



Parks, Recreation and Culture Master Plan (Draft)

Town of LaSalle Council Presentation

October 28, 2025

**MONTEITH
BROWN** 
PLANNING CONSULTANTS

Master Plan Purpose

The Parks, Recreation and Culture Master Plan will guide priorities and future investment over the next five years, with a long-term outlook towards 2045.

The draft Master Plan explores needs for:

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



Parks, Recreation and Culture Master Plan

October 2025

DRAFT



Project Status

● Phase 1: Background Research

● Phase 2: Community Engagement

● Phase 3: Draft Master Plan

● Phase 4: Final Master Plan

Completed

We are here

Next Step



Key Building Blocks: A “Made in LaSalle” Plan

- Community Consultation
- Community Profile
- Key Trends and Best Practices
- Park and Facility Inventories
- Utilization and Program Data
- Background Document and Policy Scan



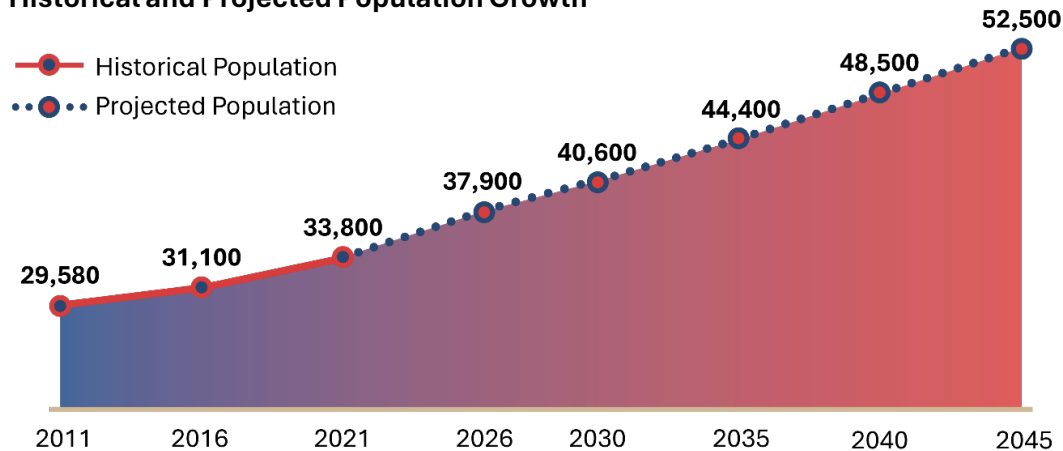
LaSalle at a Glance

Population Growth

LaSalle's 2025 population is 37,200 residents, growing by 41% to 52,500 people in 2045.

Significant growth is expected to take place in the Howard Bouffard Secondary Plan Area.

Historical and Projected Population Growth



Sources: Statistics Canada 2011-21 Census. Population projections provided by the Town of LaSalle.

Socio-Demographic Characteristics

The population is **aging**, although all age groups are expected to grow over the planning period.

The population is becoming **more culturally diverse**.

LaSalle's median household income of \$119,000 (2020) is higher compared to Essex County and the Province.

4% of LaSalle's residents live below the Statistics Canada **low-income** measure.

How we Engaged the Community

1. Website, social media, etc.
2. Public open house
3. Community survey
(nearly 1,000 responses)
4. Stakeholder focus groups
5. Staff and Council engagement
6. Written submissions

Additional feedback will be collected prior to finalizing the Master Plan.



What we Heard – Summary

- LaSalle's parks, recreation and culture system is a **strength of the community** that attracts new residents, visitors, and economic development.
- The Town's **waterfront** is highly valued by the community and continued investment is supported.
- There is support for investing in multi-use facilities and spaces, and for locating these at the **Vollmer Culture and Recreation Complex**.
- There is growing demand for **casual, unstructured activities** for residents of all ages.
- 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, waterfront infrastructure, and more.
- Parks, recreation and culture opportunities should be **inclusive of all residents**, regardless of ability, age, income, background, and orientation.

Big Moves – Facility Development

Vollmer Complex Expansion – Phase 1:

Add a **gymnasium, enlarged fitness centre and walking track, multi-purpose program rooms, seniors' space**, and support space. Design should consider projected needs in Phase 2 (see below).

Short-Term
(2026 to 2031)

Vollmer Complex Expansion – Phase 2:

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 long-term. Reconfirm needs as part of a five-year Master Plan update.

Medium-Term
(2032 to 2037)

Future Indoor Community Space in Howard Bouffard:

Secure land on the east side of LaSalle for 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**.

