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Item No. 13.1.1

Community Planning and Economic Development Standing Committee June 20, 2024

TO: Mayor Savage and Members of Halifax Regional Council

-Original Signed-

SUBMITTED BY:

Brad Anguish, Acting Chief Administrative Officer

DATE: May 10, 2024

SUBJECT: Indigo Shores Park Plan

ORIGIN

2022/2023 Parks and Recreation Business Plan

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S., 2008, c.39

Purposes of the Municipality

Section 7A: The purposes of the Municipality are to...

(b) provide services, facilities, and other things that, in the opinion of the Council, are necessary or desirable for all or part of the Municipality.

Municipal expenditures

Section 79A (1): subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if (a) the expenditure is in the Municipality's operating or capital budget or is other authorized by the Municipality.

HRM Administrative Order 2017-013-OP Respecting Off-leash Dog Areas Within Parks (Off-leash Dog Areas Administrative Order)

RECOMMENDATION

It is recommended that the Community Planning and Economic Development Standing Committee recommend that the Halifax Regional Council:

1. Adopt the Indigo Shores Park Plan as a document to guide improvements to Indigo Shores' parkland and direct the Chief Administrative Officer to incorporate the identified implementation priorities within future Business Plans and budgets, and
2. Approve a shared off-leash dog area in Bondi Drive Park as identified in Fig. 39 of the Indigo Shores Park Plan to be incorporated and subsequently designated as part of the development of park facilities within the Indigo Shores subdivision.

BACKGROUND

Indigo Shores is a new subdivision in Middle Sackville. It is comprised of low-density residential, single detached dwellings on large, wooded acreages. When the current phase of its development is complete, there will be approximately 600 lots.

As the subdivision has been developing, seven parkland parcels have been transferred to the municipality. Some of the parkland parcels have lake frontage, while others are located in the subdivision's interior (Attachment A). The parcels vary in their size, characteristics, and terrain and occupy a total of 26.5 hectares (66.5 acres). Their respective sizes are listed below:

- McCabe Lake Drive Park: 2.2 hectares (5.4 acres)
- Midnight Run Park: 4.0 hectares (9.9 acres)
- Azure Court Park: 1.3 hectares (4.3 acres)
- Gaspereau Run Park: 1.7 hectares (4.3 acres)
- Unnamed Park 22: 0.8 hectares (2.0 acres)
- Unnamed Park 23: 4.7 hectares (11.5 acres)
- Bondi Drive Park: 11.8 hectares (29.1 acres)

Key features for Indigo Shores' parkland include public access to McCabe Lake, viewsheds of the surrounding area, natural wooded areas abutting streams and lakes, and spaces for potential recreational amenities. However, the parks are mostly unimproved and without plans to guide future development. Unnamed Park 23 is the only developed parcel. It includes a trail to the shoreline, water access, and seating areas.

Highway 101, McCabe Lake, and limited pathway connections make it difficult for residents to access other parks and facilities like sports fields, sports courts, playgrounds, and similar amenities in nearby communities. Due to the area's anticipated population increase, there will be a greater demand for park services within the subdivision. Consequently, the development of an Indigo Shores Park Plan (park plan) was included in the Parks and Recreation 2022/23 Business Plan. The park plan is a guiding document that identifies specific uses and facilities for each park, and outlines implementation priorities for the overall park network.

DISCUSSION

To develop the park plan, an evaluation of parks and recreational needs was conducted. The assessment determined the best use of Indigo Shores' parkland by considering:

- park service delivery;
- community demographics;
- subdivision characteristics and development patterns, and
- site suitability.

Community Consultation

To confirm the site analysis findings and to ensure final park plans reflect the community's interests, three engagement sessions were organized comprised of two online surveys, using the municipality's Shape Your City platform, and an in-person open house at Sackville Heights Community Centre.

Values Gathering Online Engagement – Winter 2022/23

The first survey ran from December 1, 2022 to January 6, 2023. 238 people participated. Individual sections focused on demographics, how participants use parks and open space areas, and recreational interests. Ultimately, the survey sought to understand the participants' values and needs to inform the parkland's future uses and park development.

