



## **The Corporation of the Town of LaSalle**

**To:** Council

**Prepared by:** Peter Marra, P.Eng. – Deputy CAO and Dale Langlois, CPA – Treasurer

**Department:** Administration

**Date of Report:** January 19, 2026

**Report Number:** AD-2026-01

**Subject:** LaSalle Landing Build-Out/Funding Scenario

### **Recommendation**

That the report of the Deputy CAO and the Treasurer dated January 19, 2026 (AD-2026-01) regarding the LaSalle Landing Build-Out/Funding Scenario be received.

### **Report**

This report provides Council with an update on the progress of the overall full build-out of the LaSalle Landing and the proposed future works and timing, given the current funding reduction resulting from the 2026 budget deliberations. Enclosed as Figure 1 is the Council-approved master concept plan for the LaSalle Landing.

Currently, the Town is dedicating/contributing \$832,700.00 from the annual budget process toward the LaSalle Landing Project Reserve. This contribution towards the LaSalle Landing started in 2019 and increased annually in various amounts up to and including 2025. The reserve has been utilized to fund the various components of the project built to date, from both a capital and operating perspective, which includes debt payments.

To date, two debts have been issued for this project, one for \$7 million for the land purchase and a second for \$10 million for the completion of the Event Centre.

Furthermore, the intention was to continue to increase the annual funding for the LaSalle Landing reserve to achieve Council's overall objective for full build-out as demonstrated on the enclosed master concept plan. A breakdown of the funding build-up over the past 6 years is included under the Financial Implications section of this report.

**Build Out Plan as part of the Proposed 2026 Budget**

The build-out strategy that was part of the proposed 2026 budget included a \$250,000.00 increase to the waterfront reserve. This annual increase was proposed/expected to be requested for 2026 through to 2028, inclusive, after which no additional increase would be needed. Based on this proposed 2026 budget plan strategy, the full build-out year was estimated to be 2046.

Ultimately, the LaSalle Landing increased contribution requested in 2026 was eliminated.

**Revised Build Out Plan based on Council-approved 2026 Budget**

Council proposed and made revisions to the 2026 budget, which was finalized, approved, and passed. We have now explored what effects this has on the timing and various projects as part of the LaSalle Landing. We have made the assumption that going forward, there will be no further budget approval for increases to the LaSalle Landing Funding. This is done so as not to put any commitment on future Councils.

**LaSalle Landing Project-Based Timing**

The following table provides Council with a summary of the various phases and projects as part of seeing the overall full build-out of the LaSalle Landing completed. A comparison is being provided to show the timing comparison between the proposed 2026 budget plan and the revised 2026 budget plan.

Phase	Project	Proposed 2026 timing	Revised 2026 timing	Comments
A	Marina Cut – heavy civil work	2026	2026	DMAF funded
	Gil Maure Way	2027	2029	Improve access/egress to Event Centre
	Event Lawn – surface works	2028	2030	Level grade and seed only
	Parking Lots	2029	2033	Improves Event Centre
	Pylon Sign	2030	2036	Improves Event Centre
	Event Centre Display Screen	2030	2036	Improves Event Centre
B	Generator – EC and Loop	2027	2029	
C	Outdoor Pool Replacement	2032	2039	Existing pool may need attention in the interim
	Boat Ramp Parking Modifications	2033	2040	
	Playground/Pavilion/Courts	2035	2041	Existing playground may need attention on the interim
D	Mixed Use Zone Redevelopment	2035	2041	Phase C needs to occur before this Phase
E	Event Centre Plaza	2036	2042	
	Marina Cut Enhancements	2037	2043	
	Event Lawn Enhancements	2038	2044	Upon completion, event lawn can now host festivals
	Promenade Extensions	2038	2044	
	Promenade Markers	2038	2045	
F	Water Edge Bridges	2042	No funding available	
G	Millennial Garden Rebuild	2043	No funding available	
	Boat Ramp Washroom Rebuild	2044	No funding available	
	Loop Warming Hut	2045	No funding available	
H	Laurier Drive Rebuild	2045	No funding available	
I	Transient Marina	2046	No funding available	

Phase	Project	Proposed 2026 timing	Revised 2026 timing	Comments
J	Benoit House Redevelopment	Unknown/Unfunded	No funding available	Separate report to Council forthcoming
	Benoit House Partnership	Unknown/Unfunded	No funding available	Separate report to Council forthcoming

The above noted phases and projects have been shown as being completed in sequential order. Administration has developed individual projects and has taken those projects and placed them into Phase groupings. The phase grouping highlighted herein is best completed in the order as identified.

## Consultations

This report has been prepared in consultation with the CAO and the Finance Department.

## Financial Implications

The original LaSalle Landing funding plan was presented to Council in 2020. At this time, Council approved in principal, an annual funding allocation build-up equivalent to \$400,000 (a 1% tax rate impact at that time). Since this time, administration included this annual increase in the proposed operating budget. The following chart outlines the impact of the annual build-up that was approved versus what was planned, along with reallocations for annual debt payments and operating costs of the various completed LaSalle Landing projects to date.

LaSalle Landing Reserve Activity	Original Planned	Actual	Difference
2019 annual contribution increase	\$500,000	\$500,000	-
2020 annual contribution increase	\$400,000	\$410,000	\$10,000
2021 annual contribution increase	\$400,000	\$292,100	(\$107,900)
2022 annual contribution increase	\$400,000	\$312,900	(\$87,100)
2023 annual contribution increase	\$400,000	\$319,800	(\$80,200)
2024 annual contribution increase	\$400,000	\$312,400	(\$87,600)
2025 annual contribution increase	\$400,000	\$416,400	\$16,400

<b>LaSalle Landing Reserve Activity</b>	<b>Original Planned</b>	<b>Actual</b>	<b>Difference</b>
2026 annual contribution increase	\$400,000	\$-	(\$400,000)
<b>Total Annual Contributions</b>	<b>\$3,300,000</b>	<b>\$2,563,600</b>	<b>(\$736,400)</b>
Less: Reallocation for annual debt payments	(\$1,029,200)	(\$1,029,200)	-
Less: Reallocation for annual operating costs	(\$701,700)	(\$701,700)	-
<b>2026 Annual Contribution to LaSalle Landing Reserve</b>	<b>\$1,569,100</b>	<b>\$832,700</b>	<b>(\$736,400)</b>

The accumulated shortfall of \$736,400 from the original funding plan does not mean that future phases of the waterfront will not be completed; it means that future phases will be delayed until proper funding is in place.

### Prepared By:



Peter Marra  
Deputy CAO



Dale Langlois  
Treasurer

### Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

### Communications

As noted in the report

**Report Approval Details**

Document Title:	LaSalle Landing Build-Out_Funding Scenario.docx
Attachments:	Figure 1 – Build Out Concept.pdf
Final Approval Date:	Jan 22, 2026

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



Chief Administrative Officer

Joe Milicia