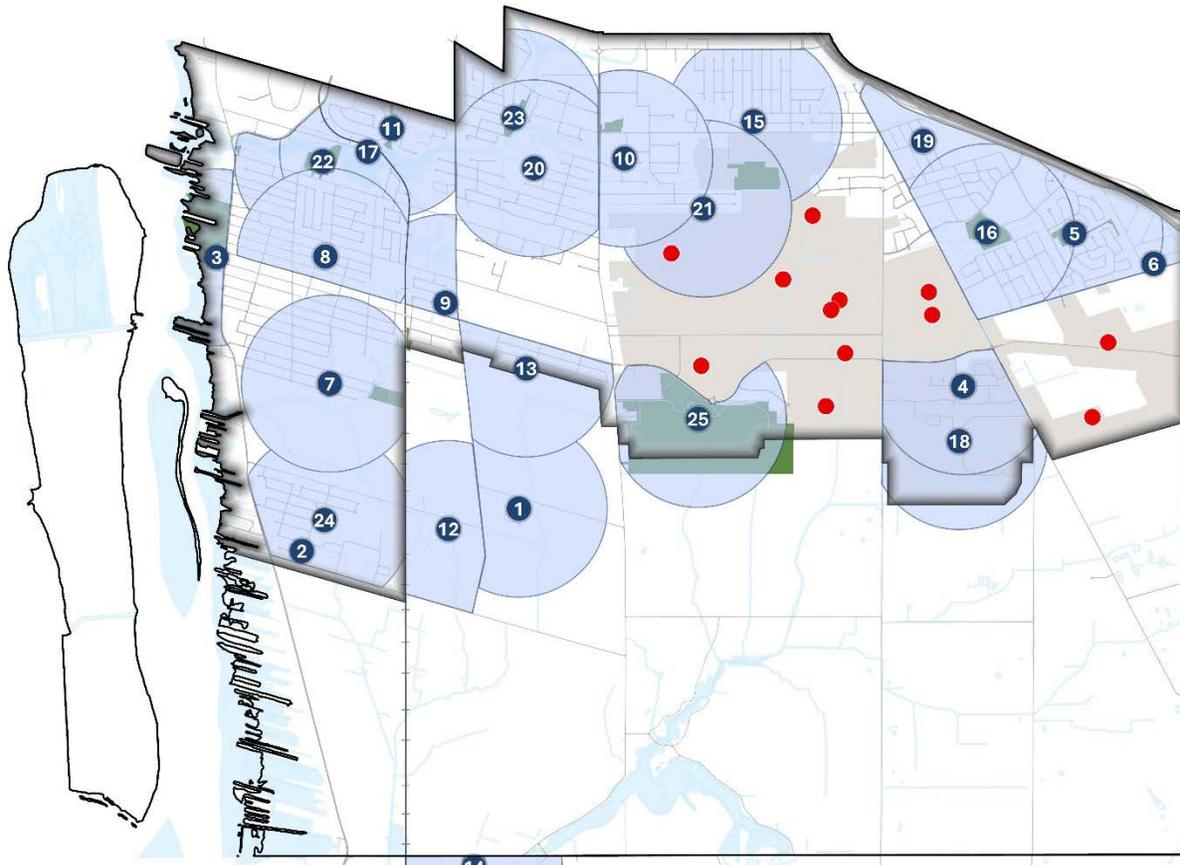


Figure 20: Playground Distribution Map

Playgrounds

- | | | |
|---------------------|------------------------|---|
| 1 Brian Briggs Park | 9 Lafferty Park | 17 Senator Paul Lucier Park |
| 2 Dossenbach Park | 10 Natalie Park | 18 Seven Lakes Park |
| 3 Front Road Park | 11 Ojibway Oaks Park | 19 St. Clair Park |
| 4 Gino Sorge Park | 12 Optimist Park | 20 Stanton Woods |
| 5 Heritage Park | 13 Paul Wilkinson Park | 21 Trillium Park |
| 6 James Jenner Park | 14 River Canard Park | 22 Turtle Club |
| 7 Jim Chappus Park | 15 Steve Budimir Park | 23 Vince Marcotte Park |
| 8 John Dupuis Park | 16 Sandwich West Park | 24 Victory Park |
| | | 25 Vollmer Culture & Recreation Complex |



Source: Town of LaSalle, 2024

- Playgrounds with an 800m service area
- Parks
- Future Park Locations
- Howard Bouffard Secondary Plan Area
- Urban Growth Boundary

Note: Future parks based on Map 6, Schedule F1 of the Howard Bouffard Secondary Plan Area. The locations and number of parks are approximate and are subject to change.



5.20.3 Analysis

Maximizing Geographic Distribution

The consultation process found that there is strong support for playgrounds. The community survey revealed that 79% of respondents supported additional investment in playgrounds, which was the fifth highest priority. As a general best practice, playgrounds are provided within an 800-metre service radius (or 10-minute walk) of residential areas, without crossing major barriers such as arterial roads, railways, and waterbodies.

Application of this service area suggests that the Town’s current playground supply provides good coverage within the urban boundary. New playgrounds should be provided in the Howard Bouffard Secondary Plan area where growth is expected to ensure that future residents are located within walking distance of these amenities. This could potentially result in up to 11 new playgrounds based on the Secondary Plan Area land use plan. The type of size and scale of each playground should be based on the type of park acquired with consideration given to the parkland hierarchy recommended in this Master Plan.

Minor service gaps also exist in the west end (near LaSalle Landing) and central area of the Town’s urban area, as well as in the rural area of the Town. Reconciling these gaps would be a challenge given that there are currently no parks in these areas. If future park opportunities become available, consideration should be given to providing a playground to address these gaps. With respect to existing playground structures, Jim Chappus Park is providing a service duplication as there are two playground structures at this site. Removing one of the two playground structures at the end of its lifespan is recommended.

Inclusive and Engaging Playground Design

From a design perspective, all new and redeveloped playgrounds should be accessible with consideration given to barrier-free play components and firm and stable walking surfaces. There is no standard for the level of accessibility that should be provided by as a best practice; the degree to which playgrounds offer accessible components vary depending on the parkland classification.

Neighbourhood Parks may have a limited range of accessible features such as engineered wood fibre surfaces and ground-level play features, and a minimum of one accessible swing. Community Parks may have a broader range of barrier-free and inclusive components including ramps and sensory features such as musical instruments and a variety of textures and materials.



Higher quality surface materials (e.g., rubber) could also be used at Community Parks; however, this should only be considered on a case-by-case basis as it has higher cost. Rubber surfacing can cost four times more compared to engineered wood fibre surfacing and has an accelerated replacement schedule, along with unique maintenance and repair requirements. Additionally, the creation of natural playgrounds using materials such as rocks, boulders, logs, ropes, landscaping and terrain could also be considered to provide a unique playing experience, although this should also be done in a strategic manner.

The inclusion of play components (e.g., junior equipment for pre-school children and senior equipment for older kids) should also be considered, particularly at Community Park locations (and some Neighbourhood Parks) intended to serve more residents.

Provision and Design Guidelines for Playgrounds

- Playgrounds should be provided within 800-metres (or a 10-minute walk) of all residential areas, unobstructed by barriers such as arterial roads, railways, and waterbodies. As opportunities become available, reconcile playground gaps in established areas within urban areas.
- Playground design and accessibility should vary based on the type of park; Community Parks should have a broad range of inclusive play components with consideration given to rubber surfacing, while Neighbourhood Parks and Parkettes may have a narrower range of accessible features and an Engineered Wood Fibre surface. On a case-by-case basis, the Town may consider the use of natural materials in strategic areas.
- Where possible, consider play equipment for a range of age groups. For example, small children desire components that encourage creative play, and climbing and balancing such as ladders and ramps. Older children and youth desire challenging components such as oversized climbing structures, monkey bars, etc.

Recommendations - Playgrounds

34. Provide playgrounds at parks within the **Howard Bouffard Secondary Plan area** to ensure that they are accessible within 800-metres (or a 10-minute walking distance), unobstructed by major barriers such as arterial roads, railways, and waterbodies.
35. Remove one of the two playground structures at **Jim Chappus Park** at the end of its lifespan to eliminate service duplication.

6. Parkland

6.1 Parkland Classification

A parkland classification system informs the park development process and provides guidance on what types of facilities and amenities are suitable for each park type. The Town's 2015 Parks and Recreation Master Plan recommended three park typologies for LaSalle: Community Parks, Neighbourhood Parks, and Parkettes.

Since this time, much has changed in terms of how parks are used, how they are viewed by the public, and how and where they are provided. A revised park typology and updated descriptions are recommended to guide future park development and redevelopment in LaSalle. The recommended Parkland Classification System is summarized below.

Signature Parks serve all residents in LaSalle and draw visitors from beyond the Town. They offer a variety of active and passive uses and may include major sports complexes that can support tournaments, as well as cultural opportunities such as special events and festivals, and major destinations such as the waterfront. Given the level of prominence in the community, higher levels of municipal resources may be directed Signature Parks. Examples include the Vollmer Culture and Recreation Complex, LaSalle Landing, and LaSalle Civic Centre.

Community Parks serve residents living in multiple neighbourhoods. They support a range of active and passive uses that can be multi-purpose with the widest range of park amenities including sports fields (lit and unlit), sport courts, playgrounds, water features, indoor facilities, and more. Community Parks should be visibly located along a major road, accessible by a range of transportation modes, and adjacent to schools or major public facilities. The size of Community Parks varies depending on its intended function. Examples include Vince Marcotte Park, Sandwich West Park, and Victory Park.

Neighbourhood Parks are intended to serve residents within walking distance (800 metres or 10-minute walk). They may include a narrow range of active recreation amenities and passive open space. Neighborhood Parks should be visibly located along a local road and within walking distance of schools and other community destinations. To support their intended use, Neighbourhood Parks should be greater than one hectare in size. Examples include Brian Briggs Park, Natalie Park, and Gino Sorge Park.

Parkettes are intended to serve the immediate neighbourhood and primarily serve areas that do not have access to other public spaces (400 metres or 5-minute walk). Parkettes provide outdoor connection points and opportunities for social interaction. They have limited active recreation amenities and passive open space. Parkettes should range in size from 0.5 hectares to 1.0 hectares. Examples include Optimist Park, Trillium Park, and Kenwood Park.

This Master Plan proposes a park facility and amenity framework that identifies the appropriate types of uses for each park type. This will provide the Town with direction on planning and developing its parks system. Guidance on the provision of comfort amenities and features that support park use are also provided, which are essential to creating welcoming and inclusive spaces.

The park facility and amenity framework can also be used as a tool to help the public understand what types of facilities may be expected in different types of parks and help the Town respond to public requests in a consistent and transparent manner. The matrix is based upon what currently exists in LaSalle's parks, together with best practices in other communities, recognizing that some flexibility may need to be considered to account for site constraints (e.g., size, location, terrain, hazards, etc.) or other unique factors.



Town of LaSalle Parks, Recreation and Culture Master Plan

Table 11: Recommended Park Facilities and Spaces by Park Type

● = Recommended ○ = Optional

Park Facilities and Spaces	Signature Park	Community Park	Neighbourhood Park	Parkette
Ball Diamond (Lit Artificial)	●			
Ball Diamond (Lit Natural)	●			
Ball Diamond (Unlit Natural)	●	●		
Basketball Courts (Lit)	●			
Basketball Courts (Unlit)		●	○	
Off-Leash Dog Park	●	○		
Outdoor Event Space	●			
Outdoor Fitness Equipment	●	○	○	
Outdoor Pool	●	○		
Outdoor Skating Rink	●			
Pickleball Courts (Lit)	●			
Pickleball Courts (Unlit)		●	○	
Playground with Engineered Wood Fibre Surface		●	●	●
Playground with Rubber Surface	●			
Sand Volleyball Courts	●	●		
Skate Parks	●	●		
Skate Zones			○	
Soccer Field (Lit Artificial)	●			
Soccer Field (Lit Natural)	●			
Soccer Field (Mini Non-Programmed)			○	
Soccer Field (Unlit Natural)	●	●		
Splash Pads	●	●		
Tennis Courts (Lit)	●			
Tennis Courts (Unlit)		●	○	
Unprogrammed Open Space	●	●	●	●
Watercraft Launch and Facilities (e.g., rowing)	●	●		

Note: Staff should use their discretion to identify the appropriate locations for park facilities and amenities that are not identified in this table.

Table 12: Recommended Park Amenities and Features by Park Type

● = Recommended ○ = Optional

Park Amenities and Features	Signature Park	Community Park	Neighbourhood Park	Parkette
Ball Diamond or Soccer Field Amenities (e.g., seating, warm up pitching and batting cages)	●			
Crime Prevention Through Environmental Design	●	●	●	●
Environmental Sustainability Features	●	●	●	●
Outdoor Changerooms	●			
Outdoor Servicing (e.g., water, electrical, audio)	●			
Outdoor Washrooms (Permanent)	●			
Outdoor Water Fountain/Bottle Fill Station	●			
Park Seating	●	●	●	●
Park Shade Structure, Pavilion or Amphitheatre	●	●		
Park Signage	●	●	●	●
Park Tables	●	●		
Parking (Bicycles)	●	●	●	
Parking Lot (Lit)	●	●		
Parking Lot (Unlit)			○	
Pathways and Trail Connections	●	●	●	●
Pathways (Lit)	●			
Public Art, Culture and/or Heritage Features (e.g., Cenotaph)	●	●		

Note: Staff should use their discretion to identify the appropriate locations for park facilities and amenities that are not identified in this table.

Recommendations – Parkland Classification

36. Update the **parkland classification system** (now consisting of Signature Parks, Community Parks, Neighbourhood Parks, and Parkettes) to guide parks planning initiatives, including new and redeveloped parks. Make reference to the **park facilities and amenities framework** to inform the types of facilities, spaces, amenities, and features appropriate for each park type.

6.2 Parkland Supply

The Town currently has approximately 152.4 hectares of parkland in its inventory. This is based on the Town’s GIS data and modified to recognize properties that were recently added to the park inventory and to exclude major indoor facilities and wooded areas. The park supply reported in this Master Plan is slightly higher compared to the data used in the Town’s 2023 Parks Plan Memo, which was based on the inventory from the 2015 Parks and Recreation Master Plan.

The following page summarizes the Town’s existing parkland supply based on the recommended parkland classification system (Signature Parks, Community Parks, Neighbourhood Parks, and Parkettes). Some parks have been re-classified to align with the recommended classification system based on their function and asset mix.

Additionally, LaSalle’s parks are complemented by outdoor spaces that are owned and managed by others but are open to the public such as the Petite Côte Conservation Area. Naturalized areas, woodlots, school properties, and non-municipal parks are not a direct focus of this Master Plan, but their important contributions to supporting the parks system are recognized.

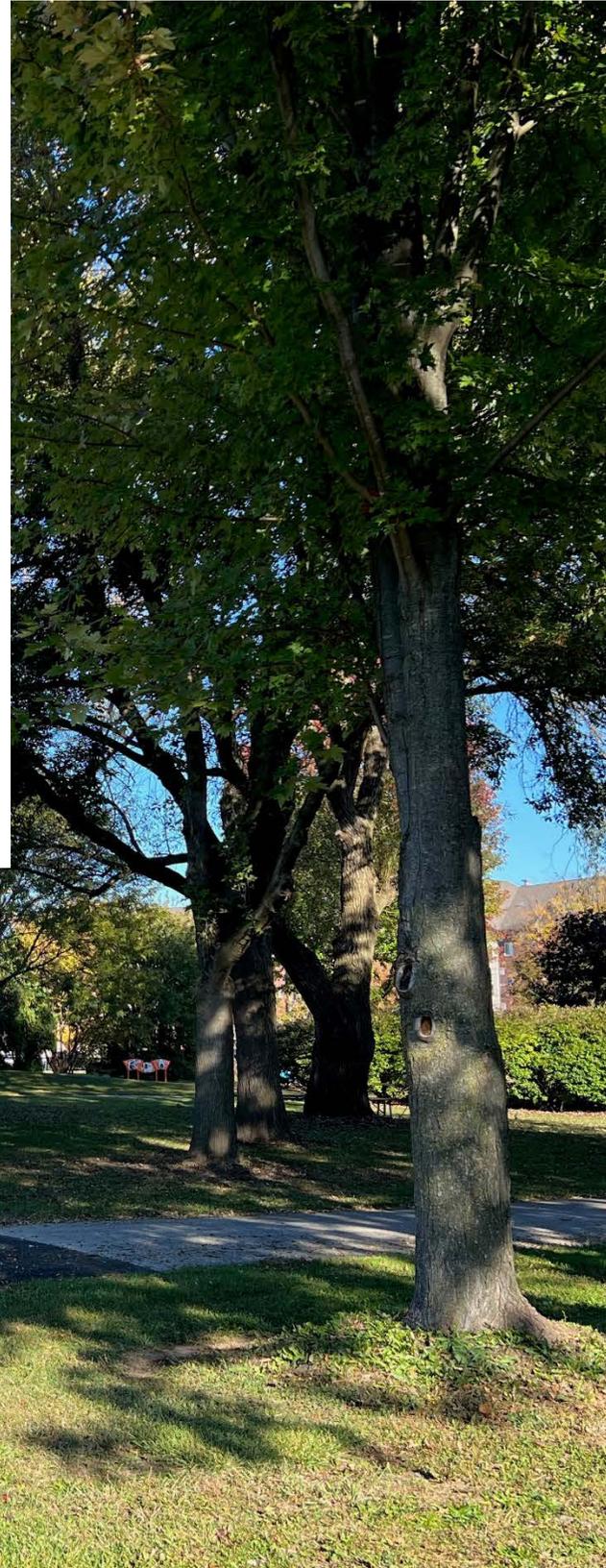


Table 13: Existing Parkland Supply by Classification

Parkland Classification	Supply (hectares)	Provision Level (hectares per 1,000 residents)
Signature Parks	108.7	2.9
Community Parks	26.4	0.7
Neighbourhood Parks	6.5	0.2
Parkette	10.8	0.3
Total	152.4	4.1

Note: Parks have been reclassified by Monteith Brown Planning Consultants based on its current function and the assets that exist within those parks. Provision level based on a current population of 37,200 residents. Figures may not add up due to rounding.

Table 14: Parkland Inventory by Classification

Signature Park			
Civic Centre Cenotaph	1.7	Vollmer Culture & Recreation Complex**	88.6
LaSalle Landing*	18.4		
Sub-total			108.7

*Includes Front Road Park, Gil Maure Park, Riverdance Park, Benoit House and Event Centre outdoor space (excluding indoor facility). **Excludes indoor facility.

Community Park			
Brunet Park	0.6	River Canard Park	3.8
Heritage Park	3.8	Sandwich West Park	8.0
James Jenner Park	1.1	Victory Park	3.6
Paul Wilkinson Park	1.7	Vince Marcotte Park	3.8
Sub-total			26.4

Neighbourhood Park			
Brian Briggs Park	0.6	Natalie Park	0.6
Gino Sorge Park	1.2	St. Clair Park	0.5
Jim Chappus Park	1.1	Steve Budimir Park	1.8
John Dupuis Park	0.7	Sub-total	6.5

Parkette			
Dossenbach Park	0.2	Optimist Park	1.8
Gerry Craig Park	0.3	Riverville Park	0.1
Gilbert Park	3.8	Senator Paul Lucier Park	0.6
Kenwood Park	0.6	Seven Lakes Park	0.2
Lafferty Park	0.2	Stanton Woods	0.4
Ojibway Oaks Park	2.2	Trillium Park	0.4
Sub-total			10.8



6.3 Future Parkland Needs

6.3.1 Current Parkland Service Level

Based on the existing park inventory of 152.4 hectares and a current population estimate of 37,200 people, the Town has a **current parkland provision level of 4.1 hectares per 1,000 residents**. Over the past 10 years, the Town has been guided by a parkland target of 2.8 hectares per 1,000 residents, which includes two hectares per 1,000 residents for Community Parks and 0.8 hectares per 1,000 residents for Neighbourhood Parks. This was established in the 2015 Parks and Recreation Master Plan (also used in the 2023 Parks Memo), which was indicated to be based on the Provincial standard at that time.

How parkland is viewed and how it is used today has changed over the past 10 years as LaSalle's parks are highly valued community assets. The community survey also found that 84% of respondents supported additional investment in acquiring additional parkland, which was the third highest priority out of 34 facility types.

The Town recognizes the importance of access to parkland and has been proactive in acquiring and developing its Signature Parks, including the Vollmer Culture and Recreation Complex and LaSalle Landing. These parks have contributed to the Town's high level of service for parkland that residents have become accustomed to. However, it will be challenging to maintain the current parkland provision level as the population grows given changing legislation, rising land costs, and fewer opportunities to acquire new parkland.

For example, recent changes to the Planning Act have resulted in municipalities receiving less parkland in relation to population as part of the development process. If the Town relies on parkland dedication alone, LaSalle's parkland provision level will decline over time. Generally speaking, these changes have resulted in municipalities now being eligible to receive about 1.0 to 1.2 hectares per 1,000 residents from new development at suburban densities (and even lower for mid to higher density developments); these rates can vary depending on factors such as housing density, persons per unit, and site-specific conditions.

The legislated parkland conveyances are generally appropriate for delivering on the Town's targets for Neighbourhood Parks and Parkettes, but will generally not allow for the establishment of Signature Parks and larger Community Parks. Alternative means of acquisition may be required to support new, larger growth-related parks into the future. Furthermore, should the Town wish to maintain its current town-wide provision level within the Howard Bouffard Secondary Plan area, significantly more parkland would need to be acquired over and above what is planned to be conveyed.

6.3.2 Planning for Neighbourhood Parks and Parkettes

Over the planning period, the Town's population is expected to grow by 41%, adding 15,300 new residents to reach a population of 52,500 residents by 2045. The majority of future population growth is expected to be in the Howard Bouffard Secondary Plan area. New parkland will be required to serve this growth. While future planning will define the specific park blocks to be established in the Howard Bouffard area, planned development in the southwest portion of LaSalle's urban area is expected to add an additional 1.7 hectares of parkland to Jim Chappus Park.

Based on previous assumptions, a high level (non-site-specific) assessment suggests that LaSalle may be eligible to receive approximately 15.3 to 18.4 hectares of new parkland (and/or cash-in-lieu) through the development approvals process by 2045. Beyond this time, the Howard Bouffard Secondary Plan area is expected to grow to reach a build-out population of 32,000 residents, which will bring opportunity for additional parkland dedication.

These parklands are anticipated to be distributed in a manner consistent with the approved land use schedule for the Howard Bouffard Secondary Plan area (Schedule F1). As new parks are identified through the development process, an emphasis should be placed on the provision of Neighbourhood Parks that are designed with consideration given to the recommendations identified in this Master Plan (Section 6.1). This will ensure that parks are appropriately sized and designed so they provide meaningful outdoor experiences for users and include the facilities, features, and amenities that are expected in Neighbourhood Parks.