Survey findings revealed most participants are interested in seeing almost all the parks moderately developed. The exception was Midnight Run Park, which residents would like to see highly developed. The

top three activities people were the most interested in were physical activity, winter-based recreational activities, and children's play. Community gardening, picnicking and outdoor cooking, and organized sports and activity were the least popular amenity options. Respondents also identified the need to prioritize the implementation of playgrounds to ensure children would be an appropriate age to use the facilities.

When asked to consider the future use of McCabe Lake, the majority of respondents identified an interest in relaxing and viewing the lake and Sackville River. Other popular options included non-motorized boat launches, swimming platforms, and a universal access dock for kayaks and canoes. Leaving McCabe Lake in its current state and implementing a boat launch for motorized watercraft were the least popular amenity options. More information can be found in the What We Heard Report 1 (Attachment C).

Open House - March 2023

An open house session was held at Sackville Community Centre & Cultural Centre on March 20, 2023 in advance of the second online survey. The intent of the open house was to gather feedback on preliminary park concepts that were developed based on site analysis and survey results.

Most respondents were in favour of the concepts, however several participants identified an interest in having a number of playgrounds constructed rather than the sole facility that was proposed in Midnight Run Park. Many attendees also communicated the importance of protecting the health of McCabe Lake, maintaining the existing riparian buffer, and promoting education about the area's fauna and watershed. Lastly, many nearby residents were concerned about increased noise levels and the parks negatively affecting their privacy and views. Additional information regarding the open house can be found in the What We Heard Report 2 (Attachment D).

Evaluation of Options - Spring 2023

The third round of engagement took place from March 21 to April 6, 2023, in the form of a second online survey. A total of 218 people participated. Feedback from the previous engagement session was used to refine a presentation of park plan's final concepts and the location of proposed amenities. Respondents were asked to rank their preferred amenities to understand the community's priorities to inform priorities for future project phasing.

Most respondents approved of the concepts. Participants identified that they were the most likely to visit Unnamed Park 23, followed by Midnight Run Park and McCabe Lake Drive Park. Respondents showed the least amount of interest in visiting Bondi Drive Park. Playgrounds, access for kayaks, canoes, and paddleboards and a boardwalk in Unnamed Park 23 were the top implementation priorities. Nature trails and sledding at Bondi Drive Park, nature trails in Azure Court Park and Gaspereau Run Park, as well as designated off-leash areas ranked the lowest.

Like the open house, survey respondents noted the lack of playgrounds throughout the neighbourhood. However, over 50% of respondents indicated their preference for a centralized playground instead of several, smaller facilities. Additional information can be found in the What We Heard Report 2 (Attachment D).

Findings

Several key findings emerged from the survey, including:

- There are several parks ready for development within the community. Implementing a centralized park facility that suits a variety of interests should be the primary priority.
- Developing water access is important to survey respondents. Three parks offer public access to McCabe Lake. Park development should focus on facilities that support swimming, non-motorized boating, and paddling.
- The establishment of motorized boat launches in parks was a divisive subject; however, most respondents were not interested in its implementation. Instead, most participants identified a preference for non-motorized boating.
- Playgrounds were one of the top-ranked proposed facilities. Most respondents indicated they would prefer one large, centrally located facility instead of several, smaller playgrounds.
- Off-leash areas were ranked a low priority item for implementation during the second engagement

session; however, almost half of respondents regularly visit the park with a pet and an off-leash area was one of the top-ranked facilities in the first round of engagement. An off-leash dog park should be included in one of the parks.

- Several parks offer outstanding views of McCabe Lake and the surrounding neighbourhood. Trails should be developed to allow access and maximize potential viewsheds.

Indigo Shores Park Plan Highlights

The park plan outlines opportunities to improve water access, passive recreational activities, and formal recreational facilities to optimize each site's natural characteristics. An implementation plan takes a phased approach based on priorities and interests that emerged during public engagement. Attachment F includes a Class D cost estimate with proposed improvements and the associated cost for each park's development. The park plan proposes the following amenities:

Playground, Sports Courts, and Sports Fields: Midnight Run Park is proposed as a centralized park offering a broad range of recreational amenities. The plan for the park includes a multi-age playground, tennis courts, a basketball court, a baseball diamond, multi-use field, and a closed loop walking trail. Co-locating amenities ensures the residents of Indigo Shores receive a range of facilities during the first phase of proposed development, improves overall facility use, and increases socialization opportunities. It is recommended that Midnight Run Park receive priority in implementation.