Long-Term
(2038 to 2045+)

Key Facility Recommendations

Enhance **outdoor space** at the **Vollmer Culture and Recreation Complex** to meet community needs through the following strategies (timing and priority will be influenced by funding capabilities, coordinated staging, and the continued demonstration of community needs). Selected projects include:

- Develop **10 pickleball courts** to replace the Front Road Park courts.
- Increase the number of **7v7 soccer fields** and make improvements to **sports field lighting** and **irrigation**.
- Prepare a business plan to evaluate the feasibility of a **full-size artificial turf field** with supporting amenities.
- Add **lighting** to four **ball diamonds** to increase playing capacities.
- Construct an **outdoor basketball court**.
- **Strengthen features and amenities** that support park use, including constructing a new pavilion and washroom near the amphitheatre and ball diamonds, washrooms to support soccer fields, covering the amphitheatre, and strategies to **improve physical accessibility** (e.g., paving parking lots, adding pathways, removing berms).

Key Facility Recommendations (continued)

The following strategies are recommended to **strengthen access and distribution** to recreation and cultural facilities and spaces across LaSalle:

- Prepare strategies to **renew and enhance aging park amenities**, including tennis and basketball courts.
- Construct **new park amenities** to address gap and growth areas, including a new splash pad, basketball and tennis courts, skate zones, playgrounds, and outdoor fitness equipment.
- Plan for the replacement of the Town's **outdoor pool** and evaluate suitable sites.



Key Parkland Recommendations

- Update the **parkland classification system** to guide park development and redevelopment.
- Adopt a “**Parkland First**” approach for the Howard Bouffard Secondary Plan Area (and other areas with future parkland needs) that prioritize the conveyance of physical land to address future requirements. Alternative acquisition methods should also be considered such as land purchase, swaps, etc.
- Secure land for a **future Community Park** (4-8 hectares) in the eastern portion of the Howard Bouffard Secondary Plan.
- Prepare **park-specific strategies** for River Canard Park (working with the Town of Amherstburg), Vince Marcotte Park, James Jenner Park, Jim Chappus Park, Victory Park, and Dossenbach Park.
- Continue to prioritize the development of **LaSalle Landing** with the development of trails, open space, landscaping, parking, etc. To guide future development, update the design concept to incorporate recommendations identified in this Master Plan.

Active Transportation Recommendations

Through a future **Active Transportation Master Plan**, seek to strengthen connectivity throughout LaSalle by:

- Incorporating **circulation pathways** in parks to connect amenities.
- Establishing recreational trails within **future residential areas** that connect to the existing system.
- 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.



Cultural Recommendations

Prepare a **Cultural Strategy** to support culture and creative expression, connect with the Town's identity, and protect and preserve local heritage. The Cultural Strategy should address:

- Documenting LaSalle's **history** and undertake cultural mapping to establish a picture of what currently exists.
- Conserve **historical landmarks**, including establishing a Municipal Register of Heritage Properties and a vision for the Town's cultural assets (e.g., Benoit House).
- Establish **partnerships** to achieve a collective vision for culture.
- Expand how the Town **engages** the cultural sector.



Service Delivery Recommendations

- Regularly **review staffing levels** within the Culture and Recreation Department and Public Works Department, considering population growth and service levels.
- Ensure all public spaces are **safe and welcoming** for staff and users through staff training and development, park and facility design, and public awareness.
- Explore **new program offerings** that are affordable and accessible for residents with an emphasis on unstructured activities and programs for children, youth, and older adults.
- Regularly **engage community organizations** and improve promotion of organizations and volunteer opportunities.
- Undertake an **accessibility audit** of all Town-owned recreation facilities and spaces to identify and create a plan to mitigate and remove barriers.

Implementation Strategy

The Draft Master Plan contains 67 recommendations spanning 2025-2045:

- Priority, timing, and resource implications have been identified for each (Section 8).
- They are all supported by background research and consultation.
- Many are best practices that do not have direct cost implications.

The Plan should be used by Council as a guide for decision-making.

- **Annual work plans** should be created to prioritize recommendations for implementation. Each capital recommendation should be brought forward for Council to discuss and approve.
- Development of a **funding strategy** would help to examine financial capacity and potential funding sources, partnerships, etc.

Next Steps

Community Feedback Opportunities:

- **Vollmer Culture and Recreation Complex (Drop-in)**
November 17th from 5:00 pm to 8:00 pm
- **LaSalle Accessibility Advisory Committee Meeting**
November 19th
- Online review and feedback (ending November 23rd)

Following this, the Plan will be finalized and presented to Council for approval.



Questions and Comments