This Master Plan identifies the need for the following park facilities to the year 2045 that would be appropriate for **Neighbourhood Parks** located in the Howard Bouffard Secondary Plan area. The Town should use discretion in meeting these and other needs where they can feasibly be accommodated. The preliminary list includes:

- Playgrounds (with engineered wood fibre surface) at all Neighbourhood Parks
- 2 tennis courts (located together at one site)
- 3 basketball courts (separate sites)
- 1 small-scale skate zone (preferably co-located with a basketball court)
- Consideration of the following features and amenities:
 - Open space for informal play
 - Park seating, shade, signage, waste bins, and bicycle parking
 - Pathways and trail connections
 - Environmental sustainability features (e.g., pollinator gardens)
 - Universal accessibility and Crime Prevention Through Environmental Design Considerations (e.g., sight lines)
 - On-street parking; small, unlit parking lots may be considered where appropriate
 - Access to public roads; it is preferable for parks to have a minimum of 50% open frontage on abutting streets
 - Other amenities as appropriate

As a best practice, the Town should minimize the provision of new **Parkettes** due to programming constraints and operational requirements associated with maintaining these spaces. They should only be considered to reconcile gap areas where no other park exists and where they can be designed to meet minimum requirements (e.g., 0.5 hectares or greater). Parkettes may include amenities and features such as:

- Playgrounds (with engineered wood fibre surface)
- Park seating, shade, signage, waste bins, and bicycle parking
- Pathways and trail connections
- Environmental sustainability features (e.g., pollinator gardens)
- Universal accessibility and Crime Prevention Through Environmental Design Considerations (e.g., sight lines)
- On-street parking only
- Access to public roads; it is preferable for parks to have a minimum of 50% open frontage on abutting streets
- Other amenities as appropriate

This is not a complete list of requirements for the Howard Bouffard Secondary Plan area. As discussed below, additional facilities and amenities should be planned for a future Community Park.

6.3.3 A Future Community Park in Howard Bouffard

As noted above, it is difficult for municipalities to secure larger size parks solely through parkland dedication. Negotiation, land swaps, land purchases, partnerships, and other creative approaches will be required to address the full range of growth-related needs.

While it is expected that the majority of future parkland in the Howard Bouffard Secondary Plan area will be neighbourhood level parks and parkettes, Section 5.3.4.3 of Official Plan Amendment No. 2 identifies that landowners may overcontribute land for park purposes above what is required (the Town is required to compensate for any overcontributions). This may be one strategy to enable the Town to enlarge undersized park parcels or potentially establish a future Community Park.

Given the size and volume of growth planned for the Howard Bouffard Secondary Plan area, a new Community Park will be required to create an outdoor public gathering space, as well as recreation facilities and amenities that cannot be delivered within other park types. A target size of approximately **four to eight hectares** would allow the park to be flexibly designed to accommodate planned facilities and needs that may arise over time, including sports fields, sport courts, splash pad, etc. A location within the eastern half of the secondary plan area is preferred. Specific outdoor recreation facilities and amenities for this Community Park should be defined through future planning work.

If a new Community Park can be secured and assuming that the Town is successful in acquiring future Neighbourhood Parks and Parkettes in the Howard Bouffard Secondary Plan area and southwest portion of the Town’s urban area, **the municipal park supply would increase by up to approximately 177 hectares (+25 hectares) by 2045. This will result in a Town-wide parkland provision level of up to 3.4 hectares per 1,000 residents by 2045.** This continues to be a strong level of service compared to other municipalities that are generally achieving between 2 to 3 hectares of parkland per 1,000 residents.

6.3.4 Addressing Existing Parkland Gaps

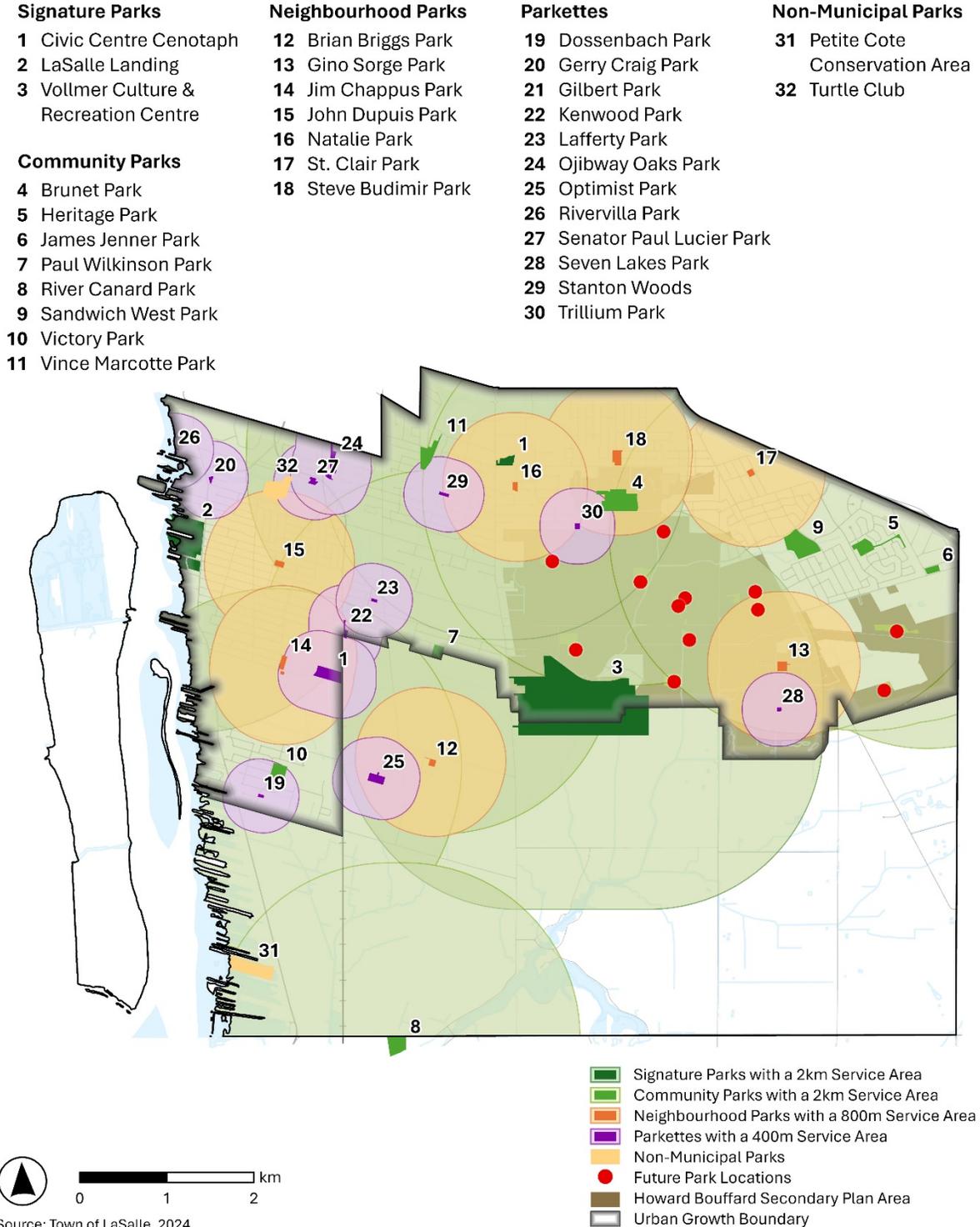
A distribution analysis was undertaken to identify gap areas where future parkland opportunities should be pursued to ensure that they are equitably located. As a best practice, Parkettes and Neighbourhood Parks should generally be located within 400 to 800 metres (5-to-10-minute walk) of residential areas, without crossing barriers such as major roads. Community Parks should be located within 2 kilometres of residential areas, recognizing that these types of parks are considered to be “drive to” destinations. Signature Parks do not have a defined catchment area as they are unique in their functions and provision.

Applying these catchment areas in LaSalle finds that the Town is providing a strong geographic distribution of parks, which will be further strengthened with the addition of future parks in the Howard Bouffard Secondary Plan area. Minor gaps were observed in established areas of LaSalle, but the scale of these areas and underlying densities are such that addressing them is not a high priority. The Town may evaluate options for resolving these gaps should opportunities arise (e.g., future land sales or plans of subdivision).

Through the consultation process, it was suggested that the west and southwest side of LaSalle’s urban area was lacking in parkland. Based on a distribution analysis and assessment of outdoor recreation needs, it was determined that these are not significant gap areas, particularly given that the Town is currently undergoing initiating the development of LaSalle Landing and expansions to Victory Park and Jim Chappus Park. Applications for infill and intensification may provide opportunities to bolster local access to parkland, subject to offering meaningful blocks of land for public space.



Figure 21: Parkland Distribution Map



Source: Town of LaSalle, 2024

Note: Parkland classification is based on the 2015 Parks and Recreation Master Plan and re-classified by Monteith Brown Planning Consultants based on current park function and assets within parks. Future parks based on Map 6, Schedule F1 of the Howard Bouffard Secondary Plan Area. The locations and number of parks are approximate and are subject to change.



6.3.5 Alternative Strategies to Acquire or Provide Additional Parkland

While the Town is encouraged to maximize parkland dedication amounts, it may not likely be sufficient to meet the recommended parkland service target. As a result, parkland dedication tools in The Planning Act must be complemented with alternative acquisition strategies to achieve the required amount. The Town recognizes this as policies in the Howard Bouffard Secondary Plan identify that parkland over and above The Planning Act limits may be required for parkland dedication, although the developer would be compensated accordingly (e.g., land purchase). Other parkland acquisition strategies that LaSalle can pursue include, but are not limited to:

- Land exchanges or swaps;
- Off-site conveyance of parkland;
- Donations, gifts, and bequests;
- Partnership/joint provision of lands with local partners or municipalities under agreement;
- Reallocating surplus municipal lands to park use; and
- If applicable, the sale or proposed sale of existing parkland, with funds to be used for purchase and/or enhancement of parkland.

In evaluating potential sites for their suitability of parkland, key considerations may include site conditions, size, proximity to residential areas, land use compatibility, accessibility, partnerships, visibility, natural heritage features and environmental constraints, site servicing, and cost other policies / criteria maybe identified in the Official Plan, from time to time.

Recommendations – Future Parkland Needs

37. Adopt a **“Parkland First”** approach for the Howard Bouffard Secondary Plan area (and other areas with future parkland needs) that prioritizes parkland conveyance over cash-in-lieu of parkland in order to address future requirements.
38. Secure land for a **future Community Park** in the eastern portion of the Howard Bouffard Secondary Plan.

6.4 Parkland Policies

In accordance with The Planning Act, the Town may require parkland as a condition of development as part of the development process. Policies related to parkland dedication are identified in Section 7.11 of the Town’s 2018 Official Plan, which is the primary guiding document on local land use planning matters. Since the Official Plan was approved, there have been several changes to the parkland dedication requirements established in the Planning Act, most notably through Bill 23 (More Homes Built Faster Act, 2022). The Town is encouraged to update its Official Plan at the appropriate time to align with the current provincial planning policies. A focus should also be placed on policies and practices that support both the “quantity” and the “quality” of parkland and public spaces.

The Official Plan identifies that parkland may be required at a rate of 5% for residential uses, or at an alternative rate of one hectare per 300 dwelling units, whichever is greater. As per Bill 23, the alternative rate is now one hectare per 600 dwelling units (or a Cash-in-Lieu equivalent of one hectare per 1,000 dwelling units), which is not reflected in the existing Official Plan. Further, the legislation caps the maximum alternative dedication rates at 10% of the land for sites five hectares or less and 15% for sites larger than five hectares. Parkland at a rate of 2% is required for non-residential uses and for mixed use development, parkland at a rate based on the percentage gross floor area of each use is applied.

The Official Plan also identifies other parkland related policies related to what constitutes suitable land for park purses, including land being free of environmental hazards and constraints. Policies regarding when it would be appropriate to accept cash-in-lieu of parkland are also identified. A summary of existing parkland policies can be found in Appendix D.

To take effect at a future date, Bill 23 identifies that developers will be able to identify the land they intend to convey to the municipality for parkland. These lands may include encumbered lands such as privately owned public space (POPS) and stratified parks. If an agreement cannot be reached, the municipality or the landowner can appeal to the Ontario Land Tribunal. This may result in less suitable lands being provided as parkland dedication.

The Town also recently approved its Parkland Dedication By-law (2025-005) in February 2025 to provide staff with a tool to implement the Official Plan's parkland dedication policies. The Parkland Dedication By-law also incorporates recommendations made through the 2023 Parks Plan Memo. In addition to requiring parkland conveyance for development or redevelopment, the By-law establishes the requirements for payment-in-lieu of physical parkland dedication, along with other matters such as the location of where parkland should be located, timing, approach for determining values, and more. A summary can be found in Appendix C.

Recommendations – Parkland Policies

39. As part of a **future Official Plan Review**, review and update parkland policies to ensure that they align with changes to the Planning Act and the Town's updated Parkland Dedication By-law.
40. **Secure parkland at the maximum applicable rate** as permitted by the Planning Act via the Town's implementing documents (Official Plan and Parkland Dedication By-law). Explore acquisition and non-acquisition-based options on a case-by-case basis to enhance community accessibility to parkland, such as negotiation, land swaps, land purchases, partnerships, etc.

6.5 Parkland Design and Development Strategies

6.5.1 Strategic Park Renewal and Redevelopment

Continued investment in LaSalle's parks, recreation, and culture system will be critical for continuing to provide a strong sense of community and social belonging. Park development and redevelopment opportunities have been identified throughout this Master Plan to add new infrastructure in growth areas to serve future residents and to reconcile gap areas to respond to community needs. Park renewal is also an important part of modernizing parks and attracting continued use, particularly as neighbourhoods and communities evolve over time.

Rejuvenation efforts can be major in scale, ranging from complete park development / redevelopment to a review of park amenities to renew aging assets, and repurposing underutilized amenities to address other in demand needs. Opportunities for new or enhanced outdoor recreation facilities have been identified throughout this Master Plan. **The following is a summary of strategic opportunities that could be achieved through park-specific renewal projects.** Targeted public consultation should be considered with the general public and/or key stakeholders.

Victory Park is in the southwest corner of LaSalle's urban boundary, which features a large playground and ample open space. The Town recently expanded this park as part of parkland conveyed to LaSalle through the adjacent development, providing more opportunities to accommodate new amenities. This Master Plan recommends playground renewal (which should feature accessible features including surfacing), full-size basketball court, skate zone (alternative site may be Jim Chappus Park), and two tennis courts (relocated from Front Road Park).

Vince Marcotte Park is a community park in the north end of LaSalle. It currently features a playground structure, informal playing field, sand volleyball court, and three pickleball courts. Recommendations for Vince Marcotte Park include reintroducing an outdoor basketball court in place of the three pickleball courts once the new complex is completed at the Vollmer Culture and Recreation Complex, removing the sand volleyball court (relocate to LaSalle Landing), and constructing two tennis courts.

James Jenner Park is on the very easterly edge of LaSalle, which includes one tennis court, basketball, a playground. This Master Plan recommends renewal of all three of these components, including relocating the tennis court from Brian Briggs Park to this location, as site visits revealed that these amenities are aging and in need of replacement. This park also boasts ample open space, which should remain to facilitate casual park activities and gatherings. Other opportunities may also exist to consider the placement of park amenities to create more welcoming and inviting spaces including shade and seating around the playground.

Dossenbach Park is at the southwest limits of the Town's urban boundary. It provides limited neighbourhood value as it is a small park with a playground structure. The park is located approximately 200 metres from Victory Park and both parks generally serve the same neighbourhood. To reduce this duplication of service and make best use of Town resources, it is recommended that Dossenbach Park be considered for an alternative use or removed from the Town's park inventory. An expansion of park amenities within Victory Park is the preferred strategy, along with a replacement of an equivalent amount of parkland within a gap area elsewhere in the Town. Monies collected from the sale of property should be used toward said parkland acquisition.

River Canard Park is unique as its history extends beyond a time before LaSalle was incorporated as a Town. Historical records indicated that the property was jointly owned by the Township of Anderdon and Township of Sandwich West, which are now known as the Town of Amherstburg and Town of LaSalle. Today, the park is managed and operated by Town of LaSalle staff. Current amenities include four ball diamonds, one tennis court and basketball court, boat launch, and viewing platform. This Master Plan recommends working with the Town of Amherstburg to renew the aging basketball and tennis court. Monitoring the use of the ball diamonds is also recommended as there may be long-term opportunities to repurpose these amenities to other uses, such as passive open space, if the Town is able to accommodate users at other locations, such as at the Vollmer Culture and Recreation Complex through adding lighting to increase capacity. To guide these enhancements, LaSalle and Amherstburg would benefit from collectively preparing a development strategy to establish a long-term vision for the site. Continuing to work with the Town of Amherstburg to ensure that the ownership and responsibilities of River Canard Park are appropriately documented is also encouraged.

Jim Chappus Park is on the west side of LaSalle and has two playgrounds, a small basketball shooting pad, and a public art feature. It is recognized that this park will be expanded as part of future development to the south, which will add approximately 1.7 hectares of additional land to the park. Recommendations identified in this Master Plan include removing one of the two playgrounds once it has reached the end of its lifespan to eliminate a service duplication and replacing the existing basketball shooting pad with a full-size, multi-use court (for basketball and ball hockey) to expand playing opportunities. A skate zone could also be located at this park (alternative site may be Victory Park).

6.5.2 Accessible and Inclusive Parks

Designing parks as accessible and inclusive spaces is important to ensure that they are welcoming for all residents, regardless of age, income, background, orientation, and ability. Not all parks or areas within them may be appropriate for universally accessible infrastructure such as naturally sensitive areas; however, community focused spaces should consider the ability for all users to access them. As a best practice, accessible and inclusive parks can achieve the following benefits (which can also apply to the design of indoor recreation facilities):

- Introduce low to no-cost opportunities for people who may not otherwise have the means to participate in activities, sports, and/or events.
- Provide access and opportunities for able-bodied and differently abled residents to connect with public spaces and the outdoors by developing parks and facilities in accordance with accessible design standards.
- Recognize the interests of people from various backgrounds through their ability to host community special events and festivals, recreation activities, and sports.
- Provide unstructured areas in public spaces to facilitate social connections and gatherings.
- Promote the Town’s commitment to provide safe and tolerant spaces for all residents to feel welcome.

LaSalle should continue to focus on creating accessible and inclusive parks that offer something for everyone whether it be for general activities, sports, non-programmed uses, or for casual gatherings and special events. Continuing to work in collaboration with the Town’s Accessibility Advisory Committee will be important. One strategy is to minimize physical barriers within parks to increase use. This may include, but not be limited to, ensuring that park pathways have a firm and stable walking surface. Playground accessibility is also important to meet Provincial legislation. Other strategies to minimize or remove barriers from parks (and facilities) have been identified throughout the Master Plan.



6.5.4 Comfort and Safety Features and Amenities

Comfort features within parks are key to making the Town's spaces more welcoming, encouraging people to spend more time outdoors, and to connect with others. Comfort features found in parks may vary and may include, but not be limited to, shade structures, seating and benches, picnic tables, washrooms, lighting, accessibility features (e.g., rest areas), signage and wayfinding, vehicular and bicycle parking, and design features that create safe environments (e.g., Crime Prevention Through Environmental Design). These types of amenities were identified through the consultation process as there was generally a greater desire for comfort features that make parks more inviting, enjoyable, and accessible. Park features can also play a role in reflecting local Indigenous culture through the provision of public art, native plant species medicine gardens, and educational signage. The way parks are designed can also be welcoming of Indigenous Peoples through incorporating circles (e.g., circular patterns, sharing circles, etc.) and certain colours such as black, white, red and yellow.

Continuing to provide comfort features in LaSalle's parks is encouraged, but this must be done strategically as it is recognized that this comes at a cost in addition to ongoing maintenance and replacement requirements. There is no standard for the provision of comfort amenities in parks, but investment in this area should be based on considerations such as the type of park, level of foot traffic, intended function, etc. Public donations and partnership opportunities may also drive the provision of comfort features. The level of provision should ultimately be guided by the park classification and guiding park facility and amenity framework recommended in this Master Plan.

As a general best practice, Signature (and Community) Parks should have a greater variety of comfort amenities compared to Neighbourhood Parks and Parkettes. For example, the Vollmer Culture and Recreation Complex is a major destination that boasts a range of outdoor amenities that are used by residents and visitors. Comfort features and amenities should reflect the level of use at this location and as the community grows; increased use of the site is expected.

There may be opportunities enhance comfort features, as well as safety, at the Vollmer Culture and Recreation Complex, such as:

- Paving parking lots #6 and #7 to improve accessibility.
- Minimizing physical barriers including paved pathways to strengthen site circulation and connecting on-site amenities such as sports fields, and strategically replacing berms with other parking control measures such as bollards or boulders.
- Exploring the feasibility of constructing a second pavilion with washrooms to provide respite from warmer weather and to alleviate booking pressure from the existing pavilion, which have been increasing over the past number of years. The new pavilion and washroom could be located near the natural amphitheatre and ball diamonds to support their use; covering the amphitheatre could also be considered.
- Adding safety netting to sports fields in appropriate locations.

Guidelines for Parkland Design

- Work alongside the Town’s Accessibility Advisory Committee to identify and address opportunities to minimize and remove barriers to parks (and facilities) in accordance with LaSalle’s Multi-Year Accessibility Plan.
- As part of developing and redeveloping parks, consult with the general public and relevant stakeholders to ensure that designs reflect local needs and considers comfort features and amenities, safety, and strategies to address Town or County-level resiliency and environmental sustainability goals such as naturalization, natural heritage protection and preservation, and reduction of greenhouse gas emissions.

Recommendations – Parkland Design

41. Prepare **park-specific strategies** with consideration given to the recommendations identified in this Master Plan for key sites, including River Canard Park (working with the Town of Amherstburg), Vince Marcotte Park, James Jenner Park, Jim Chappus Park, Victory Park, and Dossenbach Park. Targeted public consultation opportunities should be considered with the general public and/or key stakeholders.
42. Create a plan to **strengthen park comfort and safety features and amenities** at the **Vollmer Culture and Recreation Complex** (in consultation with site users including sports groups and event organizers) to make it more inviting, enjoyable, and accessible. This may include, but not limited to, paving parking lots, adding circulation pathways to connect on-site amenities, adding safety netting to sports fields, strategically replacing berms with other parking control measures such as bollards or boulders, constructing a second pavilion and washroom facility near the amphitheatre and ball diamonds, and adding a covering for the amphitheatre.



6.6 Recreational Trails

6.6.1 Current State of Trails

The Town boasts approximately 50 kilometres of on and off-road trails, as well as sidewalks, across LaSalle to connect residents with neighbourhoods and key destinations, including parks and facilities, as well as commercial areas and other key points of interest; portions of the network also connect to the Trans Canada Trail (e.g., Herb Gray Parkway). In addition to the Town’s recreational trails, there are also trail systems provided by others such as at the Petite Côte Conservation Area. At the time of preparing the Master Plan, a number of trail projects were underway in planning, development, or construction, including in the Bouffard Road and Brunet Park area, along hydro corridors, and on the east side of LaSalle to connect to the Herb Gray Parkway.

Studies have shown that recreational trails are highly valued community assets because they promote free opportunities for physical activity and movement, and they are accessible to people of all ages and abilities. Many communities experienced a significant increase in trail usage following the COVID-19 pandemic, as individuals sought more opportunities to engage with nature and the outdoors.

While the Town has made positive efforts to expand its recreational trails, strengthening linkages to the regional trail system is important to connect residents to other communities through active transportation. This is also beneficial to attract visitors, and spending, to the community. Essex County is currently updating a Community Wide Active Transportation System to guide future investments to link municipalities in Essex County over a 30-year period.

There is strong support for continuing to invest in the Town’s active transportation network. This is embedded in many of the Town’s strategic documents including its Strategic Plan and Official Plan. Many requests were made through the consultation process for more trails that connect residents and visitors to the waterfront, as well as more amenities such as signage, seating, lighting, and more. In particular, suggestions were made to strengthen active transportation linkages to the Vollmer Culture and Recreation Complex as some people expressed parking concerns during peak periods. The community survey also found that 88% and 84% of respondents supported greater public investment in paved multi-use trails and unpaved nature trails, respectively, which was the first and second highest priorities that were identified among 34 facility types.



6.6.2 Continued Recreational Trail Development

The Town has been successful in creating an integrated trail network that combines off-road trails and sidewalks to key destinations such as the downtown area (Malden Road district), parks, and community facilities. Plans are also in place for the Town to undertake an Active Transportation and Transportation Master Plan in the short-term to build upon LaSalle’s robust recreational trail network, which will recognize the priority that residents place on this important amenity.

Short-term strategies should include ensuring that there are walking pathways within parks to provide accessible circulation areas and linkages to internal amenities (e.g., playgrounds, sports fields, public art, etc.). Site visits to LaSalle’s parks found that many locations do not have designated pathways, which may be a barrier that would limit access and enjoyment to Town parks.

Building upon the Town’s trail network should include connecting future residential areas, particularly in the Howard Bouffard Secondary Plan area where the majority of future development is expected. The Town has already outlined a strategy for developing trails in this area that uses a combination of on and off-road routes, as well as utility corridors, with supporting policies described in Official Plan Amendment No. 2 (Section 5.3.5.1) and illustrated on Schedule F3. Opportunities to plan, acquire, and develop active transportation routes and linkages in this area are supported by the Master Plan. Other specific connections should be determined as part of the preparation of the Active Transportation and Transportation Master Plan or as development applications come forward with the goal of linking destinations, such as residential and commercial areas, parks, LaSalle Landing, Vollmer Culture and Recreation Complex, adjacent municipalities, and more.

As it is recognized that it may not be feasible for LaSalle to acquire contiguous parcels of land on its own, partnering with others will be important, including landowners, agencies, and senior levels of government. Exploring strategies to acquire land for active transportation infrastructure is encouraged through the development process or as identified in this Master Plan.

Recommendations – Recreational Trails

43. Continue to build on and update the Town’s current **Active Transportation Policy** and expand the network as funding is available. Additional considerations include:
 - a. Designing new and redeveloped parks with designated **circulation pathways** to improve physical accessibility, guide users through parks and public spaces, and connect to on-site amenities.
 - b. Establishing recreational trails within **future residential areas**, including the Howard Bouffard Secondary Plan area with an emphasis on linkages to the existing network.
 - c. Working with non-municipal landowners to ensure the development of a **continuous active transportation network**. Where feasible, acquiring land for active transportation infrastructure is encouraged.

6.7 LaSalle Landing

Public water access is often identified as one of the most highly valued amenities associated with waterfront communities, including in LaSalle. The community survey found that 83% of respondents supported greater investment in LaSalle. The Town recognizes this as it makes major investments in LaSalle Landing. Creating a unique and vibrant destination along the waterfront has many benefits for both residents and visitors. Research suggests that there are mental health benefits with connecting people to the water for casual enjoyment or to take part in water activities; they can be locations for special events, festivals, and other social gatherings, and they can also support tourism opportunities by attracting visitors and stimulating economic development.

The Town is currently embarking on an ambitious project to reimagine the waterfront to create a destination along the Detroit River for residents and tourists. During the COVID-19 pandemic, the Town completed acquisition of a number of key waterfront properties to assemble a contiguous site of approximately 24 hectares that includes Front Road Park, Gil Maure Park, Benoit House, Riverdance Community Centre, and Event Centre.

Now known as LaSalle Landing, the Town quickly began work to realize its waterfront vision. With the support of external funding from the Gas Tax Fund, the Town renovated the Westport Marina in 2021, which is now known as the Event Centre. In 2024, the Town resurfaced the tennis courts at Front Road Park and converted two courts to create six pickleball courts. A skating loop trail and water feature were also completed with supporting amenities, including a structure for washrooms, change facilities, and space for maintenance and operations supporting the waterfront.



Over the short term, the Town's budget identifies approximately \$5M towards next steps for LaSalle Landing, which includes the following projects:

- Improvements to the existing canal/inlet break wall, west of the Event Centre;
- Extension of the existing parking lot north of the Event Centre;
- Improved access and circulation, including parking expansion;
- Levelling, grading, and seeding Festival Lawn;
- Development of trails and pathways in the north end of LaSalle Landing; and
- Other related infrastructure and servicing work to support future development of LaSalle Landing.

In addition to what has been completed and upcoming initiatives, the LaSalle Landing concept plan identifies other projects including, but not limited to, the following:

- Sports zone, including one basketball and three sand volleyball courts to replace the existing amenities at Front Road Park (tennis and pickleball courts to be removed);
- Replace the outdoor pool (or relocate to a Community Park);
- Trails and pathways;
- Parking expansion; and
- Landscaping.

Additionally, the concept identified a potential location for a community centre and mixed-use building. This Master Plan did not identify this as a need during the planning period and as a result, it is not recommended at this time.

Continuing to implement the development concept will be important to reflect the public's desire for a waterfront that residents can be proud of and one that draws visitors and encourages travellers to stop to enjoy one of LaSalle's most valued natural assets. The following is a summary of key recommendations that were identified in this Master Plan as it relates to LaSalle Landing. Consideration should be given to revisiting the waterfront development concept to incorporate these recommendations to reflect community requests.

- Consider opportunities to relocate the outdoor pool to another location in LaSalle;
- Advancing accessibility upgrades to the Riverdance Community Centre and working with user groups to advance other tenant-initiated improvements; and
- Redesigning the sport zone to remove the basketball court (which should be relocated to Victory Park) and reconfiguring the space to include a total of four sand volleyball courts.

Figure 22: Excerpt of LaSalle Landing Concept Plan



Although the operational management of the LaSalle Landing boat ramp is beyond the scope of this Master Plan, it is recommended that the Town undertake a comprehensive review of its purpose, function, and supporting infrastructure to ensure that it continues to be suitable to meet future needs. As part of this review, the following should be considered:

- Clarify whether the boat ramp is primarily intended to serve residents or whether it plays a broader role in attracting tourism and supporting economic development.
- Assess whether the current location of the boat ramp aligns with the overall vision and long-term planning objectives for LaSalle Landing.
- Evaluate hours of operation, fee structure and staffing, and
- Review the adequacy and condition of supporting amenities such as:
 - Parking capacity and layout;
 - Capacity to accommodate fish processing activities, including cleaning stations or designated areas;
 - Washrooms;
 - Lighting and signage;

- Waste disposal and recycling facilities;
- Docking and launch infrastructure; and
- Accessibility features for users with mobility challenges.

Recommendations – LaSalle Landing

44. Align the **LaSalle Landing** concept with the recommendations from this Master Plan, including replacing or relocating the outdoor pool (potentially at another site) and redesigning the sport zone to remove the basketball court and provide a total of four sand volleyball courts. Continue to prioritize the development of LaSalle Landing, including enhancements to park features such as trails, unprogrammed open space, landscaping, parking, etc.
45. Undertake a review of the viability, functionality, and supporting infrastructure of the **LaSalle Landing boat ramp**. Consideration should be given to alignment with the vision for LaSalle Landing, its role in the community and economic development, hours of operation, fee structure, staffing, and supporting infrastructure such as parking, washrooms, signage, lighting, and other docking services.



7. Service Delivery

7.1 Staffing and Governance

7.1.1 Culture and Recreation Department

The Culture and Recreation Department is responsible for delivering and facilitating a broad range of recreation programs, leisure services, cultural initiatives (e.g., special events), and community partnerships. The Department consists of 39.4 Full Time Equivalents, including a Director and Manager, Supervisor of Recreation, Supervisor of Programming, Recreation Programmers, Recreation Clerks, and several part time staff. The staff team is responsible for a range of duties including, but not limited to, program registration and delivery, facility and field scheduling, running Town events (e.g., Strawberry Festival), and supporting community-led activities, as well as providing and administering key services such as the Town’s fee assistance program (Pathway to Potential). Most recently the Department added a new recreation programmer in 2025 to reflect the Town’s growing population and demand for enhanced community services.

The Culture and Recreation Department works with other Departments within the corporation to meet community needs. The Public Works Department is responsible for managing the Town’s infrastructure, including the maintenance and operations of recreation facilities and parks (including the assets). The Planning and Building Department is responsible for parks planning. The municipal departments that play a role in the Town’s parks, recreation, and culture system and their areas of responsibilities are summarized in the table below

Table 15: Summary of Departments and Areas of Responsibility

Department	Public Works	Planning and Building	Culture and Recreation
Areas of Responsibility	<ul style="list-style-type: none"> • Engineering • Roads and Parks • Water and Wastewater • Facilities 	<ul style="list-style-type: none"> • Building • Planning 	<ul style="list-style-type: none"> • Programming • Recreation

A staffing and organizational review of the Culture and Recreation Department is beyond the scope of the Master Plan, but it is noted that, as the Town continues to grow, the staff team within the Department, will need to expand in tandem to maintain or expand existing provision levels and address any new lines of business. Staff levels in other departments may also need to expand as necessary; for example, additional parkland within the Howard Bouffard Secondary Plan area and waterfront investment will create a need for additional parks staff. This Master Plan also supports continuing to strengthen and explore new partnerships, which will complement the growing staff team.

As new staff positions are added, roles and responsibilities should be reviewed to ensure that the allocation of duties is balanced across the Department as some staff are currently filling multiple roles. This has allowed the Department to operate as efficiently as possible but as the Town grows, staff may face greater pressure and public expectations for enhanced services, making it a challenge for staff to continue playing a multi-role position.

Ensuring that there are adequate staff available during peak periods when facilities are being used during the evenings and weekends to support operations must also be considered. There is a need to ensure that staff are appropriately supervised during these peak periods to oversee frontline and part-time staff and ensure that they are supported in delivering community services and responding to public requests. Staggering staff scheduling ensures that there is some overlap between staff shifts to ensure that there is a seamless transition of communication.

7.1.2 Advisory Committees

Parks, Recreation and Events Committee

LaSalle's Parks, Recreation and Events Committee advises Council on relevant matters in LaSalle and according to its Terms of Reference, responsibilities include:

- Review and adopt policies related to parks, recreation and events.
- Review, approve, and provide feedback on any large-scale Town event.
- Review, provide feedback and recommend to Council for adoption any parks or recreation master or long-term plan.
- Hear and consider delegations and submissions from residents and community groups regarding the enhancement, operation, and alteration of culture and recreation related services.
- Naming of municipal parks, having regard to the Naming of Parks and Recreation Facilities Policy, in effect at that time.

It is a common best practice for an advisory committee to play a supporting role in implementing a Master Plan, which is already identified by Parks, Recreation and Events Committee's Terms of Reference. This Committee should provide general oversight and input on the Master Plan's implementation. This should include regularly reviewing the Master Plan as part of the annual capital budget process to identify short-term recommendations that should be implemented.

Accessibility Advisory Committee

The Town's Accessibility Advisory Committee's mandate is to promote a barrier-free community. The Committee's Terms of Reference identifies that its purpose is to advise Council on matters related to accessibility and inclusion as it relates to programs, services and facilities.

Some of the key responsibilities of the Committee include (but are not limited to):

- Advising Council about the requirements and implementation of accessibility standards and the preparation of accessibility reports, including but not limited to the Town’s Multi-Year Accessibility Plan;
- Providing advise to Council on the accessibility for persons with disabilities as it relates to the purchase, construction or significant renovation of a Town building, structure or premises;
- Providing advise to Council on programs, policies, and services, as may be requested;
- Reviewing Year-End Accessibility Reports and Post-Election Accessibility Reports and providing feedback; and
- Promoting accessibility and inclusion in the LaSalle community through public outreach, education and special events.

This Master Plan recognizes the importance of removing and minimizing barriers to ensure that all residents can participate in parks, recreation, and culture opportunities regardless of ability. As this Master Plan’s recommendations are implemented, it will be imperative to regularly engage the Accessibility Advisory Committee.

Guidelines for Staffing and Governance

- The Parks, Recreation and Events Committee should provide general oversight and input on the Master Plan’s implementation. At a minimum, this should include undertaking an annual review of the Master Plan to identify short-term recommendations to implement.
- As part of implementing the Master Plan, engage the Accessibility Advisory Committee as necessary to ensure that consideration is being given to removing and/or minimizing barriers to parks, recreation, and culture opportunities in LaSalle.

Recommendations – Staffing and Governance

46. Regularly conduct **internal reviews of staffing levels** within the Culture & Recreation and Public Works Departments to ensure that the Town is positioned to respond to the growing population and desired service levels. This may involve the identification of additional staff resources, adjustments to responsibilities and schedules, new or enhanced partnerships, and other strategies to meet community needs.

7.2 Policy Development

Delivering parks, recreation, and culture services in LaSalle is becoming more multifaceted and sophisticated as the Town continues to grow. Population growth naturally creates expectations for quality services and, to support this, having up to date policies and procedures is important to ensure that services are delivered in a fair, transparent, and consistent manner.

The following is a list of current Town policies and procedures that are relevant to parks, recreation, and culture in LaSalle.

- Accessible Customer Service Standards Policy
- Active Transportation Facility Policy
- Activity Registration and Admission Policy
- Customer Service Standards
- Facility Rentals (Event Hosting, Ice Surface Use, and Outdoor Sports Surface Use)
- Policy for Fee Waiving Related to the Use of Town Facilities
- Grants Policy
- LaSalle Affordable Recreation Policy
- Naming of Parks and Recreation Facilities Policy
- Parks Maintenance Policy
- Respect and Responsibility – Rzone Policy (use of parks and recreation facilities)
- Sale of Municipally Owned Property Policy
- Social Media Policy
- Tree Planting Policy
- Trees on Municipal Property Maintenance Policy
- Virtual Recreation Programming and Online Safety Policy
- Volunteer Recognition Draw Policy

The Town recently undertook a review of its internal policies to ensure that they are up to date and reflect the most common issues and expectations from the public. It will be important for the Town to continue to regularly review and, if necessary, amend existing policies or create new ones to address emerging situations. It will be prudent for the Department to ensure that its policies are reflective of current conditions and community needs and expectations, and that they align with corporate-wide principles. It will also be important to ensure that the Department's policies are understood by the staff team and the public.

The following are some policy gaps that were identified through the Master Plan process.

Naming of Parks and Recreation Facility Policy (proposed to be reviewed/revised)

LaSalle's Naming of Parks and Recreation Facilities Policy (G-CR-001) provides the Town with a consistent naming approach that considers a set of criteria such as:

- The name of the street on which the park or recreation facility is located.

- The name of the community area that the park or recreation facility will serve.
- A historically significant name in terms of famous pioneers, settlements, establishments of incidents applied to the area in which the park facility is located.
- Topographical or unique characteristics of the site.
- In certain circumstances, consideration may be given to naming a park, or facility, or rooms within a facility after a person, group, or corporation. In such circumstances, additional criteria apply such as consideration of the contributions made to public life in LaSalle, the relationship, if a group or corporate name is used, the name should be reflective of the Town's community values, etc.

This policy was originally approved in 1990, and it was last revised in 2004 and reviewed in 2024. Despite this, a broad scan of naming policies and strategies in other municipalities has found that there are opportunities to revisit the Town's policy to strengthen its community impact and transparency. As part of a future policy review, the following may be considered:

- Create a nomination process to allow residents or community groups to submit naming proposals and to be involved in their review.
- Recognize that parks and facilities shall not be named that may be perceived as discriminatory or derogatory of race, colour, ethnic origin or group, gender identity or expression, sex, sexual orientation, creed, political affiliation (including locally elected officials unless retired), disability, etc. Consider the Town's Indigenous heritage and other equity-deserving groups.
- Establish a process for renaming parks and facilities under certain circumstances, such as where the name does not align with the Town's community values, is associated with discriminatory views or actions, negatively represents cultures including Black, Indigenous and Persons of Colours, or other equity-deserving groups, and is inconsistent with other Town by-laws, policies, etc.
- Have regard for the proposed Sponsorship Policy (recommended in this Master Plan), which would allow the Town to permit facility naming rights for an established duration of time.

Inclusive Parks, Recreation, and Culture Policy (proposed)

An Inclusive Parks, Recreation, and Culture Policy recognizes that all residents should have an opportunity to access programs and services, regardless of ability, background, and orientation. This policy can demonstrate LaSalle's commitment to including all residents, including equity-deserving groups (e.g., newcomers, BIPOC, LGBTQ2+, etc.) and promote fair and equitable access to programs and services, as well as to recognize that all Town facilities and spaces are welcoming and safe spaces. This policy would outline appropriate training required by staff, particularly for Recreation Programmers, internal and external supports that can be provided (including the availability and responsibility of support persons), efforts to provide inclusive programs (e.g., low-sensory programming), subsidy programs, and other relevant matters.

Scent or Fragrance-Free Policy (proposed)

This policy would address health concerns related to artificial scents and prohibits the use of fragrance products that may have adverse effects on staff and residents using public facilities and spaces. It is suggested that the policy outline the roles and responsibilities of Town staff and how to address concerns. Procedures for raising awareness about the Town facilities and spaces being scent-free environments may also be outlined in this policy, including the use of signage.

Public Art and Monuments Policy (proposed)

A Public Art and Monuments Policy ensures that there is a standardized and transparent process to acquire, approve, fund, and maintain public art. This policy can also be helpful to establish where public art and monuments can be located, and what types of installations are or are not acceptable. Other key considerations in developing this policy may include, but not be limited to, liability and insurance, ownership, duration of display, and more. Policy direction that prioritizes public art and monuments created by local and regional artists is also recommended.

Sponsorship and Advertising Policy (proposed)

Sponsorships and advertising can be an effective revenue source to support municipal facilities, programs, and services, as well as operations. Creating a sponsorship and advertising policy can help solicit and manage collaborative opportunities with businesses, community groups, and others, while maintaining the Town's strategic priorities, brand, values, image, policies, and community interests. This policy may outline general guiding principles, what types of sponsorships and advertisements are permitted (or not permitted), and guide the development of sponsorship and advertising agreements that speak to details, including the duration (or term) of the sponsorship/advertisement, how the revenue is allocated, and other legal terms and conditions.

Guidelines for Policy Development

- Regularly review and update policies relevant to the Culture and Recreation Department that involve the delivery of parks, recreation, and culture opportunities to ensure that they reflect current conditions, community needs, and public expectations.

Recommendations – Policy Development

47. Update the **Naming of Parks and Recreation Facilities Policy** to strengthen the Town’s naming strategy.
48. Create **new policies** where gaps exist such as a Public Art and Monuments Policy, Inclusive Parks, Recreation, and Culture Policy, Scent or Fragrance-Free Policy, Sponsorship and Advertising Policy, Public Art / Monument Policy, and others determined by staff.

7.3 Partnerships and Volunteers

7.3.1 Partnerships in Service Delivery

LaSalle’s parks, recreation, and culture opportunities are provided through a blended service delivery model where the Town works collaboratively with partners to reduce duplication, share costs and physical assets, and maximize efforts to expand programs and services. The Town’s partners include the Essex County Library, LaSalle Friendship Club, University of Windsor, St. Clair College, local sports and service organizations, and more.

Consultation with community organizations found continuing support for efforts to build upon these relationships. Regularly engaging these organizations is recommended to understand their needs and challenges, ways to provide support, help coordinate initiatives and promote and bring awareness to their programs and services, and more.

There may also be opportunities to expand or formulate new partnerships to implement this Master Plan’s recommendations or to explore new initiatives that respond to evolving community needs. This includes both **new partnerships** and **expanded partnerships**, the latter of which may involve **requests to modify Town-owned physical spaces** that are used by external organizations or community partners.

When evaluating new or expanded partnerships – including partnerships or proposals that involve modifications to Town-owned spaces – it is important for the Town to assess both the potential benefits and risks to ensure alignment with municipal goals and mutual value for all parties involved. The following criteria should serve as a consistent framework for evaluation:

- The purpose of the proposed partnership and how it aligns with LaSalle’s strategic plans and philosophies;
- The Town’s role in supporting or delivering the proposed program, service, or activity;
- Whether there is a demonstrated or quantifiable need for the proposed offering within the greater LaSalle community;
- The cost-benefit of pursuing the initiative, including financial, operational, and community impacts;

- Whether the initiative can be accommodated within LaSalle’s existing parks and/or recreation facilities without negatively affecting current uses;
- The feasibility of supporting the initiative within LaSalle’s long-term capital and/or operating resources;
- The qualifications and capacity of the proposing organization or group to deliver the initiative over the long term, in compliance with legislative requirements and municipal standards;
- Whether the level of risk is acceptable to all parties and if there is a clear plan in place to manage that risk;
- Whether the proposing organization is uniquely positioned to deliver the initiative or if alternatives exist; and
- That all parties have a clear and full agreement on the terms, conditions, standards, and responsibilities involved.

7.3.2 Supporting Community Volunteers

Volunteers contribute to the Town’s quality of life and are important for creating a sense of place, strong community cohesion, civic pride, and economic development, while also learning valuable skills, giving back to the community and for some, earning high school volunteer hours. While volunteering is an important way to give back to the community and support important initiatives, 55% of Canadian not-for-profits and charities reported a reduction in the number of volunteers compared to previous years. Many of LaSalle’s community groups echoed this observation, with several sport and organizations having trouble attracting and retaining volunteers.

Volunteers are the lifeblood of successful community organizations. Without volunteers, organizations are unable to operate, which may result in a service gap in the community. The public will often look to other potential providers to assume the service such as the Town. However, with municipal resources already stretched, it is in the best interest of the Town to ensure that community organizations enjoy long-term success. LaSalle can play a role in assisting groups with recruiting and retaining volunteers. Such strategies include using the Town’s website as a resource to promote volunteer opportunities; hosting a volunteer fair could also be organized.

Guidelines for Partnerships and Volunteers

- Strengthening existing community partnerships, or creating new relationships, are encouraged to share roles and responsibilities to meet community needs, while minimizing service duplication, and should be considered as part of implementing the Master Plan’s recommendations.

Recommendations – Partnerships and Volunteers

49. Regularly **engage community organizations** (annually or bi-annually) to understand their needs and challenges, ways to provide Town support, help coordinate initiatives, and promote and bring awareness to programs and services.
50. Develop targeted strategies using the Town’s communication channels to **promote volunteer organizations and opportunities** and provide direct contact information for community organizations to enhance volunteerism in the Town. Additionally, consider offering avenues for connecting potential volunteers with opportunities, such as volunteer fairs, community booths, and similar events.

7.4 Recreation Programming and Events

The Town provides programming for different ages and interests, which are highlighted in this section. The Town’s programs are complemented by activities that are provided by others such as the LaSalle Public Library and community organizations.

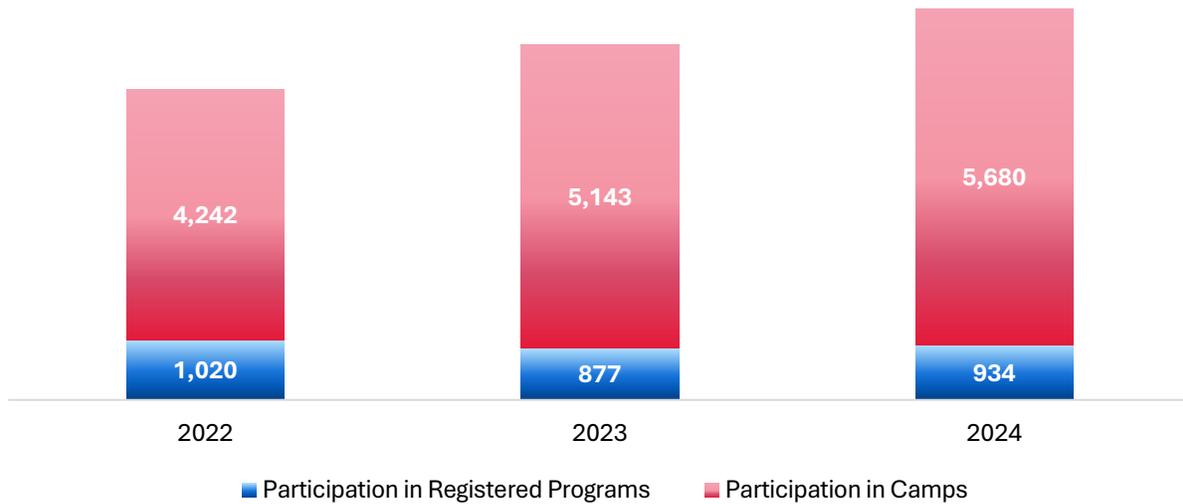
7.4.1 Current State of Programming

Children and Youth

LaSalle offers a variety of registered and drop-in programs for children and youth that primarily occur at the Vollmer Culture and Recreation Complex. Recreation activities include swimming, skating, and camps (e.g., PD Day, March Break, summer). General interest activities are also held such as arts and crafts, dance, karate, engineering, along with educational courses such as babysitting and nutrition, and more. In addition, the Town offers a range of outdoor park facilities and amenities to encourage unstructured physical activity for children and youth, including playgrounds, sport courts, skate park, splash pad, and sports fields.

The Town’s camps were the most popular programs and in 2024, there were 5,680 registrants. This translates into a fill rate of 95%, suggesting that the Town’s camps are near full capacity. Camp participation increased since 2022, where there were 4,242 registrants (95% fill rate). There continues to be strong demand for these programs as the number of waitlist individuals was 582 in 2024, which was up from 320 in 2022. In 2024, there were also 934 participants in registered programs (fill rate of 69%), which was a slight decrease from 2022 where there were 1,020 participants and a fill rate of 76%. Program availability varies year to year.

Figure 23: Participation in Registered Children and Youth Programs and Camps



Adults

The Town primarily provides drop-in group fitness, swimming, and skating programs for adults. Outdoor facilities and amenities are also available for adults, including sport courts, walking and hiking trails, sports fields, gathering spaces, and more. In addition, the Town provides a limited range of registered recreation programs. In 2024, the Town had 152 adult program registrants, which was a fill rate of 90%. This was an increase from 44 participants in 2022, although this was due to limited program availability.

Older Adults

The Town was recently awarded an annual grant of \$55,000 from the Province and recognized as a Seniors Active Living Centre. With this funding, the Town will be able to provide an expanded range of older adult programming centred around health, social events, learning, and drop-in activities. This complements activities that are offered by the LaSalle Friendship Club, which operates space at the LaSalle Civic Centre. The group provides traditional older adult and seniors programs such as arts and crafts, cards, bingo, and other activities to encourage socializing and active participation.



7.4.2 Future Programming Outlook

The consultation process found that there is a desire for a range of recreation and culture programs such as gymnasium-based activities, including sports, educational workshops, arts and crafts programs, and dance classes, and special events and live music. As the Town and its community partners continue to explore and expand program offerings, prioritizing activities that align with the goals of the Framework for Recreation in Canada is encouraged. This includes programs that:

- Focused on children, youth, older adults, seniors, and under-represented populations;
- Are affordable, accessible, and inclusive of all residents;
- Incorporate physical literacy;
- Support healthy living and active aging;
- Strengthen community partnerships;
- Support and encourage unstructured and self-scheduled activities;
- Promote the appropriate use of parks and facilities for special events;
- Optimize the use of existing public parks and facilities; and
- Allow people to connect with nature and be stewards of the environment.

With a growing population, it can be expected that program interests will evolve, particularly as LaSalle's residents become older and more culturally diverse; new residents may also be seeking a range of activities. Promoting existing programs and exploring new activities is recommended to maximize the use of Town-owned indoor and outdoor spaces and facilities, as well as making use of non-municipal spaces that are owned by others (such as schools).

There are no provincial or industry standards for programming service levels as capacities are determined locally by municipalities with consideration given to resource availability (e.g., staffing, space, funding, etc.), community requirements, alternate providers, etc. Programming strategies for LaSalle are highlighted below. On-going community engagement is recommended to identify, plan, and develop programs with an emphasis placed on providing a broad range of different activities to respond to all age groups and interests. Providing programming on a trial basis is encouraged to test demand before implementing activities on a full-time basis, which may need to consider resource requirements.

Fill Rate Target for Programs and Services

Municipalities strive to maximize the use of public facilities and spaces and part of this requires ensuring that programs are filled near capacity. This work involves scheduling programs during times that each age group can participate and that they reflect the interests of the community. The Town currently provides a mixture of registered programs and camps for children and youth. Camps are very popular with a fill rate of 95%, while registered programs have lower fill rates at 69%. Targeting a fill rate of 80% or more for registered programs is a common goal of municipalities, which helps determine what programs are being well subscribed, which is recommended for LaSalle.

Offer Convenient and Unstructured Activities

The community survey found that 30% of respondents were not able to participate in recreation and culture activities as often as they would like due to the lack of time, which was one of the most common participation barriers. This finding aligns with broader participation trends due to increasingly busy lifestyles and competing interests. Committing to structured activities that require advanced registration, and regular attendance has become a challenge among many households. As a result, communities, including LaSalle, are experiencing a greater demand for drop-in and unstructured activities that are flexible and fit within different schedules.

LaSalle provides a range of unstructured parks, recreation, and cultural opportunities to encourage residents and visitors to be active in the community. Such activities include public swimming and skating times, which are complemented by a parks system with outdoor spaces, sport courts, playgrounds, trails, and a waterfront. Convenient and unstructured activities continue to be emphasized, and this Master Plan supports the development of facilities and park amenities to facilitate these activities including, but not limited to, a gymnasium, multi-purpose program and fitness space, sport courts, playgrounds, trails, and more.

Focus on Children, Youth, Older Adults and Seniors

The Town does an excellent job of providing structured and unstructured programs for children, youth, older adults, and seniors at its parks and facilities. Engaging these segments of the community is more important than ever to combat issues of social isolation and acceptance and to promote physical activity and personal health and wellbeing.

As the Town continues to grow, expanding the range of programs will be required to respond to community needs across all age groups. Residents have a range of interests including, but not limited to, education and learning (including education about Indigenous Peoples), connection to nature and the environment, skill development, low-impact fitness, and more. Intergenerational programming is also another area to explore to provide residents with opportunities to engage with different age groups.

As the community grows, the proportion of persons with disabilities is also likely to increase. As a result, it will also be important for the Town to provide programs that are accessible and inclusive of all residents, regardless of their ability, as well as to accommodate their needs and those of support workers. To achieve this, the Town should explore opportunities to offer adaptive and sensory programs.



Programs offered by the Town should complement what is currently provided by others. For example, the LaSalle Friendship Club primarily focuses on traditional seniors activities and the Town is playing a greater role in programming for this age group through the Seniors Active Living initiative. Synergies may exist to work collaboratively to ensure that program opportunities are complementary and coordinated to maximize community benefit and impact.

Promote and Expand Arts and Cultural Programs

The Town provides a limited range of arts and cultural activities, which are primarily centered around art and dance programs. Since emerging from the COVID-19 pandemic, interest for these programs were relatively high with 326 registrants, resulting in a fill rate of 77%. There was also pent-up demand for more programs as there were more than 30 people on a waitlist. Demand for these programs were generally due to the fact as the Town re-opened its doors to the public, there was a heightened interest in participating in any programs that were available.

Overtime as more programs and activities became available, enrollment in arts and cultural programs declined. In 2024, there were 181 registrants (58% fill rate) registered in arts and cultural programs, representing a 45% decrease from 2022; only one person was on a waitlist. This suggests that interest in these types of activities is low. Enhancing promotion of the Town's arts and cultural activities is encouraged to boost program enrollment. Opportunities may exist to offer new types of arts and cultural programs. Suggested activity areas received through the consultation process included new art programs, music, classes, theatre, history, and programs for adults. Additional program areas, and strategies to increase participation, should be explored as part of a broader Cultural Strategy.

7.4.3 Special Events and Festivals

Special events and festivals offer numerous benefits as they foster community pride, contribute to a sense of place and quality of life, create tourism and economic development opportunities, and bring people together to celebrate and socialize. There are many Town-run events, which are put on with the support of volunteers and vendors, that take place throughout the year at locations including the Vollmer Culture and Recreation Complex, LaSalle Civic Centre, and LaSalle Landing (e.g., Event Centre). Town-run events include (but are not limited to):

- Breakfast with Santa and the Mayor
- Canada Day
- Holiday Lights Heritage Nights
- Last Call Before Fall
- Movie Nights
- New Year's Eve Fireworks
- Night Market
- Remembrance Day Ceremony
- Spring Fling
- Strawberry Festival
- Truck or Treat

Additionally, several events are put on by third parties that take place on Town property, which vary in number and type each year. In 2024, there were more than 20 third-party events hosted at LaSalle parks and facilities. The Town’s Event Hosting Policy outlines the requirements for all special events that take place on all municipally owned lands, which speaks to risk management, permits and fees, communications and promotion, sponsorships, health and safety, utilities, security, and parking and traffic management.

The Town’s Event Hosting Policy also requires that events meet accessibility requirements including complying with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and the Town’s Customer Service Standards Policy. It also recommends that consideration be given to the Ontario Guide for Accessible Festivals and Outdoor Events, which speaks to event planning considerations such as seating, rest, and shade areas, washrooms, signage, service animals, support workers, and more.

Research suggests that event attendance is growing along with the appreciation for arts and culture, which is reflected locally in LaSalle. Residents value authentic experiences that contribute to making the Town unique. LaSalle’s special events and festivals are highly valued in LaSalle and the community survey found that there is a desire for more outdoor event space. Nearly four-fifths (78%) of respondents also supported additional investment in outdoor community space for events, which ranked sixth out of 34 facility types, suggesting that this is a priority among respondents. The development of LaSalle Landing will provide added outdoor community space for events, which will complement other outdoor event space at the Vollmer Culture and Recreation Complex and the LaSalle Civic Centre. It is recommended that the Town collect and/or procure meaningful data to measure success of its special events and festivals to understand its community and economic impact, which may support rationalizing future investments (e.g., event attendance, revenue, sponsorships, etc.).



Recommendations – Recreation Programming and Events

51. Continue to assign **priority access to LaSalle residents** through program registration and permitting processes.
52. Target a **minimum fill rate of 80%** for registered programs (calculated by dividing program registrants by program capacity). Re-evaluate program resourcing and marketing efforts for any programs that do not meet this threshold.
53. Explore **new program offerings** that are affordable and accessible for residents with an emphasis on promoting and expanding arts and cultural programs, convenient and unstructured activities, adaptive and sensory programs, and programs for children, youth, older adults, and seniors. Ensure that existing and future program offerings are well promoted to maximize the use of existing and planned multi-purpose and community spaces.
54. Promote existing **programs provided by community partners** such as the LaSalle Friendship Club and others, to ensure that residents are aware of what is from community partners.
55. Collect **special event and festival data** to improve business intelligence, measure success, and understand community and economic impact to rationalize future investment (e.g., event attendance, revenues, sponsorships, etc.).

7.5 Diversity, Equity and Inclusion

Ensuring that the Town provides the appropriate supports to encourage lifelong participation in parks, recreation, and cultural opportunities is important as the Town is expected to become a more diverse community over the planning period. This section explores key strategies to engage equity-deserving groups, including households experiencing financial constraints, persons with disabilities, LGBTQ2+, newcomers to Canada, and Indigenous Peoples.

7.5.1 Overcoming Financial Barriers

LaSalle’s median household income in 2020 was \$119,000, which was much higher than the median household income for the Essex County (\$82,000) and Ontario (\$91,000). This suggests that LaSalle residents are less likely to experience financial barriers to participation compared to their regional and provincial counterparts. 4% of LaSalle residents live in low-income households compared to Essex County (11%) and Ontario (10%). Providing parks, recreation, and cultural opportunities at a range of price points will continue to be important to ensure that they are affordable for residents regardless of income.

The Town strives to ensure that programs and services are affordable and accessible for all residents, which is complemented by no-fee opportunities such as using LaSalle's parks and trail system, and some events. For fee-based programs and services, the Town aims to align its rates with adjacent municipalities, and they are regularly reviewed and adjusted to account for inflation.

The County of Essex and City of Windsor provide funding for programming to municipalities to minimize participation barriers to programming through the Pathway to Potential (P2P) program. In 2024, the Town was allocated \$45,000, which benefitted 131 unique individuals. In conjunction with P2P, the LaSalle Affordable Recreation Fund (LARF) offers additional funding to provide no cost or low-cost opportunities for recreation.

A challenge that many households experience is that the cost of programs and services are increasing from registration fees to equipment and supplies that are required to participate. Continuing to promote the Town's financial subsidy programs is encouraged. Consideration should also be given to establishing a funding stream to support community organizations that are similarly impacted as the cost for delivering programs and running events are also on the rise.

7.5.2 Removing Barriers to Parks and Facilities

The Town of LaSalle has implemented a variety of standards and environments to ensure that parks, recreation, and culture amenities meet the requirements of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). The Town's Accessible Customer Service Standards Policy recognizes that through the development of future policies, procedures, and practices, the need to provide accessible services is crucial to serving all residents. The policy highlights the many strategic efforts considered to ensure accessibility, including the provision of goods and services that are available to individuals with disabilities, equal opportunities for those with disabilities to benefit from the Town's goods and services, and visible, accessible prior notice to the public in case of any disruption to these goods or services.

These strategies are evident throughout the Town's parks, recreation, and culture facilities, programs, and services. The H2Oasis Aquatic Centre at the Vollmer Complex, for example, offers a variety of alternative options for those with physical disabilities to use the amenities. A lift into the spa, a ramp to enter the main pool, water wheelchairs, slings, washroom lifts, handicap stalls, and an adult change table with a lift are some of the amenities. A specialized swim time provides a safe and positive swim environment that limits the use of sensory stimulation like music, waves, or spray features and is geared towards individuals with disabilities and their families.

Where possible, the Town makes efforts to make events barrier-free with the provision of accessible tables and seating, barrier-free restrooms, holding events at locations with wheelchair and stroller accessible grounds, rest/quiet areas, sensory friendly periods, and permissible support persons and animals to be entered free of admission. This Master Plan supports such initiatives to remove barriers from public facilities through new facility development and renewal, as well as in programs and services (through the development of an inclusion policy) to ensure that all residents have an opportunity to participate, regardless of ability. This may be informed by an accessibility audit of all Town recreation facilities and spaces that identifies and creates a plan to mitigate and remove barriers. This may be combined with a broader accessibility audit of all public facilities and spaces owned by the Town that considers a holistic approach to removing barriers across the corporation.

7.5.3 Creating Safe and Welcoming Spaces for All

Research suggests that between 4% and 10% of Canadians identify as a member of the LGBTQ2S+ community. It is particularly important to ensure that this group is fully engaged in the community, including in parks, recreation, and culture opportunities, as advocacy groups attribute exclusionary attitudes with mental health issues, homelessness, suicides, and harmful practices within communities. To engage this group, LaSalle celebrates pride month every June with a flag raising and there are several organizations throughout the Windsor-Essex area that provide resources to, and support to, the LGBTQ2S+ community.

Public facilities should be judgement-free environments where all staff and users feel safe and be welcoming for the LGBTQ2S+ community, as well as other equity-deserving groups such as BIPOC and persons with disabilities. There are several resources available from community support and advocate groups that identify steps to making spaces safe and welcoming that include having a diverse staff team, as well as training to ensure that all staff understand how to engage and interact with each other and members of the public. Ensuring that the public is aware that the Town's facilities are intended to be safe and welcoming to everyone is also important, which may be achieved through signage, posters, and imagery (including the use of the Pride flag) within buildings and parks.

Recommendations – Diversity, Equity and Inclusion

56. Consider establishing a **community grant program** to support local volunteer and non-profit organizations in the delivery of programs, services, and events with broad public benefit. Criteria should reflect community priorities, including alignment with this Master Plan.
57. Undertake an **accessibility audit** of all Town-owned recreation facilities and spaces to identify and create a plan to mitigate and remove barriers. This may be combined with a broader accessibility audit of all public facilities and spaces owned by the Town.
58. Ensure all public spaces are **safe, welcoming and inclusive** for staff and users through appropriate staff training and development, universal park and facility design, and public awareness.

7.6 Arts, Culture and Heritage

Culture can mean different things to different people. Within a municipal context, it is broadly defined to include arts, cultural, and heritage services and resources. It involves the expression and celebration of beliefs, values, attitudes, behaviours, and perspectives that are shared between individual and community interactions that creates a sense of place and makes places unique. Culture can also refer to the customary beliefs, social forms, and material traits of racial, religious, or social group.¹²

Culture can be shared through many forms of mediums and media including, but not limited to, gatherings, special events and festivals, storytelling, preservation of archives, and artifacts, the arts (e.g., performing, fine, visual, literary, etc.) and more. Culture contributes to communities in many ways including:

- Creating a sense of local pride through community building, placemaking, and providing quality experiences.
- Offering a greater variety of meaningful pastime activities for residents to pursue, beyond traditional recreation and sports.
- Generating economic multipliers, particularly with events increasingly being marketed across municipal borders to create tourism opportunities.
- Encouraging social interaction by encouraging residents to get involved in the municipality and provide places, spaces, and landmarks where people can gather, share stories and experiences, learn, and understand what makes the community unique.



¹² <https://www.merriam-webster.com/dictionary/culture>

7.6.1 Cultural Strategy

LaSalle's cultural opportunities are primarily delivered by local and regional creative individuals and organizations. These are completed by opportunities provided by the Town, which include cultural facilities and space, limited programming, and special events (e.g., municipally delivered and third-party delivered with municipal support).

There is currently no framework or action plan in place to direct, sustain, and leverage cultural investment in LaSalle. While this Master Plan provides high level direction on strategies to grow LaSalle's cultural sector, the Town would benefit from completing a comprehensive Cultural Strategy to develop and prioritize a detailed action plan. This aligns with the Town's new Strategic Plan, which identifies this as a corporate priority. It would also respond to public input, as the consultation process found that there is a heightened interest in improving, expanding, and investing in cultural opportunities in LaSalle, and cultural organizations expressed an interest in working collaboratively with the Town to achieve this goal. At a minimum, key elements to consider in developing a Cultural Strategy may include the following:

- Document LaSalle's rich heritage and history, including Indigenous roots, to guide storytelling and raise awareness.
- Undertake a cultural mapping exercise to establish a clear picture of what cultural resources currently exist to ensure that Town-led initiatives complement what's already available in the community and Windsor-Essex region. Cultural resources may include, but not be limited to, local and regional assets such as built and natural heritage spaces and places, arts and creative organizations, etc.
- Identify how public facilities, spaces and placemaking can be used for special events and festivals, including potential enhancements to better serve the community, and to integrate public art.
- Examine options for conserving cultural landmarks, including establishing a Municipal Register of Heritage Properties, which currently does not exist, to document properties deemed to have cultural value or interest.
- Identify local and regional organizations where synergies may exist to work collaboratively to achieve common goals related to arts and culture.
- Establish strategies to bolster the local arts and culture sector to drive innovation, economic development and tourism (e.g., continuing to invest in LaSalle Landing).
- Create strategies to recognize and celebrate LaSalle's increasingly diverse population (e.g., special events).
- Consider the merits of establishing a Heritage Committee to advise Council on identifying, protecting, and promoting cultural heritage, including supporting implementation of the Cultural Strategy.

7.6.2 Engaging with Indigenous Peoples

The Town's land acknowledgement statement indicates that "the ground that residents live on is the Traditional territory of the Caldwell First Nation; of the Three Fires Confederacy and the original people of Point Pelee and Pelee Island, and that of the Huron-Wendat and Wyandot Peoples." Situated along the Detroit River, the land where LaSalle is today was a popular place to camp, gather, and hunt.

National efforts are being undertaken to reconcile with Indigenous Peoples through initiatives such as the Truth and Reconciliation Commission, which included 94 calls to action to redress the legacy of residential schools and advance the process of Canadian reconciliation. The following have relevance to the municipal provision of parks, recreation, and culture.¹³

87. We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.

88. We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.

All communities have a role to play in recognizing the land that Indigenous Peoples previously lived on and in being inclusive of this population. Parks, recreation, and culture can reflect Indigenous Peoples and their culture through education, public art, sports, and park design, which is supported throughout this Master Plan.

Meaningful local supports can be determined through open discussions with Indigenous Peoples and organizations, including the Caldwell First Nations, Chippewas of the Thames First Nation, and Walpole Island First Nation. The Master Plan consultation found that connecting with nature, hockey, and cultural learning (particularly language) are important for Indigenous Peoples, although they often face participation barriers such as transportation and ability to pay. Suggestions for park and facility designs included medicine gardens that can be harvested, interpretive signage, and land acknowledgements. Additionally, representation among staff was identified that would help make facilities and programs more welcoming for Indigenous Peoples; one solution that was mentioned was to partner with others such as the Can-Am Indian Friendship Centre, which serves Windsor and Essex County, to identify and address needs, including potentially collaborating on program delivery.

Other resources exist from the Aboriginal Sport Circle, which provides a voice for Aboriginal sport in Canada and advocates for healthy lifestyles. The Assembly of First Nations also developed an IndigenACTION Strategy to help create community partnerships to provide recreation and sports to engage First Nations youth.

¹³ Truth and Reconciliation Commission of Canada: Calls to Action

Recommendations – Arts, Culture and Heritage

59. Prepare a **Cultural Strategy** to support culture and creative expression, connect with the town’s identity, and protect and preserve local heritage. A Cultural Strategy should describe a vision of arts, culture, and heritage in LaSalle and consider key elements identified in this Master Plan such as (but not be limited to):
- a. Documenting LaSalle’s history and undertaking cultural mapping to establish a picture of what currently exists.
 - b. Conserving historical landmarks (e.g., establishing a Municipal Register of Heritage Properties).
 - c. Establishing strategies to bolster innovation, economic development, and tourism (e.g., continuing to invest in LaSalle Landing).
 - d. Exploring partnerships to achieve common goals in arts and culture.
 - e. Expanding how the Town engages the cultural sector.
60. Explore strategies to recognize, engage, and encourage **Indigenous Peoples** in local parks, recreation and sport, potentially working in collaboration with First Nations and community organizations.
61. Regularly engage First Nations to collectively develop strategies to promote and encourage **Indigenous culture** local parks, recreation and sport.



7.7 Communication and Marketing

The Town's Strategy and Engagement department leads communication and marketing in LaSalle. Effective communication and marketing are critical to ensure that there is a high degree of participation in parks, recreation, and culture opportunities. It is important to ensure that information is transmitted, received, and interpreted by residents but it is recognized that there is an overwhelming amount of information being directed to people daily. As a result, promotion of parks, recreation, and culture opportunities can easily get lost.

Experiences across Ontario have found that people find it difficult to know what is available in the community, but LaSalle has found success in this area by using various strategies to share information using the Town's website and Playspeak platform, social media, community signage and wayfinding, electronic boards, e-newsletter, LaSalle Post Reporter, and more. The Town historically has offered a printed activity guide, although this has been phased out in favour of transitioning to alternative resources such as the Town's website, which is a best practice in other communities. The Culture and Recreation Department continues to offer limited printed program schedule, which is available at the Vollmer Culture and Recreation Complex.

Using different mediums to engage the community continues to be important as different forms of communication are favoured by different markets. For example, social media tends to be more effective for younger generations and tech savvy individuals, while print media and signage may be more accessible for older adults and those without internet access or knowledge of using technology.

There is merit in strengthening collaboration to promote programs and services provided by others such as sports groups, service clubs, external agencies, and others. The Town can play a role in providing a centralized resource, such as on LaSalle's website, where people can learn about what is offered in the community. This would particularly be beneficial for groups as consultation found that there is a desire among many organizations to bolster promotional efforts and attract new members and volunteers.

Recommendations – Communication and Marketing

62. Continue to utilize the **Town's website** as a central platform to showcase community organizations, increase awareness of local programs and services, solicit input and engage the community, recruit new members and volunteers, etc.

8. Implementation

8.1 Monitoring and Updating the Master Plan

The Town should periodically review, assess, and revise the recommendations of the Master Plan to ensure that they continue to reflect community needs. This may require monitoring activity levels, utilization, demographics, and continued dialogue with community organizations. The development of annual work plans and regular reporting should be undertaken to track achievements and lessons learned to determine the success of the Master Plan. Through these mechanisms, or as a result of other internal or external factors, adjustment in resource allocation and priorities may be required.

Working with the Town's Parks, Recreation, and Events Committee, the following steps should be undertaken as part of implementing the Master Plan, which should also inform a five-year update (around 2030) and a comprehensive review (around 2035 to 2038).

- Review past recommendations implemented, capital projects undertaken, lessons learned from new and existing initiatives, changes in participation levels, issues arising from the public and community groups, evolving population characteristics and growth, etc.
- Identification of issues impacting the coming year (e.g., anticipated financial and operational constraints, emerging opportunities, etc.).
- Prepare a staff report to identify short-term recommendations and prioritize projects that should be initiated in the coming year based on criteria established by staff (e.g., financial limitations, community input, partnership/funding potential, synergies with other capital initiatives, etc.).
- Communication to staff and Council regarding the status of implementing the Master Plan.
- Budget requests and revisions as necessary.

The Master Plan contains recommendations to meet community needs as they are presently defined. The Town may receive public requests for new services, programs, and facilities that are not currently part of its core mandate. The Town must be prepared to respond accordingly and decisions that Council make should be based on demonstrated needs and evidence presented by proponents. To guide Council decisions, proponents should prepare supporting proposals and business plans demonstrating their rationale for the new level of service being requested, which should involve an examination (at a minimum) into the following:

- Local demand for the activity and/or facility (including the scope of residents that would benefit).
- Local, regional, and Provincial trends identifying the level of popularity of the activity and/or facility.

- Examples of delivery models in other municipalities.
- The ability for existing municipal facilities or parks in LaSalle to accommodate the new level of service.
- The feasibility for the Town to provide the service and/or facility as a core service with consideration given to resources and be able to do so in a cost-effective manner.
- The willingness and ability of the requesting proponent to provide the service and/or facility.
- Potential funding sources, including financial contributions from the proponent.
- The availability of Town resources (e.g., staffing) to deliver or assist with delivering the new service without impacting existing service obligations or if additional resources will be required.

Recommendations – Monitoring and Updating the Master Plan

63. Create **annual work plans** to identify recommendations to be initiated in the coming year. Recommendations to be implemented should be prioritized based on criteria identified by staff and may include, but not be limited to, financial constraints, community input, partnership/funding potential, synergies with other capital initiatives, etc.).
64. Working with the Parks, Recreation, and Events Committee, create a **system for regularly monitoring and reporting on the Master Plan**, such as collecting participation data, satisfaction levels and facility usage, and status of the Master Plan's implementation.
65. Undertake a **five-year update to the Master Plan** around 2030 to ensure that short-term recommendations continue to reflect community needs.
66. Initiate a **full review of the Master Plan** around 2035 to 2038. Timing may be adjusted based on pace of implementation and population growth, changes in trends, and other internal and external factors.
67. Public **requests for new levels of service or notable changes to existing provision levels** should be examined on a case-by-case basis with consideration given to a proponent-led proposal and business plan that details local demand, trends, examples in other municipalities, feasibility of using existing space, municipal resourcing (e.g., staffing), funding, partnerships, and the ability to deliver the new service/facility without negatively impacting existing obligations.

8.2 Funding Considerations

LaSalle has competing priorities that requires careful consideration by staff and Council when it comes to how resources are allocated. This Master Plan is intended to provide the Town with guidance on community needs and priorities. While the Town may experience challenges in providing the appropriate financial and human resources to implement all of the Master Plan's recommendations, it is expected that every effort is made through appropriate means. As part of the decision-making process on capitally related recommendations, operational impacts should also be considered.

Full implementation of the Master Plan will require the use of a range of funding sources in addition to general taxation including, but not limited to, the strategies identified below.

Development Charges/Community Benefit Charges

Development charges are fees that are collected through the building process to address growth-related infrastructure needs of a community, such as new or enhanced recreation facilities. Some of the recommendations identified in this Master Plan may be eligible for development charge/community benefit charge funding.

Parkland Cash-in-lieu Reserves

The Planning Act allows the Town to collect cash-in-lieu of parkland to purchase parkland or improve existing parks.

User Fees and Surcharges

User fees for most recreation, culture, and leisure services – particularly those that are for broad use – are minimal as they exist to promote physical activity, social interaction, and community benefits. Fees are in place for some dedicated-use space or amenities (e.g., arenas) that benefit specific groups or individuals. Increases in user fees – such as through a project specific surcharge – can be used to offset the costs associated with capital upgrades. However, this can result in creating financial barriers to participation, reducing the number or participants which can impact program feasibility, etc.

Municipal Reserves

On occasion, municipalities may decide to set aside monies accrued from tax dollars or other revenue sources for special projects, such as the development or expansion of a specific community facility or park. The Town has a number of reserve funds to support various capital expenses, including for Culture and Recreation, Parks, Vollmer Complex, Waterfront, etc. Industry standards suggest that 2% of the capital value of assets be put into a reserve annually.

Fundraising, Donations and Sponsorships

Seeking assistance from the community to contribute resources towards the construction and/or operation of recreation, culture, and leisure services can be an effective way to provide services that are desired by residents.

Debenture Financing

In cases where alternate sources of funding are unavailable, some municipalities have shown a willingness to finance a portion of major capital expenditures.

Government Grants and Funding Programs

Municipalities often seek financial support from senior levels of government for major municipal capital projects through projects such as the Canada Community-Building Fund (formerly known as the federal Gas Tax Fund). The Town has found success in securing funding for various projects in the past and the Master Plan can be a valuable resource to support future applications for grant and funding programs.

Partnerships

Partnerships between the Town and others should continue to be explored and/or enhanced to share resources and responsibilities to implement the recommendations of this Master Plan; the benefits and disadvantages of these relationships should be evaluated on a case-by-case basis.

Guidelines for Funding Considerations

- Where appropriate, investigate a range of funding and cost-sharing approaches to implement the Master Plan's recommendations, including (but not limited to) development charges, municipal or parkland cash-in-lieu reserves, user fees and surcharges, fundraising, donations, sponsorships, debenture financing, ongoing government and funding programs, one-time grants, and partnerships.
- Use the Parks, Recreation, and Culture Master Plan as a resource to inform the Town's budget process and relevant financial planning studies.
- At the time of approving capital projects recommended in this Master Plan, assess operating implications to ensure that appropriate resources (e.g., operating funds and staffing) are available at the time of implementation.

8.3 Implementation Strategy

The following tables summarize the recommendations identified throughout this Master Plan in the order that they appeared. As part of implementing the recommendations, consideration should be given to the provision and design guidelines that have been identified throughout the Master Plan, which should be considered by staff on an ongoing basis as part of the implementation process.

By approving the Master Plan, the Town is not bound to implement every recommendation or provide facilities/services in the order, amount, or timing indicated. Rather, this Master Plan is intended to provide staff and Council with guidance on community priorities and sets a general course of action to meet needs as they are presently defined.

The rationale for each recommendation has been identified in the implementation table, which fall under three categories:

- **Growth-related:** Strategies that identify what is required to respond to the Town's increasing population. Service levels will decline if these recommendations are not implemented, which may impact how the Town compares with surrounding municipalities and how funding is derived. These recommendations generally include capital projects that may be eligible for development charge funding.
- **Asset optimization:** Strategies that aim to enhance the use of existing facilities and parks, such as asset improvements and modernization initiatives.
- **Best practice:** Strategies, guidelines, and techniques that have proven to be effective in enhancing service delivery and responding to community needs. Applying these best practices in LaSalle ensures that the Town will continue to be a leader in providing and facilitating parks, recreation, and cultural opportunities.

At a high level, resource implications have been identified along with high level capital estimates for facility development. Capital estimates reflect full project costs including construction costs, contingencies, and planning and design fees. Detailed resource requirements will need to be understood as staff bring recommendations forward for implementation. Feasibility studies, business planning, and consultation with the public and stakeholders, should be conducted to further inform the undertaking of major capital projects prior to implementation to ensure that they are aligned with community needs, with consideration given to potential partnerships, financial capabilities, etc.

Timing for implementation should be used as a guide as some flexibility should be taken into consideration as this may be adjusted based on factors such as population growth, partnership opportunities, and funding availability. In some instances, recommendations may be initiated within the short-term, but they may not be fully implemented until the medium term depending on the complexity, such as new facility development. The timing of recommendations is organized into the following categories.

Short-Term: 2026 to 2031

Medium-Term: 2032 to 2037

Long-Term: 2038 to 2045

Recognizing that municipal resources are limited, the level of priority (high, medium and low) for each recommendation is also identified to assist with implementation during each term, which is based on factors such as community input, trends, etc. Priority is not always synonymous with timing – as some recommendations are growth-related, it is possible for a high priority project to be forecasted for the long-term. The stated priority level is only a guideline and should be re-evaluated as necessary as community needs evolves over time.

High Priority: Prompt attention is recommended during the recommended timeframe.

Medium Priority: Attention is required when high priority recommendations have been initiated or completed, or when suitable partners and/or funding have been identified.

Lower Priority: Attention is required when high and medium priority recommendations have been initiated or completed.

Guidelines for Implementation

- Conduct feasibility studies and business plans (with input from the public and stakeholders) prior to undertaking major capital projects to ensure that they are aligned with community needs, consider potential partnerships, and are financially achievable.

8.3.1 Facilities Recommendations

Recommendations	Rationale	Resource Implications	Timing	Priority
<p>1. Secure land for a future indoor community space on the east side of LaSalle (Howard Bouffard Secondary Plan area). Components should be reconfirmed as part of a future Master Plan update or feasibility study, with consideration of a library branch, activity rooms, meeting space, covered outdoor space, etc. Timing of construction – currently estimated as post-2038 – would be influenced by population-based needs, funding, partnerships, and overall community growth.</p>	Growth-related	Cost of land and facility development	Medium (acquire land) – Long (facility development)	High (land acquisition)
<p>2. Develop a 25-metre rectangular indoor pool at the Vollmer Culture and Recreation Complex in the medium-term (2032 to 2037). To guide decision-making, prepare a conceptual design and business plan that considers two options:</p> <ul style="list-style-type: none"> a. Retaining the existing indoor pool and undertaking an expansion to construct a second tank (25-metre, 6 lanes) with supporting amenities and accessibility features. b. Replacing the existing pool with a multi-tank modern pool design (25-metre 6 lane pool, plus teaching/warm-water pool) with supporting amenities and accessibility features. 	Growth-related	\$25 M to \$30 M; cost may change subject to preferred option	Medium	High
<p>3. Plan for the replacement of the Town’s outdoor pool. This should include an evaluation of suitable sites including LaSalle Landing or a separate location with amenities such as parking and the potential to accommodate a support building.</p>	Asset optimization	\$5 M to \$10 M	Medium	High
<p>4. Construct a splash pad in the longer-term at one of the following locations: a future community park in the Howard Bouffard Secondary Plan area; Victory Park; Vince Marcotte Park; or Sandwich West Park.</p>	Growth-related	\$250,000 - \$350,000	Long	Medium

Recommendations	Rationale	Resource Implications	Timing	Priority
5. Prioritize an expansion of the Vollmer Culture and Recreation Complex to include a double gymnasium with multi-purpose space in the short-term (2026 to 2032).	Growth-related	\$35 M; includes components in Rec #6	Short	High
6. Proceed with the planned Phase 1 expansion to the Vollmer Culture and Recreation Complex fitness space and indoor walking track in the short-term (2026 to 2032).	Growth-related	See Rec #5	Short	High
7. Evaluate strategic opportunities to incorporate outdoor fitness equipment at a park on the west side of LaSalle and at a future park in the Howard Bouffard Secondary Plan area.	Growth-related	\$50,000 to \$150,000 per location	Medium	Low
8. Provide dedicated older adult space as part of the proposed Phase 1 expansion of the Vollmer Culture and Recreation Complex (2026 to 2032) and work with the LaSalle Friendship Club to shift their services to this site while bolstering the Town’s Senior Active Living programming.	Growth-related	Costs to be determined	Short-Medium	Medium
9. Recognize and promote community providers and associated spaces that are used to youth, older adults and seniors (e.g., LaSalle Hangout for Youth, Essex County Library, etc.) as complementary to existing and planned opportunities provided by the Town of LaSalle.	Best practice	Staff time	Ongoing	Medium
10. Design indoor and outdoor public spaces with an age-friendly lens to create welcoming and inviting spaces that can be used by all residents. Consideration should be given to features including, but not limited to, lobby and common areas with seating, gardens, quiet spaces, barrier-free design including firm and stable walking surfaces, CPTED principles, and more.	Best practice	Staff time	Ongoing	High

Recommendations	Rationale	Resource Implications	Timing	Priority
<p>11. Design and plan for the addition of a third ice pad at the Vollmer Culture and Recreation Complex in the medium-term (2032 to 2037). Opportunities to undertake arena enhancements should also be considered at this time, as well as the ability to accommodate a fourth ice pad over the long-term (2045+). Future expansion should be reconfirmed through a five-year Master Plan update, to be informed by the tracking of area arena usage and demand trends.</p>	Growth-related	\$25 M to \$30 M per pad	Medium	Medium
<p>12. Seek options for a cultural adaptive re-use of the Benoit House and establish criteria to assist in the evaluation of future uses. Ensure that the building continues to be maintained in a state of good repair.</p>	Asset optimization	Cost to be determined	Medium	Low
<p>13. Develop a strategy to provide additional library space to meet long-term growth-related needs, with consideration to serving both existing and emerging residential areas.</p>	Growth-related	\$36.8 M	Medium-Long	Medium
<p>14. Increase the number of 7v7 Fields at the Vollmer Culture and Recreation Complex, potentially by replacing all or some of the smaller, underused 3v3 Fields.</p>	Asset optimization	Costs to be determined	Short	High
<p>15. Provide sports field lighting and enhance field quality with irrigation at the Vollmer Culture and Recreation Complex. Monitor use to inform decisions to add lighting to additional fields and/or construct new fields to accommodate long-term demand.</p>	Asset optimization	\$250,000 - \$300,000 per field (lighting only)	Short-Medium	Medium

Recommendations	Rationale	Resource Implications	Timing	Priority
<p>16. Prepare a business plan to test the viability and feasibility of developing a full-size artificial turf field designed in a manner to be multi-use to accommodate a range of field sports and activities including soccer, football, fitness, etc. Potential space may be available on the south side of Judy Recker Crescent at the Vollmer Culture and Recreation Complex. Supporting amenities may include, but not be limited to, lighting, spectator seating, fencing, parking, and the potential for adding a seasonal dome. The business plan should consider potential uses, operating models (e.g., Town, third-party, etc.), partnerships, financial performance, funding, etc.</p>	Growth-related	<p>\$50,000 for business plan</p> <p>Construction costs to be determined</p>	Medium	Medium
<p>17. Add lighting to four ball diamonds at the Vollmer Culture and Recreation Complex by 2040 to address growth-related demand (this will increase capacity by the equivalent of two unlit diamonds). Decisions to add additional ball diamond capacity beyond 2040, through lighting or new construction, should be reconfirmed through a future review of ball diamond use and participation data.</p>	Asset optimization	<p>\$250,000 - \$300,000 per diamond (lighting only)</p>	Medium	Medium
<p>18. Shift ball diamond bookings from River Canard Park to the Vollmer Culture and Recreation Complex as additional ball diamond capacity is added. Work with the Town of Amherstburg to maintain public access to River Canard Park and facilitate park renewal.</p>	Asset optimization	Staff time	Medium	Low
<p>19. Instead of retiring the tennis courts at Front Road Park, relocate the two tennis courts to another park serving the west side of LaSalle. A site evaluation process is recommended, with consideration given to Victory Park and other viable parks in the vicinity.</p>	Asset optimization	<p>\$300,000 (unlit) to \$400,000 (lit)</p>	Medium	Medium
<p>20. Construct two tennis courts at Vince Marcotte Park.</p>	Growth-related	<p>\$300,000 (unlit) to \$400,000 (lit)</p>	Medium-Long	Medium

Recommendations	Rationale	Resource Implications	Timing	Priority
21. Construct two tennis court at a future community park in the Howard Bouffard Secondary Plan area.	Growth-related	\$300,000 (unlit) to \$400,000 (lit)	Long	Medium
22. Undertake tennis court renewal at James Jenner Park . At a minimum, this should include resurfacing and adding a second tennis court, relocated from Brian Briggs Park to create a two-court location.	Asset optimization	\$100,000 to \$200,000 per location	Medium	Medium
23. Engage the Town of Amherstburg to investigate the potential to reinvest in the tennis court at River Canard Park .	Asset optimization	Cost to be determined	Medium	Low
24. Move forward with developing a 10-court pickleball complex at the Vollmer Culture and Recreation Complex , to coincide with the removal of pickleball courts at Front Road Park .	Growth-related	\$3 M (as per 2025 budget)	Short	High
25. Evaluate the long-term future of the pickleball courts at Vince Marcotte Park based on monitoring use following the completion of the Town’s new pickleball complex. If substantiated, consider repurposing these courts to alternative uses or removal.	Asset optimization	Staff time	Medium	Low
26. Establish an agreement with the LaSalle Pickleball Association to govern club-based court access during established periods to facilitate organized play, leagues, and programs.	Best practice	Staff time	Ongoing	High
27. Construct an outdoor basketball court at the Vollmer Culture and Recreation Complex , preferably adjacent to the existing skateboard park.	Growth-related	\$100,000	Short	High
28. Reintroduce an outdoor basketball at Vince Marcotte Park by replacing the three pickleball courts once the new pickleball complex has been completed.	Asset optimization	\$100,000	Medium	Medium

Recommendations	Rationale	Resource Implications	Timing	Priority
29. Construct outdoor basketball courts at up to three future parks in the Howard Bouffard Secondary Plan area .	Growth-related	\$100,000 per location	Medium-Long	Medium
30. Prepare a strategy to renew the aging outdoor basketball courts at James Jenner Park, Jim Chappus Park, Senator Paul Lucier Park, and River Canard Park (in partnership with the Town of Amherstburg).	Asset optimization	Up to \$100,000 per location	Short	High
31. Relocate the outdoor basketball court from Front Road Park (LaSalle Landing) to Victory Park .	Asset optimization	\$100,000 per location	Medium	High
32. Construct two small-scale skate zones with one on the west end of LaSalle, such as at Jim Chappus Park or Victory Park , and one at a future park in the Howard Bouffard Secondary Plan area .	Growth-related	\$50,000 per location	Medium-Long	Low
33. Expand the sand volleyball complex at LaSalle Landing to four courts (from three) to accommodate growing interest and solidify this as a centralized activity hub. Remove the sand volleyball court from Vince Marcotte Park .	Growth-related	\$10,000	Medium	Medium
34. Provide playgrounds at parks within the Howard Bouffard Secondary Plan area to ensure that they are accessible within 800-metres (or a 10-minute walking distance), unobstructed by major barriers such as arterial roads, railways, and waterbodies.	Best practice	Neighbourhood Park / Parkette: \$75,000 to \$100,000 per location Signature / Community Park: \$100,000 to \$200,000 per location	Ongoing	High

Recommendations	Rationale	Resource Implications	Timing	Priority
35. Remove one of the two playground structures at Jim Chappus Park at the end of its lifespan to eliminate service duplication.	Asset optimization	Staff time	Medium	Medium

8.3.2 Parkland Recommendations

Recommendations	Rationale	Resource Implications	Timing	Priority
36. Update the parkland classification system (now consisting of Signature Parks, Community Parks, Neighbourhood Parks, and Parkettes) to guide parks planning initiatives, including new and redeveloped parks. Make reference to the park facilities and amenities framework to inform the types of facilities, spaces, amenities, and features appropriate for each park type.	Best practice	Staff time	Ongoing	High
37. Adopt a “Parkland First” approach for the Howard Bouffard Secondary Plan area (and other areas with future parkland needs) that prioritizes parkland conveyance over cash-in-lieu of parkland in order to address future requirements.	Growth-related	Staff time	Ongoing	High
38. Secure land for a future Community Park in the eastern portion of the Howard Bouffard Secondary Plan.	Growth-related	Land costs (to be determined)	Short-Long	High
39. As part of a future Official Plan Review , review and update parkland policies to ensure that they align with changes to the Planning Act and the Town’s updated Parkland Dedication By-law.	Best practice	Staff time	Ongoing	High

Recommendations	Rationale	Resource Implications	Timing	Priority
<p>40. Secure parkland at the maximum applicable rate as permitted by the Planning Act via the Town’s implementing documents (Official Plan and Parkland Dedication By-law). Explore acquisition and non-acquisition-based options on a case-by-case basis to enhance community accessibility to parkland, such as negotiation, land swaps, land purchases, partnerships, etc.</p>	<p>Best practice</p>	<p>Land costs (to be determined)</p>	<p>Ongoing</p>	<p>High</p>
<p>41. Prepare park-specific strategies with consideration given to the recommendations identified in this Master Plan for key sites, including River Canard Park (working with the Town of Amherstburg), Vince Marcotte Park, James Jenner Park, Jim Chappus Park, Victory Park, and Dossenbach Park. Targeted public consultation opportunities should be considered with the general public and/or key stakeholders.</p>	<p>Asset optimization</p>	<p>Costs to be determined</p>	<p>Short-Medium</p>	<p>Medium</p>
<p>42. Create a plan to strengthen park comfort and safety features and amenities at the Vollmer Culture and Recreation Complex (in consultation with site users including sports groups and event organizers) to make it more inviting, enjoyable, and accessible. This may include, but not limited to, paving parking lots, adding circulation pathways to connect on-site amenities, adding safety netting to sports fields, strategically replacing berms with other parking control measures such as bollards or boulders, constructing a second pavilion and washroom facility near the amphitheatre and ball diamonds, and adding a covering for the amphitheatre.</p>	<p>Asset optimization</p>	<p>Costs to be determined</p>	<p>Short-Medium</p>	<p>High</p>

Recommendations	Rationale	Resource Implications	Timing	Priority
<p>43. Continue to build on and update the Town’s current Active Transportation Policy and expand the network as funding is available. Additional considerations include:</p> <ul style="list-style-type: none"> a. Designing new and redeveloped parks with designated circulation pathways to improve physical accessibility, guide users through parks and public spaces, and connect to on-site amenities. b. Establishing recreational trails within future residential areas, including the Howard Bouffard Secondary Plan area with an emphasis on linkages to the existing network. c. Working with non-municipal landowners to ensure the development of a continuous active transportation network. Where feasible, acquiring land for active transportation infrastructure is encouraged. 	Growth-related	Costs to be determined	Short	High
<p>44. Align the LaSalle Landing concept with the recommendations from this Master Plan, including replacing or relocating the outdoor pool (potentially at another site) and redesigning the sport zone to remove the basketball court and provide a total of four sand volleyball courts. Continue to prioritize the development of LaSalle Landing, including enhancements to park features such as trails, unprogrammed open space, landscaping, parking, etc.</p>	Asset optimization and growth-related	Costs to be determined	Short	High
<p>45. Undertake a review of the viability, functionality, and supporting infrastructure of the LaSalle Landing boat ramp. Consideration should be given to alignment with the vision for LaSalle Landing, its role in the community and economic development, hours of operation, fee structure, staffing, and supporting infrastructure such as parking, washrooms, signage, lighting, and other docking services.</p>	Asset optimization	Staff time	Medium	Low

8.3.3 Service Delivery Recommendations

Recommendations	Rationale	Resource Implications	Timing	Priority
46. Regularly conduct internal reviews of staffing levels within the Culture & Recreation and Public Works Departments to ensure that the Town is positioned to respond to the growing population and desired service levels. This may involve the identification of additional staff resources, adjustments to responsibilities and schedules, new or enhanced partnerships, and other strategies to meet community needs.	Growth-related	Staff time	Short-Medium	High
47. Update the Naming of Parks and Recreation Facilities Policy to strengthen the Town’s naming strategy.	Best practice	Staff time	Ongoing	Medium
48. Create new policies where gaps exist such as a Public Art and Monuments Policy, Inclusive Parks, Recreation, and Culture Policy, Scent or Fragrance-Free Policy, Sponsorship and Advertising Policy, Public Art / Monument Policy, and others determined by staff.	Best practice	Staff time	Ongoing	Medium
49. Regularly engage community organizations (annually or bi-annually) to understand their needs and challenges, ways to provide Town support, help coordinate initiatives, and promote and bring awareness to programs and services.	Best practice	Staff time	Ongoing	High
50. Develop targeted strategies using the Town’s communication channels to promote volunteer organizations and opportunities and provide direct contact information for community organizations to enhance volunteerism in the Town. Additionally, consider offering avenues for connecting potential volunteers with opportunities, such as volunteer fairs, community booths, and similar events.	Best practice	Staff time	Ongoing	High

Recommendations	Rationale	Resource Implications	Timing	Priority
51. Continue to assign priority access to LaSalle residents through program registration and permitting processes.	Best practice	Staff time	Ongoing	High
52. Target a minimum fill rate of 80% for registered programs (calculated by dividing program registrants by program capacity). Re-evaluate program resourcing and marketing efforts for any programs that do not meet this threshold.	Best practice	Staff time	Ongoing	Medium
53. Explore new program offerings that are affordable and accessible for residents with an emphasis on promoting and expanding arts and cultural programs, convenient and unstructured activities, adaptive and sensory programs, and programs for children, youth, older adults, and seniors. Ensure that existing and future program offerings are well promoted to maximize the use of existing and planned multi-purpose and community spaces.	Best practice	Staff time	Ongoing	Medium
54. Promote existing programs provided by community partners such as the LaSalle Friendship Club and others, to ensure that residents are aware of what is from community partners.	Best practice	Staff time	Ongoing	High
55. Collect special event and festival data to improve business intelligence, measure success, and understand community and economic impact to rationalize future investment (e.g., event attendance, revenues, sponsorships, etc.).	Best practice	Staff time	Ongoing	Medium
56. Consider establishing a community grant program to support local volunteer and non-profit organizations in the delivery of programs, services, and events with broad public benefit. Criteria should reflect community priorities, including alignment with this Master Plan.	Growth-related	Staff time	Medium	Low

Recommendations	Rationale	Resource Implications	Timing	Priority
57. Undertake an accessibility audit of all Town-owned recreation facilities and spaces to identify and create a plan to mitigate and remove barriers. This may be combined with a broader accessibility audit of all public facilities and spaces owned by the Town.	Asset optimization	Staff time	Short	High
58. Ensure all public spaces are safe, welcoming and inclusive for staff and users through appropriate staff training and development, universal park and facility design, and public awareness.	Best practice	Staff time	Ongoing	High
59. Prepare a Cultural Strategy to support culture and creative expression, connect with the town’s identity, and protect and preserve local heritage. A Cultural Strategy should describe a vision of arts, culture, and heritage in LaSalle and consider key elements identified in this Master Plan such as (but not be limited to): <ul style="list-style-type: none"> a. Documenting LaSalle’s history and undertaking cultural mapping to establish a picture of what currently exists. b. Conserving historical landmarks (e.g., establishing a Municipal Register of Heritage Properties). c. Establishing strategies to bolster innovation, economic development, and tourism (e.g., continuing to invest in LaSalle Landing). d. Exploring partnerships to achieve common goals in arts and culture. e. Expanding how the Town engages the cultural sector. 	Asset optimization and growth-related	\$100,000 for a consultant	Short	Medium
60. Explore strategies to recognize, engage, and encourage Indigenous Peoples in local parks, recreation and sport, potentially working in collaboration with First Nations and community organizations.	Best practice	Staff time	Ongoing	High

Recommendations	Rationale	Resource Implications	Timing	Priority
61. Regularly engage First Nations to collectively develop strategies to promote and encourage Indigenous culture local parks, recreation and sport.	Best practice	Staff time	Ongoing	High
62. Continue to utilize the Town’s website as a central platform to showcase community organizations, increase awareness of local programs and services, solicit input and engage the community, recruit new members and volunteers, etc.	Best practice	Staff time	Ongoing	High

8.3.4 Implementation Strategy

Recommendations	Rationale	Resource Implications	Timing	Priority
63. Create annual work plans to identify recommendations to be initiated in the coming year. Recommendations to be implemented should be prioritized based on criteria identified by staff and may include, but not be limited to, financial constraints, community input, partnership/funding potential, synergies with other capital initiatives, etc.).	Best practice	Staff time	Ongoing	High
64. Working with the Parks, Recreation, and Events Committee, create a system for regularly monitoring and reporting on the Master Plan , such as collecting participation data, satisfaction levels and facility usage, and status of the Master Plan’s implementation.	Best practice	Staff time	Ongoing	High
65. Undertake a five-year update to the Master Plan around 2030 to ensure that short-term recommendations continue to reflect community needs.	Growth-related	\$100,000	Short	Medium

Recommendations	Rationale	Resource Implications	Timing	Priority
66. Initiate a full review of the Master Plan around 2035 to 2038. Timing may be adjusted based on pace of implementation and population growth, changes in trends, and other internal and external factors.	Growth-related	\$175,000	Medium	High
67. Public requests for new levels of service or notable changes to existing provision levels should be examined on a case-by-case basis with consideration given to a proponent-led proposal and business plan that details local demand, trends, examples in other municipalities, feasibility of using existing space, municipal resourcing (e.g., staffing), funding, partnerships, and the ability to deliver the new service/facility without negatively impacting existing obligations.	Best practice	Staff time	Ongoing	Medium

Appendix A: Population Overview

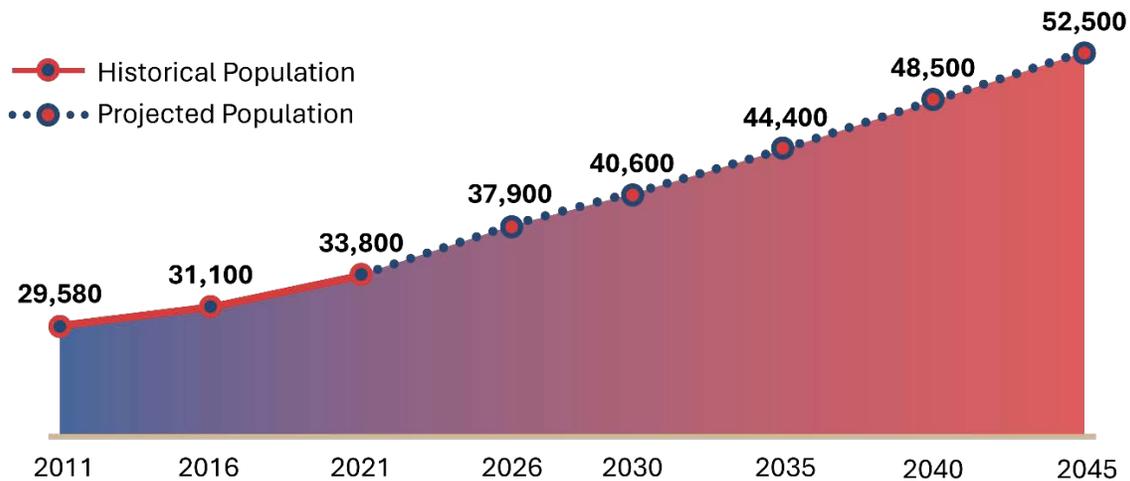
Understanding who lives in LaSalle now and who may live here over the next 25 years is important to position the Town’s parks, recreation, and culture system to respond to local needs. This appendix provides an overview of the Town’s community profile based on available information, including Statistics Canada Census, Town of LaSalle Official Plan, and other resources.

1. Historical and Projected Population

LaSalle has experienced steady population growth over the past 15 years. The 2021 Census reported a population of 32,721 persons, which was a 14% increase from the 2011 Census.¹⁴ Looking forward, continued population growth is expected over the planning period. The Town’s population projections identify that by 2045, LaSalle will be home to 52,500 residents (including Census undercount), representing a growth of 49% from the 2021 Census population (Figure 24).¹⁵

This growth will drive demand for a wide range of parks, recreation, and cultural opportunities and the need for the Town to maintain appropriate service levels to serve the growing community. The Town estimates that LaSalle has a current population estimate of 37,200 residents, which has been used as basis for this Master Plan.

Figure 24: Historical and Projected Population (including Census Undercount)



Source: Statistics Canada 2011, 2016 and 2021 Census. Population Projections provided by the Town of LaSalle, July 2025.

¹⁴ Statistics Canada 2021 and 2011 Census.

¹⁵ Watson & Associates Economists Ltd.

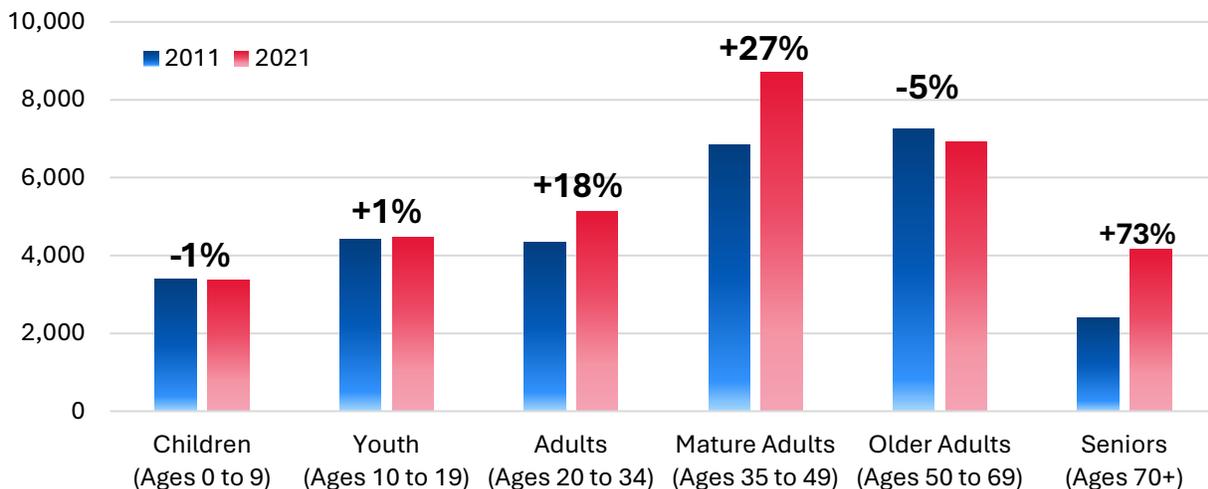
Many factors have contributed to the Town’s recent population growth. LaSalle has historically been a family-oriented community with affordable housing options for residents working in adjacent communities, particularly in Windsor and across the border in Detroit. This continued to evolve particularly during the COVID-19 pandemic as LaSalle experienced an influx of residents as work from home options became more common and people sought more affordable lifestyles and moved to LaSalle, particularly from major municipalities with a higher cost of living such as in the Greater Toronto and Hamilton Area.

Over the planning period, future population growth is expected to occur primarily within the Howard Bouffard Secondary Plan area, which is planned to accommodate most of LaSalle’s new residents. To a lesser extent, some population growth is also planned to be absorbed through smaller residential developments, particularly on the southwest side of LaSalle and through intensification and infill.

2. Population Growth by Age

LaSalle has an aging population, which is consistent with broader trends in Ontario. This is primarily driven by the aging baby boomer cohort and younger couples having fewer children or no children at all. In LaSalle, the 2021 Census reported a median age of 44 years, which was an increase from 40.5 years recorded in the 2011 Census. Between these two Census periods, the population of seniors (ages 70+) experienced the most growth, increasing by 73%. Mature adults (ages 35 to 49) and young adults (ages 20 to 34) also increased by 27% and 18%, respectively. By contrast, the population of youth (ages 10 to 19) remained unchanged, and the number of children (ages 0 to 9) and older adults (ages 55 to 69) declined by 1% and 5%, respectively (Figure 25).

Figure 25: Population Growth by Age Group, 2011 to 2021



Source: Statistics Canada 2011 and 2021 Census

Growth trends suggest that the Town's population will continue to age, placing pressure on parks, recreation, and cultural opportunities that appeal to older adults and seniors in particular. Planned housing stock in the Howard Bouffard Secondary Plan area, which comprises of family-friendly residential units, suggests that LaSalle will also continue to be an attractive place to live for households with children and youth. Population growth across all age groups will drive demand for a range of opportunities that appeal to wide interests and abilities.

3. Income and Education

Understanding income levels among residents is important as the costs associated with recreation programs such as user fees, transportation, and equipment can be barriers to participating in activities, especially for those households experiencing financial insecurity.

LaSalle's median household income in 2020 was \$119,000, which was much higher than the median household income for the Essex County (\$82,000) and Ontario (\$91,000). This suggests that LaSalle residents are less likely to experience financial barriers to participation compared to their regional and provincial counterparts. 4% of LaSalle residents live in low-income households compared to Essex County (11%) and Ontario (10%). Providing parks, recreation, and cultural opportunities at a range of price points will continue to be important to ensure that they are affordable for residents regardless of income.

Research suggests that education is correlated to participation in parks, recreation, and cultural opportunities; the higher the education level, the more likely residents participate in leisure activities. The 2021 Census reported that 75% of residents between the ages of 25 and 64 have a postsecondary certificate, diploma, or degree, which is higher compared to Essex County (60%), and Ontario (68%). This suggests that based on education alone, LaSalle's residents are more likely to participate in parks, recreation, and cultural opportunities compared to counterparts in Essex County and Ontario.

4. Cultural Makeup

According to the 2021 Census, 20% of the Town's population are immigrants, many of whom arrived before 2011 from European countries. This would suggest that residents are generally accustomed to traditional parks, recreation, and cultural interests; however, the population is becoming more culturally diverse. Nearly one-fifth (19%) of residents identified as a visible minority in the 2021 Census (the largest group being South Asian and Arab), which is nearly double what was recorded in the 2011 National Household Survey (10%). LaSalle is becoming more culturally diverse, which is a common trend experienced in other growing municipalities. This will influence the types of parks, recreation, and cultural activities, programs, and facilities residents are seeking, which is one of many considerations of this Master Plan.

Appendix B: Trends Review

Communities are experiencing various trends in the parks, recreation, and culture sector that is influencing how municipalities provide facilities, programs and services to respond to evolving participation interests and preferences. This section explores some of the key trends that are being observed across Ontario and Canada.

1. Demand for Drop-In and Unstructured Activities

Lack of free time is commonly identified as a participation barrier to parks, recreation, and cultural activities, which is due to factors such as busy lifestyles and competing interests. Committing to structured activities that require advanced registration, and regular attendance has become a challenge among many households. As a result, communities, including LaSalle, are experiencing a greater demand for drop-in and unstructured activities that are flexible and fit within different schedules. To address this trend, municipalities are evolving their service delivery models with more drop-in programs, shifting operating hours, and investing in facilities that encourage casual use.

LaSalle provides a range of unstructured parks, recreation, and cultural opportunities to encourage residents and visitors to be active in the community. Such activities include public swimming and skating times, which is complemented by a parks system with outdoor spaces, sport courts, playgrounds, trails, and a waterfront. Many of the Town's parks also feature outdoor public gathering areas and event and festival space.

2. Desire for Active and Healthy Lifestyles

The 2024 Framework for Recreation in Canada Update (FRC) identifies active living as one of five key goals to engage residents and foster individual well-being. Leading active lifestyles not only benefits physical health but also strengthens community wellbeing. Municipalities have found that through the promotion of physical literacy such as recreation programming and outdoor play, sedentary lifestyles can be reduced. It is important to encourage wellbeing according to Statistics Canada's Quality of Life Framework because it leads to a higher quality of life, and the provision of parks, recreation, and culture opportunities are key contributing factors. The Town's 2025-2050 Strategic Plan supports active living and wellbeing initiatives through strategies such as continuing to invest in its parks, recreation, and culture infrastructure, including LaSalle Landing.

3. High Levels of Physical Inactivity

The 2024 Children and Youth Report Card by ParticipACTION found that only 62% of children (ages 3 to 4), 39% of kids and teens (ages 5 to 17) and 49% of adults (ages 18+) are meeting the national physical guidelines of moderate to vigorous physical activity per day.¹⁶ The popularity of sedentary lifestyles has been the primary contributor to physical inactivity, impacting social wellbeing and has economic impacts. Sedentary lifestyles are linked to premature death or mortality, placing financial strain on local healthcare systems. LaSalle has some influence on the daily schedules of residents and can minimize physical inactivity levels by providing a range of structured and unstructured parks, recreation, and culture activities that are accessible and flexible for all residents to encourage active lifestyles.

4. Multi-Use Facilities and Parks

For decades, the development of community centres has been shifting away from single use, standalone structures, which can be a challenge to operate and maintain, to multi-use community centres where multiple facility components are co-located at a single location. This multi-use facility model provides opportunities for families to participate together and has many benefits, including efficiency in construction and operations, and they can support sport tourism, tournaments, and economic development.

In some cases, multi-use facilities combine a variety of civic services such as library branches to create community hubs. These types of facilities contribute tremendously to a positive social life, strengthen social cohesion, foster enhanced quality of life and create a sense of place. LaSalle's Vollmer Culture and Recreation Complex and the LaSalle Civic Centre are two prime examples of a multi-use facility and community hub.

The trend of creating multi-use spaces extends to the outdoors where there is a growing demand for parks that contain something for everyone, rather than single use spaces. While single-use parks still have merit in appropriate locations, parks that have facilities and amenities that appeal to a variety of age groups and can be used for a range of activities tend to be better used. The Town has several multi-use parks such as the Vollmer Culture and Recreation Complex and Vince Marcotte Park.

¹⁶ Participaction. Key Statistics. Retrieved from <https://www.participaction.com/the-science/key-facts-and-stats/>

5. Aging Park and Facility Infrastructure

The 2019 Canadian Infrastructure Report Card highlighted the aging nature of sports and recreation facilities across the nation, with one-third of amenities and facilities scoring a “Fair” condition or worse. Not only do these findings suggest that municipal facilities show signs of deterioration and require attention, many of Ontario’s municipal facilities were constructed in the 1950s and 1960s, and since then, the budget allocated towards community infrastructure has been underfunded or deferred in favour higher priority capital projects. By contrast, LaSalle’s community facilities are relatively modern compared to other communities, with the Vollmer Culture and Recreation Complex being the oldest community facility that was constructed in 2008. Steps are also being taken to renew the Town’s aging park assets; Heritage Park is one example of park reinvestments that were recently completed.

Provincially, the need to address aging infrastructure has been somewhat alleviated through various senior government funding programs such as the Gas Tax Fund, Ontario Trillium Foundation, and Investing in Canada Infrastructure Program (e.g., COVID-19 Community Resilience Stream). For example, LaSalle typically receives approximately \$1.5M annually from the Gas Tax Fund towards infrastructure projects and, in 2021, the Town received \$3M from this fund to support the renovation of the Event Centre.¹⁷ Additionally, the Town received over \$300,000 from the Investing in Canada Infrastructure Program to construct the new tennis courts at the Vollmer Culture and Recreation Complex and \$400,000 from the Ontario Trillium Foundation to renew mechanical equipment associated with the indoor spaces at the facility (including the arena). While the Town has benefited from various senior government grant programs in the past, securing more recent grant funding has been limited.

6. Use of Parks and Recreation is Increasing

Communities including LaSalle witnessed increased demand for unstructured outdoor recreation activities within parks during the COVID-19 pandemic as people found or rediscovered new ways to remain active and connected. This strengthened residents’ connections with their community and nature, and introduced many people to new activities, often within their local neighbourhood park. Park usage has continued to climb during the pandemic – 55% of people said they spent more time in parks in 2021 than in 2020, and 58% indicated that they would like to spend even more time in parks.¹⁸

¹⁷ Windsorite. 2021. Event Centre Renovations Set To Start In LaSalle. Retrieved from <https://windsorite.ca>

¹⁸ Park People. 2022. The Canadian Parks Report: Nurturing Relationships and Reciprocity.

As a result of this renewed interest, residents expect more from their parks in terms of amenities and quality. Many communities are reimagining existing spaces in creative ways such as investing in open space enhancements. This may include, but not be limited to, adding amenities and features to create welcoming and comfortable outdoor environments such as outdoor fitness areas, seating and shade, etc.; public demand is especially strong for year-round washrooms in parks. Although meeting these needs will be a challenge due to maintenance and operational requirements, research suggests that there is substantial support for public investment – 87% of people support more public funding for parks.¹⁹

7. Celebrating Local Culture

Local events and festivals are an important way for municipalities to foster and celebrate a sense of belonging and culture, while creating tourism and economic development opportunities. This is especially important in LaSalle. With the aim of being a vibrant place to live and visit, cultural opportunities can be a strategy to achieve this goal. LaSalle is proud of the various annual special events and festivals that take place at Town parks and facilities, including Strawberry Festival, Night Markets, Last Call Before Fall, Move Nights, Remembrance Day celebrations, Holiday Lights Heritage Nights, Truck or Treat, Breakfast with Santa and the Mayor, and Spring Fling.

In addition to the Town's special events and festivals, culture exists in built form, particularly the Benoit House, which was constructed in the 1920s by the first Mayor of LaSalle. While not currently in use or open to the public, it stands prominently along the waterfront and represents the Town's connection to the past, as does the cenotaph at the LaSalle Civic Centre. The Town also features public art displays in its facilities and spaces (e.g., the Le Griffon ship at the Malden Road and Todd Lane roundabout) and offers a selection of art programs. While the Town has deep historical roots, it has limited recognition for built heritage of non-publicly owned properties.

8. Arts and Culture Attendance and Participation is Growing and Evolving

Research on attendance is broad but highlights growing participation and high levels of appreciation for arts and culture across the country. Residents value authentic experiences and the unique attributes of communities. People are also experiencing and appreciating arts and culture in less traditional ways and have increasing expectations for programs and events. Patterns of higher attendance rates were found for many demographic groups, including women, youth, families with higher income levels and educational attainment, and non-religious Canadians. Additionally, recent immigrants tend to have much higher attendance rates than earlier immigrants.²⁰

¹⁹ Park People. 2022. The Canadian Parks Report: Nurturing Relationships and Reciprocity.

²⁰ Hill Strategies Research Inc. 2021. Organizational stress and resilience in the arts in Canada.

9. Rise of Creative and Cultural Spaces

Creative and cultural spaces give artists the platforms and access to tools they need to succeed creatively. It is about bringing people together – artists, cultural entrepreneurs, organizations, and general members of the public – in spaces that encourage creativity, collaboration, innovation, and development. These spaces are key economic drivers that attract skilled labour and innovation to specific places.

Creative and cultural spaces may inherently become multi-use spaces where they can be used as venues to host gatherings, events and exhibitions, programs and camps. They can take the form of new facilities to adaptive reuse of existing facilities – such as former schools, community centres, commercial and retail space. While these spaces do not currently exist in LaSalle, they can be found in Windsor including, but not limited to, Arts Council Windsor & Region, Art Windsor-Essex, Windsor Centre for Film, Digital Media & the Creative Arts, and more.

10. Digital Transformation of Arts, Culture and Heritage

The arts, culture and heritage sector has been transformed by the growth of the digital space. Digital technology has allowed individuals and organizations to self produce, promote, distribute and sell their creations, programs, and events, no longer relying on traditional means of production, distribution, and marketing. Digital culture has allowed creators and organizations to engage with people directly and allows them to reach mass markets and tailor products, attractions, exhibits, and story telling to suit a broad audience. For example, art galleries can live stream exhibits or guest speakers online to connect with people around the world.

The arts, culture and heritage sector must adapt to digital transformations to keep up with the interests of Canadians and how they consume information. Statistics Canada found that in 2022, 95% of Canadians ages 15 and up used the internet, which was an increase from 91% in 2018. Internet use among seniors ages 75 and older also grew from 62% in 2020 to 72% in 2022.²¹ Municipalities and cultural organizations recognize the rise of the digital revolution, utilizing technology and infrastructure to connect with residents and visitors.

11. Tactical Urbanism

Tactical urbanism is the collection of temporary changes, typically at low-cost, to the built environment to improve local neighbourhoods and community gathering spaces. Tactical urbanism as a placemaking initiative has the ability to influence the public's vision of what it can be. Tactical urbanism provides a temporary pop-up initiative that can help test out concepts or projects in the community such as animating spaces with interactive public art and creating short-term pedestrian zones.

²¹ Statistics Canada. 2023. Canadian Internet Use Survey, 2022. Retrieved from <https://www150.statcan.gc.ca/n1/daily-quotidien/230720/dq230720b-eng.htm>

12. Using Parks, Recreation, and Culture to Support Indigenous Reconciliation

Indigenous awareness, recognition, understanding, and reconciliation are addressed through a number of key documents such as Parks for All (2017) and the calls to action identified by the Truth and Reconciliation Commission of Canada (2015). The latter calls upon all levels of government to ensure long-term Aboriginal athlete development, growth, and public education.

All communities have a role to play in recognizing the importance of Indigenous voices in parks, recreation, and culture. For example, many municipalities are showcasing Indigenous history through public art and signage in community centres and parks, along with exploring sports programs and ceremonial events that deepen our understanding of these cultures. A survey found that 59% of Canadians want to see Indigenous place names restored and 68% support more Indigenous representation through art, native plan gardens, and signage.²² Reconciliation is an ongoing process that must occur in a respectful manner, recognizing Indigenous cultural traditions and practices. Ensuring that Indigenous voices are sought and included in planning and policy development is growing as a priority for municipalities.

²² Park People. 2022. Reclaiming Urban Spaces is a Decolonial Act. Retrieved from <https://ccpr.parkpeople.ca>

Appendix C: Community Engagement Details

The following is a high-level summary of the input that was received through the community engagement strategy. The information and suggestions presented in these sub-sections should not be interpreted as recommendations. Community input has not been altered even in instances where comments incorrectly reflect the Town's actual policies, practices, or level of provision.

1. Public Open House

A drop-in public open house was held in November 2024 at the Vollmer Culture and Recreation Complex to introduce the Master Plan to the public, highlight the planning process and various opportunities for input, and seek preliminary thoughts. The event was held informally where residents could drop-in at their convenience to review display panels, ask questions, and provide input. Attendees were also encouraged to complete the community survey. The following is a summary of input that was received from the Public Open House; written input has also been captured in this section.

Enhancing Indoor Facilities

A gymnasium was the most common request that was heard from attendees. It was suggested that it should be located at the Vollmer Culture and Recreation Complex and that it should be designed to be multi-use for sports such as basketball and pickleball. Other suggestions for indoor facilities included a lane pool, indoor playground, and indoor pickleball facility. Support for cultural space such as museums was mixed as some felt it was needed in the community, while others felt that it was not a priority; it was also suggested that culture opportunities could be accommodated through existing indoor spaces. Suggestions were also made to upgrade and expand the Riverdance Community Centre to ensure that it is accessible and to accommodate more use from the public and facility users.

Strengthening Outdoor Recreation Opportunities

A variety of suggestions were received to strengthen outdoor recreation opportunities. The most popular suggestion was for more pickleball courts, with a preference for up to 12 courts at one location. Improving existing courts was also suggested, particularly at Vince Marcotte Park. Other requests for outdoor recreation facilities included, but were not limited to, sand volleyball courts, playgrounds, basketball courts, outdoor chess tables, and waterfront facilities such as a dock.

Building upon Parks, Trails and Open Spaces

Continuing to invest in LaSalle's trail system was a common theme among the input that was received. Suggestions were made for more trail connections throughout LaSalle, particularly along the waterfront; trails or paved shoulders outside of the Town's built-up area were also suggested. Supporting trail amenities requested included lighting, garbage cans, and parking areas. Continuing to invest in the waterfront is also supported. Additionally, placing a greater focus on natural heritage preservation, protection, and promotion was suggested as there are many benefits associated with connecting people and communities with nature.

Programs and Services

Suggestions for programs and services that should be considered in LaSalle included fitness classes at the event centre, food truck events, adult sports leagues, and more special events at the Civic Centre. The desire for more swimming times was identified as it was mentioned that it is currently a challenge to register for classes due to the high demand for aquatic programs. Environmental stewardship activities were also suggested such as guided walks, tree plantings, outdoor education, and Indigenous programs.

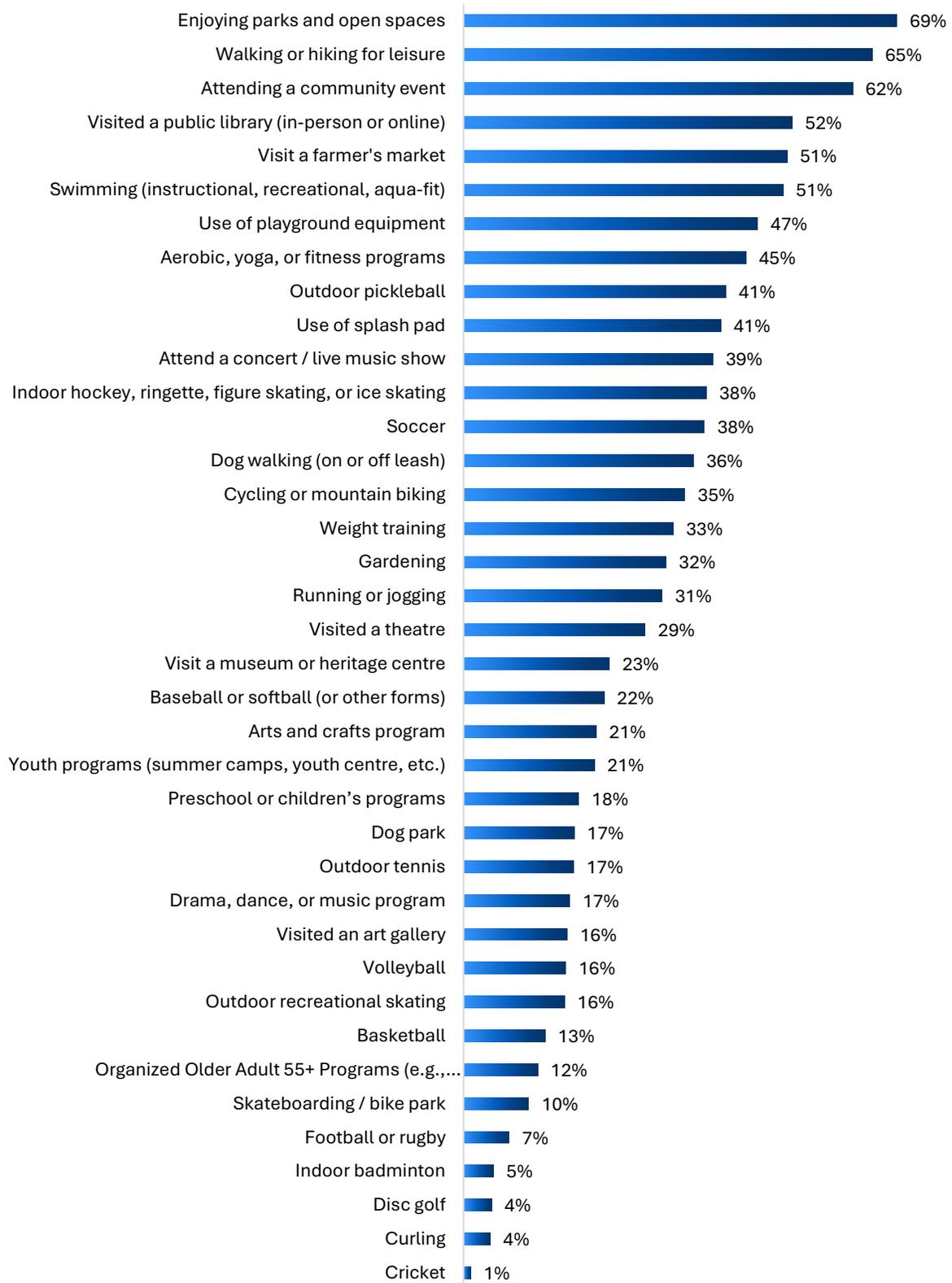
2. Community Survey

A community survey was initiated in **November 2024** to collect input from residents on their participation preferences, barriers, satisfaction levels, and priorities related to parks, recreation, and culture opportunities in LaSalle. The community survey was available to the public both in online and hardcopy formats and was promoted through the project webpage, social media, public events, through community stakeholders, word of mouth and more. A total of **972** responses were received and analyzed. Due to the voluntary and self-directed nature of the survey, the findings do not represent a random sample of the population.

Participation in Parks, Recreation, and Culture Activities

The following figure highlights the most popular parks, recreation, and culture activities that respondents participated in within the past five years. Enjoying parks and open spaces (69%) was the most popular activity. This was followed by walking or hiking for leisure (65%) and attending a community event (62%). A commonality among the top activities is that they are all unstructured and self-scheduled activities consistent with trends. Scheduled activities and sports ranked lower.

Figure 26: Participation in Parks, Recreation, and Culture Activities, Past Five Years (n = 972)



Barriers to Participation in Parks, Recreation, and Culture

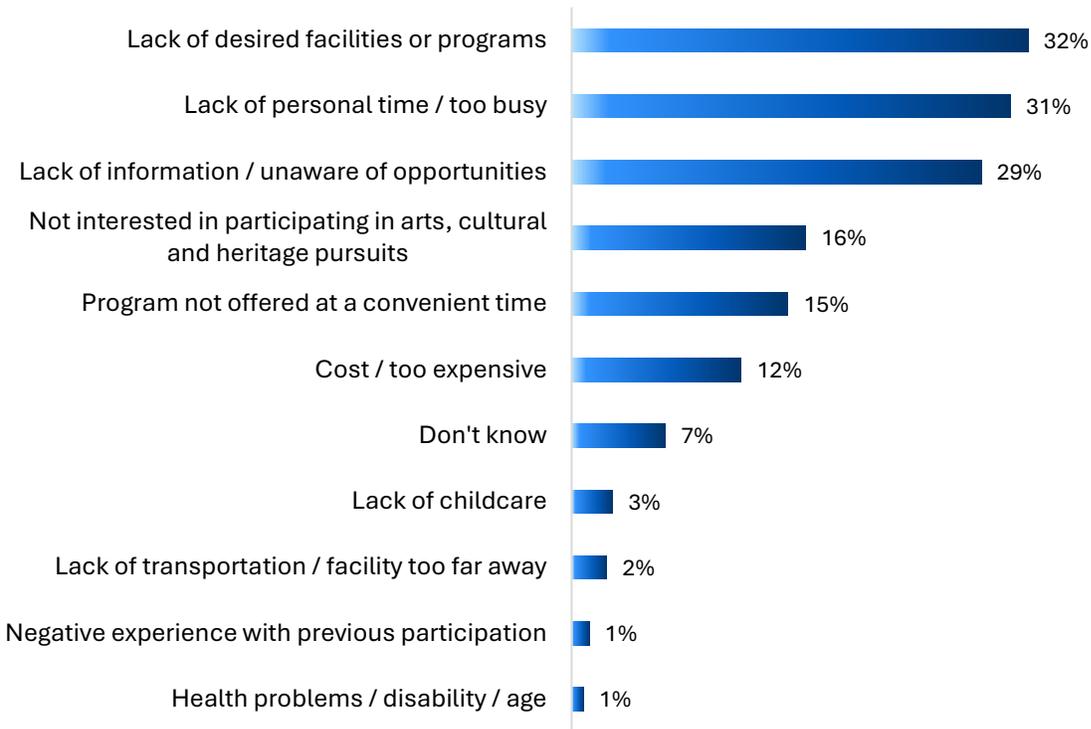
Respondents reported that the primary barrier to participating in parks and recreation activities was the lack of desired facilities or programs within the Town (62%). This was followed by the lack of personal time (30%) and that the programs offered were not offered at convenient times (30%).

Figure 27: Participation Barrier in Parks and Recreation Activities (n = 257)



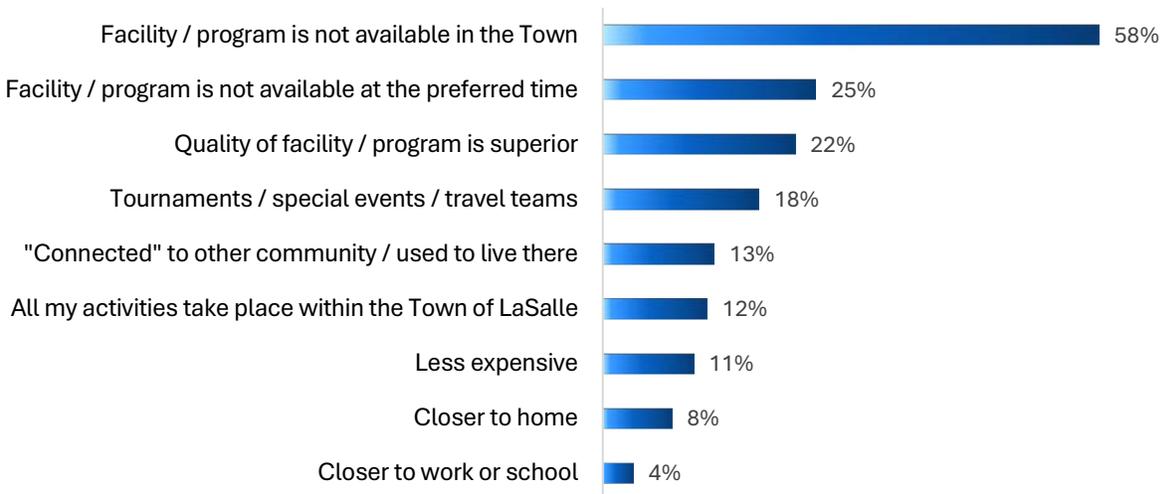
Similar findings were reported by respondents regarding barriers that prevent them from fully participating in arts and cultural activities. Nearly one-third (32%) of respondents reported that the top barriers were the lack of desired facilities or programs (32%), a lack of personal time (31%), and a lack of information or awareness of arts and culture opportunities (29%).

Figure 28: Participation Barrier in Arts and Cultural Activities (n = 245)



When respondents were asked why they participate in activities outside of LaSalle, the top responses were that the facilities or programs are not available locally (58%) or that the facilities or programs available are not offered at preferable times (25%). The quality of facilities or programs outside of LaSalle being superior was also a noted reason (22%).

Figure 29: Reasons why Respondents Participate in Activities Outside of LaSalle (n = 824)



Requests for Parks, Recreation, and Culture Activities

Respondents had an opportunity to identify what parks, recreation, and culture activities they would like to see offered in LaSalle. The top responses are summarized below; it is recognized that the Town currently provides some of these opportunities.

Top Suggested Parks and Recreation Activities and Programs

- Pickleball Courts
- Indoor and Outdoor Soccer Fields
- Basketball Courts or Programs
- Bike / Walking Trails
- Volleyball Courts
- More Ice and Hockey Pads
- Additional Swim Lanes and Schedules
- Gymnastics Programs
- Adult Programs
- Gymnasium

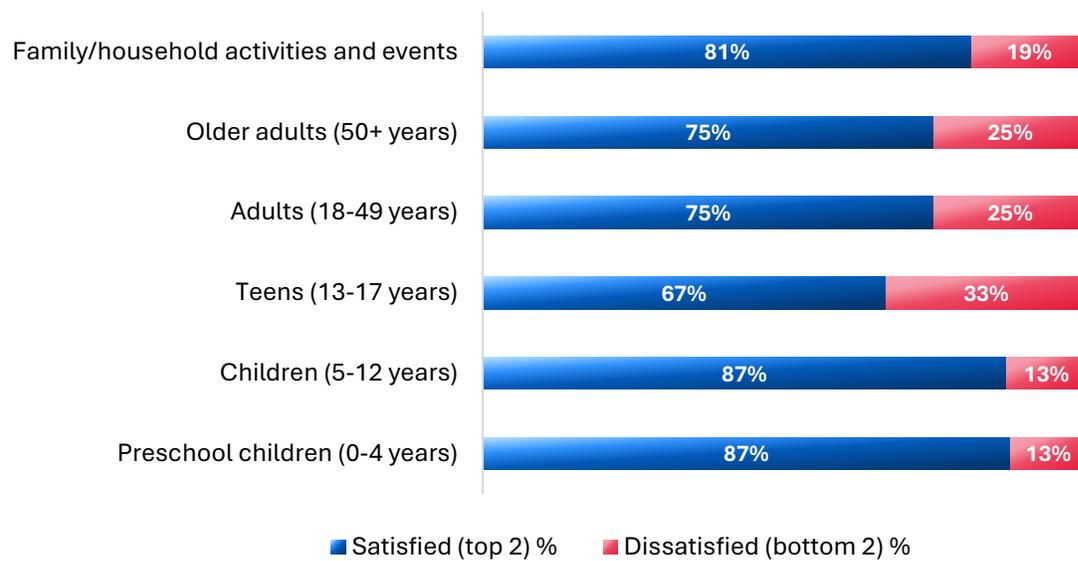
Top Suggested Arts and Culture Activities and Programs

- Art Programs
- Concert / Music
- Live Theatre and Plays
- Museums
- Historical Events and Programs
- Adult Programs
- Dance Classes
- Farmers Markets

Importance and Satisfaction Levels

Participants were asked to rate their level of satisfaction with the parks and recreation opportunities by age group. Opportunities for children (87%) and preschool (87%) had the highest satisfaction levels, followed by families (81%). Satisfaction levels among teens were the lowest (67%), although this is common as there is often a perception that this age group is underserved.

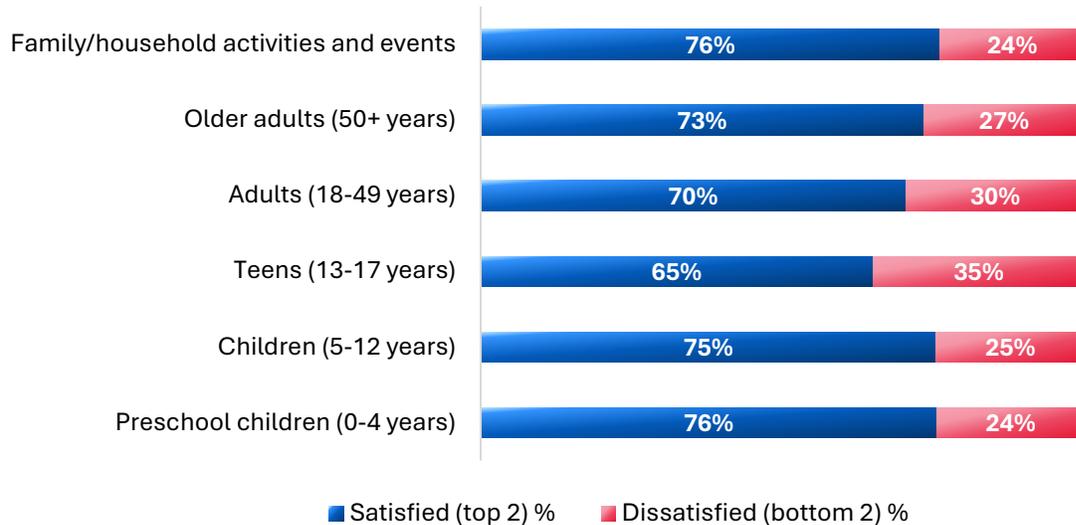
Figure 30: Satisfaction Levels with Parks and Recreation Opportunities



Note: Don't Know responses removed.

Satisfaction levels for arts and cultural opportunities were similar. The highest satisfaction levels for arts and cultural opportunities were among preschool, children, and families (75% to 76%), while the lowest satisfaction levels were among teens (65%).

Figure 31: Satisfaction Levels with Arts and Cultural Opportunities

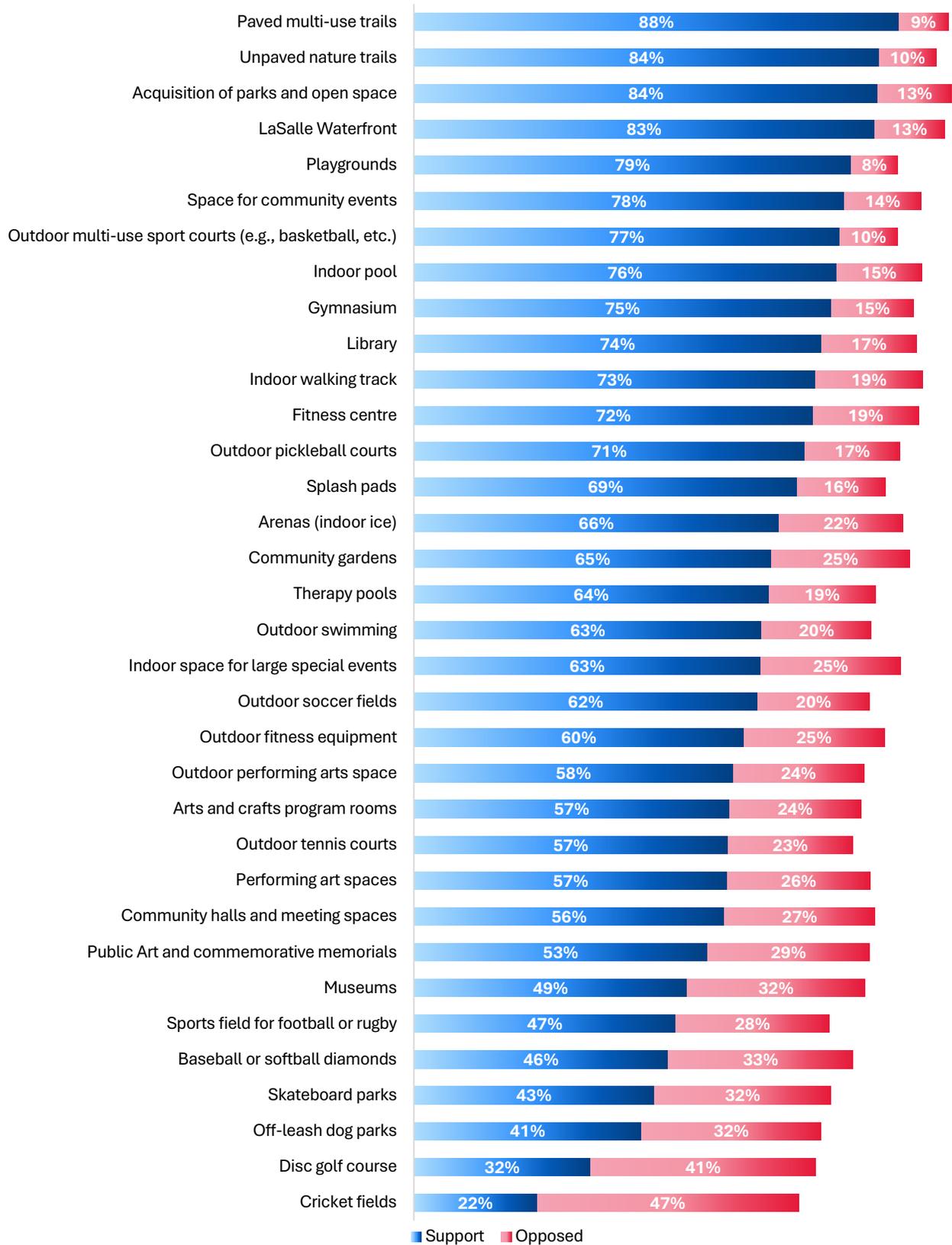


Note: Don't Know responses removed.

Support for Additional Spending

The following figure illustrates respondents' level of support for municipal spending on improving or developing new indoor parks, recreation, and culture facilities. Investment in paved multi-use trails was the highest priority (88%), which was followed by unpaved nature trails (84%), acquisition of parks and open space (84%), LaSalle Waterfront (83%), and playgrounds (79%). A commonality among these findings is that they are all facilities and spaces that support unstructured activities that appeal to a range of interests, age groups, and abilities.

Figure 32: Support for Public Investment in Parks, Recreation and Cultural Facilities

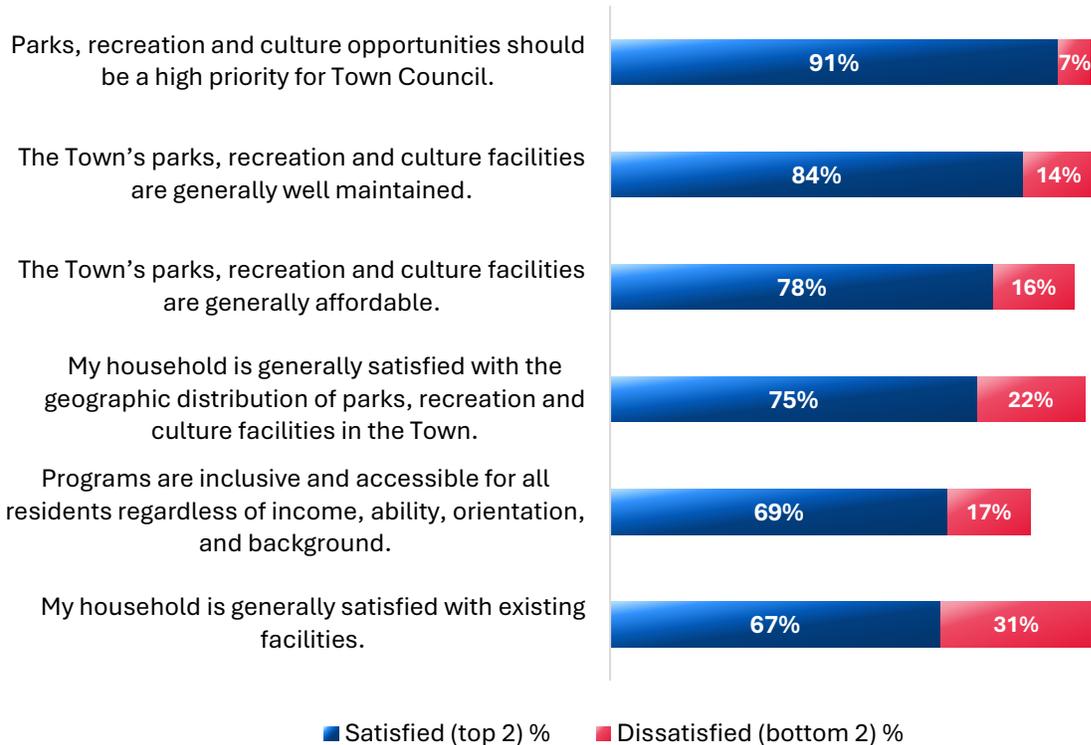


Note: Neutral and Don't Know responses not shown.

Level of Agreement on Parks, Recreation, and Culture Statements

Respondents shared their level of agreement with various statements about parks, recreation, and culture in LaSalle, which are highlighted in the following figure.

Figure 33: Level of Agreement on Parks, Recreation, and Culture



Note: Neutral and Don't Know responses not shown.

Other Survey Comments

Survey respondents were able to provide additional comments in an open-ended format. Constructive feedback was provided ranging from requests for more amenities to operational challenges. The most popular requests and comments were about the addition of both indoor and outdoor pickleball courts, with quality material courts. Similarly, another major theme advocated for the implementation of indoor sports facilities such as soccer fields, ice pads, and a gymnasium at the Vollmer Complex, or larger pools or fitness facilities. These requests often referenced the need for indoor facilities to be used during the winter months. Other comments were in support of green spaces or naturalized spaces to be enjoyed during the summer, updates to existing playgrounds and additional playgrounds to be added, as well as rowing and boating facilities and ramps.

3. Stakeholder Focus Groups

Workshops with stakeholders were held in **November 2024 and March and April 2025** to engage community groups in discussion on a range of topics related to enhancing parks, recreation, and culture opportunities in LaSalle. Invitations were distributed to organizations to participate in the focus groups, including indoor and outdoor recreation groups, park users and environmental groups, schools, and arts and cultural representatives. Groups that were unable to attend were invited to provide written input. The following is a summary of organizations that participated in the focus groups, or provided written input, and key themes from the discussions.

- Arts Council Windsor & Region
- Detroit River Canadian Cleanup
- Chippewas of the Thames First Nations
- Caldwell First Nation
- Greater Essex County District School Board
- Junior B Vipers
- LaSalle Minor Hockey
- LaSalle Pickleball Association
- LaSalle Rowing Club
- LaSalle Stompers
- Skate LaSalle Figure Skating
- Soccer Windsor
- Turtle Club Baseball Association
- Windsor National Film Festival
- Windsor-Essex Catholic District School Board
- Youth Representatives

Demand for Indoor Recreation Facilities – Participation among organized arena users is strong, with some reporting that they have had to turn people away because they could not accommodate them with the existing ice time that they are being allocated. Groups mentioned that they are not able to book sufficient ice time in LaSalle and as a result, organizations book ice time in other municipalities, including in Windsor, although this is not ideal due to the times that are available for rent. It was felt that an additional ice pad in LaSalle would help alleviate current pressure and give groups room to expand and be competitive.

Additionally, requests were made for an indoor artificial turf field that could support year-round field activities such as soccer, softball, fitness, camps, and more. It was suggested that the Town could convert an existing natural field with artificial turf that could be domed over the winter season. User groups are currently using indoor turf facilities in other communities such as Windsor and Amherstburg, which is not ideal due to cost and travel time. The use of school gymnasiums was also reported but it was mentioned that these spaces are not conducive for field sports.

Requests were also made for indoor space that could be used for pickleball. It was mentioned that there are currently some locations that could be suitable but ideally, the preferred location would be a gymnasium with permanent pickleball lines. It was mentioned that there could be an opportunity to pursue a reciprocal agreement between the Town and school boards to share facility use, including school gymnasiums, although the agreement would need to be cost neutral for it to be beneficial for the parties involved.

Additionally, suggestions were made for a new indoor swimming pool, commenting that the existing facility has constraints given its leisure configuration. Identified constraints included its small size, shallow depth, and narrow lanes.

Pressure for Sports Fields – Organizations expressed that they are experiencing pressure for additional sports fields, which is restricting their ability to accommodate new participants. Both soccer and ball groups identified that they have had to turn people away as they are unable to accommodate new participants, due to not being able to access enough field and diamond time.

Requests were made for more soccer fields at the Vollmer Culture and Recreation Complex, particularly for smaller field sizes (e.g., 7v7). It was identified that scheduling games and practices can be a challenge with the current number of fields. Suggestions were made to support the growth of soccer in LaSalle, including field lighting, constructing an artificial turf field, storage facility, and irrigation. Improving field quality was identified as they can sometimes be damaged from overuse (it was mentioned that increasing the number of fields could also help alleviate pressures from the existing supply and aid in field resting). Increasing parking at the Vollmer Culture and Recreation Complex was also mentioned as it can be a challenge when there are other activities taking place at this site, particularly on the weekends.

Suggested enhancements to the ball diamonds at the Vollmer Culture and Recreation Complex, included adding lights to existing diamonds to increase playing capacity. Lighting diamonds could also increase the potential for tournaments, particularly as some events require at least one lit diamond; the Town does not currently have any lit diamonds. Other suggestions included providing more washrooms closer to the diamonds, concessions, and improved drainage. Undertaking upgrades to the diamonds at River Canard Park were also mentioned, although it was noted that these diamonds may not be needed if additional capacity was provided at the Vollmer Culture and Recreation Complex.

Expanding Opportunities for Pickleball – With the rapid growth of pickleball, there were requests for more dedicated courts in LaSalle. Existing courts have helped to alleviate pressures, but more courts are needed to support growth and interest in the activity. Requests were made for dedicated courts that are designed to host tournaments, which would include having courts designed for competition. It was mentioned that the courts at Vince Marcotte Park were undersized given that the courts were repurposed from a basketball court and there is no seating and the Front Road Park location is multi-lined for pickleball and tennis.

It was mentioned that the preferred pickleball complex would have 12 courts designed for competition with appropriate separation distances and aligned in a north-south direction. Ideally, amenities include fencing, wind screens, speakers, washrooms, parking, and access to indoor meeting space. The desire for dedicated court time for the local pickleball organization was also suggested, which would allow the group to offer programming that could attract more interest and participants.

In addition to pickleball, requests were made for other outdoor recreation amenities such as basketball courts, sand volleyball courts, trails, and other opportunities that encourage casual recreation, particularly for youth and young adults (including drop-in sports and workshops).

Preserving and Protecting the Environment and Enhancing the Waterfront – The importance of preserving and protecting the natural environment was raised to recognize the sensitivity of the Detroit River. It was mentioned that it is important to be mindful of how human actions can have an impact on the natural environment and could potentially disrupt waterways and habitats. Suggested efforts that the Town could support include, but are not limited to, increasing the tree canopy and vegetation, restoring habitats, planting native species, pollinators, and investing in green infrastructure.

There is also support for continued investment in the waterfront to ensure that it is protected, and that residents and visitors can enjoy the area. Ensuring that the waterfront can accommodate organized uses also needs to be considered. Suggestions included constructing a second dock and ensuring that built structures that are used by the public are physically accessible to minimize barriers. There may also be a need to expand existing facilities along the waterfront to support an enhanced level of use, such as the Riverdance Community Centre, which is used by the public and user groups that lease space.

Investing in Arts and Culture – It was expressed that the Town has been building up the arts and culture presence, such as the Civic Centre that includes a library and outdoor space such as Cenotaph Park, but more could be done to celebrate the sector and support local artisans and craftspeople, which could drive economic development opportunities. Suggestions were made for more public art to animate spaces and encourage walkability, creating flexible performing arts space, providing shared studio space, events that bring people together, and support local musicians and school bands. Suggestions to help implement these opportunities included forming a Heritage Committee, introducing a tourism tax (with a portion of the proceeds being used for arts and culture) and partnerships with arts and cultural groups to help deliver services and programs.

Engaging First Nations – Several suggestions were put forward to make Indigenous Peoples feel more welcoming in the community. Examples included planting native species and medicine gardens, displaying signage recognizing Indigenous Peoples and public art from local First Nations. Incorporating design such as circles and colours was also mentioned, as well as regularly engaging Indigenous Peoples including partnering with others to participate in community environmental initiatives and strategies to minimize barriers and encourage participation such as providing funding for transportation to programs to host community events (e.g., powwows).

4. Interviews and Workshops with Staff and Council

Consultation sessions were undertaken with Town staff in **November and December 2024** to collect input to inform the Master Plan. Engaging staff was a key component of the consultation strategy to gather important knowledge from individuals that collectively have years of experiencing in providing and delivering parks, recreation, and culture services in LaSalle.

These sessions also provided an opportunity to identify and understand current challenges and brainstorm potential solutions. Staff who were engaged as part of this process included, but were not limited to, the CAO and Deputy CAO, the Director, Manager and Supervisor of Culture and Recreation, Manager of Roads and Parks, Director of Planning and Development, recreation programmers, clerical assistants, and park operators, as well as staff from other departments that indirectly support the delivery of parks, recreation, and culture in LaSalle.

Additionally, members of Council were engaged individually to understand their expectations and priorities for the Master Plan. The details from the consultation sessions with Town staff and Councillors were considered in developing the Master Plan. The following are key themes from the discussions.

Providing High Quality Experiences – Participants were proud of the wide variety of parks, recreation, and culture opportunities that are available in LaSalle. Specific mentions were made about the Vollmer Culture and Recreation Complex, parks and trails system, the waterfront (including the Event Centre), and popular events such as the Strawberry Festival.

LaSalle is Evolving – The community is changing in many ways. Young families with children are moving to LaSalle while the community overall is aging. LaSalle is also becoming more culturally diverse. These changes are driving demands for a wider range of high-quality parks, recreation, and culture opportunities.

Responding to Community Requests – There is a desire for new and enhanced facilities including, but not limited to, a new indoor and outdoor ice pad, pickleball courts, outdoor pool, cricket field, general multi-purpose space, gymnasium, accessible playgrounds, indoor artificial turf field, and lighting trails and sports fields. Amenities in parks and facilities were also identified such as permanent washrooms in parks, universal washrooms, trail lighting, pavilions, etc. Continued investment in the waterfront was also identified.

Recreation Programming is Strong – It was identified that the Town's recreation programs are well attended such as swimming, camps, and fitness. The Town has alleviated pressure to some degree by giving priority registration to Town residents, but there continues to be a high demand for more classes, although access to facility space is a constraint. The lack of facilities is also preventing the Town from offering certain programs that are in demand, such as a gymnasium that could accommodate a range of active indoor sports.

Inclusion and Access – Participants are proud of being inclusive of all residents to ensure that LaSalle’s parks, recreation, and culture opportunities are accessible. Key examples included the Pathways to Potential financial subsidy program, allowing persons to attend programs to support participants, and recent accessibility improvements to parks to minimize physical barriers.

Unlocking the Potential of Culture – Opportunities to expand cultural offerings in LaSalle was identified, particularly with finding a use for the Benoit House. Looking at ways to preserve local cultural heritage was also expressed to meet provincial policies as it was mentioned that the Provincial Planning Statement identifies that municipalities shall conserve built heritage resources and cultural landscapes.

Centralized or Decentralized Facilities – The Vollmer Culture and Recreation Complex is viewed as a community hub and many felt that it would be a logical location for any future expansion to support future needs given that many staff are centralized on site. However, some felt that there is merit in providing facilities in other areas of LaSalle to ensure that opportunities are distributed throughout Town. The Event Centre was identified as an opportunity for more programming, which may become more of a focus as the Town continues to develop the waterfront.

A Strong Staff Team – Staff recognize the importance of expanding its parks, recreation, and culture system to respond to community needs, although consideration needs to be given to operating impacts, including increasing staffing resources to support new facilities, programs, and services. Ensuring that part-time staff have support from managers and/or supervisors was also mentioned.

Policies and Procedures – During the COVID-19 pandemic, the Culture and Recreation Department made strong efforts to develop policies and procedures to ensure that practices are applied consistently across all staff, although additional work is needed, including developing frameworks to guide responsibilities. Suggestions were made to update the Town’s parks by-law and parks maintenance policy, create new policies for park naming, activity delivery and scent free environments, and to establish guidance on what types of facilities should be in each type of park, including the level of accessibility.

Partnerships and Volunteers – The Culture and Recreation Department recognizes the role of community volunteers and partners that are important in providing high quality parks, recreation, and culture services. It was noted that partnership opportunities should be viewed with an open mind to help share roles, responsibilities, resources, knowledge, and expertise.

5. Draft Master Plan Feedback

Prior to finalizing the Master Plan, a draft was made available to the public for review and feedback to ensure that the recommendations align with community expectations. The draft Master Plan was presented to Council on October 28, 2025 and following this, the full document and a summary was available on the PlaceSpeak website for review and written comments. A public open house (held on November 17, 2025 at the Vollmer Complex) also provided an opportunity for the public to review highlights from the draft Master Plan and provide feedback. A presentation was also made to the Town’s Accessibility Advisory Committee in November 2025.

The following is a summary of feedback, which was considered as part of finalizing the Master Plan and has been reflected through adjustments where appropriate. It is noted that the opinions expressed below may not be supported by all participants.

- Some suggestions were made for removing or minimizing accessibility barriers at LaSalle's playgrounds, indoor aquatic centre, and other community spaces, as well as developing an inclusion policy and undertaking accessibility audits and offering more inclusive programming.
- Suggestions were made to expand the Vollmer Culture and Recreation Complex to provide enhanced access to indoor community spaces including the pool and multi-purpose space for programs. A suggestion was made to make developing a third ice pad a higher priority.
- Investment in outdoor spaces at the Vollmer Culture and Recreation Complex was suggested including adding a basketball court, expanding paved trails (which would also improve physical accessibility), and enhancing the off-leash dog park with more features such as dog toys and repairing fencing and filling in holes.
- Greater investment in renewing James Jenner Park was suggested, including renewing all park amenities that are aging and in need of replacement (e.g., playground and sport courts). Adding a shade shelter and seating near the playground was also suggested. Similar suggestions were also made for Victory Park.
- Building upon the Town's trail network was mentioned to connect residents and reduce their reliance on vehicular transportation.
- It was identified that protecting and preserving the Town's natural areas and open spaces is important and that the Town should establish a Heritage Committee, which would have a role in this regard. Establishing a land trust to acquire natural heritage lands for the purposes of protection and preservation was suggested.
- Requests were made for a football field and the desire for a BMX pump track was suggested.
- Concerns were raised about the capital costs required to implement the capital recommendations, although it was recognized that investments are needed to respond to population growth and maintain the Town's existing infrastructure.

Appendix D: Parkland Dedication Policies

1. Town of LaSalle Official Plan (2018)

The Town of LaSalle 2018 Official Plan is the primary guiding document on matters related to land use planning. Policies related to parkland dedication are established in Section 7.11, which is summarized below:

1. The Town shall require parkland dedication as a condition of development, consent or subdivision approval, in an amount equivalent to:
 - i. 2% of gross land area for all non-residential land uses, commercial or industrial purposes;
 - ii. 5% of the gross land area, or one hectare for each 300 dwelling units **(as per Bill 23, this rate is now one hectare for each 600 dwelling units, which is not reflected in the existing Official Plan)** for residential purposes, whichever is greater; and
 - iii. For a mixed-use development that includes a residential component, the parkland dedication requirement shall be based on the pro-rated percentage of gross floor area allocated to each individual use.
2. Where parkland dedication is required by the Official Plan, the Town shall ensure that the land to be conveyed is suitable for development as a park, taking into consideration its size, location, configuration and condition.
3. Any component of the Natural Heritage System, including any hazard lands shall not be accepted for parkland dedication. To ensure conveyed lands are suitable for parkland development, they shall not include lands that are susceptible to major flooding, or have poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with the potential development or use of the lands as an active public recreation area. Sites subject to these conditions may be integrated, where possible, into the development of public park areas by serving as pedestrian walkways, as part of a linear trail system, as passive recreation areas, or as natural areas.
4. Where the development parcel abuts a waterbody, the Town may require that the lands dedicated for parkland be comprised of land bordering the waterbody to increase public access to the shoreline/water's edge.
5. Wherever possible, lands dedicated for parkland purposes should contribute to a linked system of municipal parks, Provincial parks, Conservation Areas and other public lands of natural or recreational value, with an emphasis on developing corridors along the shoreline.
6. Cash-in-lieu of parkland dedication may be required in the following circumstances:
 - i. The required land dedication fails to provide an area of suitable size, location, and shape for parkland development to the satisfaction of the Town;
 - ii. The required land dedication would render the remainder of the site unsuitable or impractical for development;

- iii. The area within which development is proposed is well served by existing parks and open space areas and no further parks are required; and
- iv. The Town is pursuing other parkland initiatives for community or Town facilities that would benefit from cash-in-lieu of parkland dedication.

2. Parks Plan Memo Summary of Recommendations (2023)

In 2023, the Town retained Watson & Associates Economists Ltd. to prepare a Parks Plan Memo to review and analyze LaSalle's current policy framework related to parkland dedication and payment-in-lieu of parkland in response to changes to The Planning Act and to make recommendations on revising Official Plan policies to align with changes to The Planning Act and inform the development of a new Parkland Dedication By-law (discussed in the next sub-section). The Parks Plan Memo also identified considerations as part of updating the Town's 2015 Parks and Recreation Master Plan. The following is a summary of recommendations from the Parks Plan Memo:

1. **Parkland inventory:** The Town should consider the following as part of updating the 2015 Parks and Recreation Master Plan (as well as the Official Plan):
 - a. Review of current parkland categories. Currently there are two categories, however, many municipalities have additional categories of parks including regional/district parks, waterfront parks, parkettes, etc.
 - b. Review of current inventory. The Town should seek to update the current inventory to align with the updated categories.
 - c. Review of service levels. The Town should consider refining the service level targets to align with best practices and the appropriate targets for the Town.
2. **Parkland Dedication:** The Town's current policy for imposing parkland dedication is 5% for residential development. The Town should consider imposing the following:
 - a. Utilize the alternative rate for residential development (where the alternative rate provides more dedication);
 - b. Consider including in the Official Plan, guidance on when to use the alternative rate (e.g., when density is greater than 12 units per acre);
 - c. Impose the 2% dedication requirements on commercial and industrial developments; and
 - d. Consider revising the Official Plan to identify the 5% dedication rate for institutional developments and include in a future parkland dedication by-law.
3. **Payment-in-Lieu:** The historical approach to payment-in-lieu of dedication was for all development to pay the per lot fee of \$750, which yielded limited funds. The following should be considered:

- a. Residential Per Lot Fee. The Town should consider increasing this fee and apply to consents only. Any increase should be phased in over time. This fee should be included in a parkland dedication by-law and be subject to indexing. For all other development, the 5% or alternative rate would apply, subject to an appraisal.
- b. Site Plan and Zoning By-law Amendment Applications. Development and redevelopment that proceeds through these applications will have their payment-in-lieu rate frozen at the time of submission of the application. The Town should require an appraisal be submitted with the application to ensure the appropriate value of land is being dedicated.
- c. Commercial and Industrial Per Lot Fee. The Town should require an appraisal be undertaken and the 2% dedication rate be applied.
- d. Institutional Development and Redevelopment. The Town should revise the Official Plan to include policies to collect payment-in-lieu of dedication for institutional development or redevelopment at a rate of 5% of the value of the land. This should be included in a future parkland dedication by-law.
- e. All Other Residential Development and Redevelopment. The Town may consider revising the Official Plan to include the use of the alternative rate at one hectare per 1,000 residential units where the alternative rate provides more payment-in-lieu than the 5% rate.
- f. Parkland vs. Recreation Land. To maximize recovery of costs for parkland and recreation land, the Town may consider refining definitions in the Official Plan, Zoning By-law, and other policy documents to clearly delineate parkland versus recreation land. This will allow for more land to be recovered through development charges, freeing up the dedication and payment-in-lieu funds to be used for parkland.

3. Parkland Dedication By-Law (2025-005)

The Town's new parkland dedication by-law (2025-005) was approved on January 28, 2025, which outlines the requirements for developers to dedicate a portion of their land for parkland or make payment in lieu of dedicating physical land when developing or redeveloping land.²³ The following is a summary of the requirements for the dedication of physical land for park purposes:

- a. In the case of lands proposed for Residential uses, 5% of the land being developed or redeveloped shall be conveyed for park purposes (no alternative rate).
- b. In the case for lands proposed for Commercial, or Industrial uses, 2% of the land to be developed or redeveloped shall be conveyed for parkland.

²³ Town of LaSalle. 2025. Notice of Passing of Parkland Dedication By-law 2025-005 Retrieved from <https://www.lasalle.ca>

- c. In the case for lands proposed for Mixed-Use development, a combination of land required based on sub-section (a.) and (b.) shall apply for Residential and Commercial or Industrial components, respectively.
- d. In the case of lands proposed for development for a use other than those referred to above, 5% of land shall be conveyed for parkland.
- e. Where the development of land results from the approval of a site plan or zoning by-law amendment and the approval of the application occurred within 18 months of building permit issuance, the conveyance shall be determined on the date the planning application was submitted and deemed complete by the Town. Where both planning applications apply, conveyance shall be determined on the date of the later planning application.

In addition to requiring parkland conveyance for development or redevelopment, the Parkland Dedication By-law also establishes the requirements for payment-in-lieu of physical parkland dedication, along with other matters such as the location of where parkland should be located, timing, approach for determining values, and more.