Water access: Unnamed Park 22, Unnamed Park 23, and McCabe Lake Park offer public access to McCabe Lake and Sackville River. The plan for these parks includes trails, shoreline improvements, and road access to improve accessibility to the lake. An accessible dock is proposed in Unnamed Park 22 to launch non-motorized watercraft and an additional floating dock is identified for Unnamed Park 23. Seating areas are proposed in these parks to encourage nature appreciation.

Trails: Trails are proposed in all the park concepts to allow water access and promote physical activity. The trail network in Azure Court Park and Gaspereau Run Park creates a connective link between Gaspereau Run and Midnight Run. Through the park planning process, it was recognized that such development was not necessarily needed in comparison with the development of other parks. A trail system was identified for development in Bondi Drive Park that could provide winter interest for the community and encourage nature appreciation by creating a connection to a proposed hilltop viewing area. Lastly, a proposed trail extension in Unnamed Park 23 would offer additional recreational activity by extending an existing trail and creating a closed loop walking network.

Off-leash Dog Areas: The need for an off-leash area (OLA) was identified in both survey's open-ended feedback options and was highly ranked by most individuals who visit parks with a pet. The potential location for an OLA was evaluated using the criteria outlined in the municipality's *Off-leash Dog Areas Administrative Order*. Bondi Drive Park is considered the favourable location due to its size and distance from nearby development and responds well to the Administrative Order's OLA criteria (Attachment E). The area consists of several kilometers of trail through the park's wooded area. Additionally, the design proposes maintaining the existing tree canopy to absorb noise, prevent dogs from accessing Drain Lake and reduces potential overlap between park users and off-leash dogs.

Consideration for the Sale of Lands

During the final review in the development of the Park Plan, the limited development opportunities for Azure Court Park and Gaspereau Run Park were identified. It has been observed that these parks could possibly be sold, which would enable Regional Council to consider future withdrawal from the parkland account for the development of facilities. While not yet recommended through this report, such an initiative can be considered in the development of future business plans. Such an initiative would be subject to future approval by Regional Council and pursuant to the disposal process set for in Administrative Order Number 50 *Respecting the Disposal of Surplus Real Property*.

Conclusion and Next Steps

The park plan outlines ways in the subdivision's parkland may be prioritized and developed to fulfill identified recreational needs for sports facilities, playground development, trails, water access, and an off-leash area.

A phased implementation approach is recommended and is to be considered over several capital budget cycles. As this proceeds the proposed concept plans for each of parks would be refined through detailed planning and development.

FINANCIAL IMPLICATIONS

There are no financial implications at this time. If the park plan is approved, it will be used as a guiding document for future park development that would be identified in subsequent business and budget plans. The total estimated cost for Indigo Shores' parkland improvements is approximately \$4,850,000. A class D cost estimate has been provided by Parks Capital and is included in Attachment F that details park improvements and their associated costs. The totals provided within the attachment are not budget figures, Future capital budget requests will follow based on-site assessments (site survey, geotechnical, etc.) and detail designs.

The park plan proposes that Midnight Run Park is developed first. The total cost of improvements is approximately \$3,000,000. Figures 41 through 43 in the park plan outline a phased approach towards its development. Phase 1a includes a paved parking lot, pathway, clearing/grubbing, and sports courts, and would cost approximately \$1,200,000 to develop. Phase 1b would include an extension of the existing pathways and a playground and is estimated to cost an additional \$300,000. Depending on capital budget and timeline, phase 1a and phase 1b may or may not occur within the same budget cycle. Phase 2 would complete the park's development and includes additional grubbing/clearing, the expansion of the existing parking lot and pathway network, a sport field, and a ball field (excluding lights). The total cost to develop phase 2 is approximately \$1,500,000.

Additional costs for Indigo Shores' remaining parks can be found in Attachment F.

RISK CONSIDERATIONS

There are no significant risks associated with the recommendations in this report. To determine this, consideration was given to operation, financial, and reputational risk.

COMMUNITY ENGAGEMENT

Two online community engagement sessions ran from December 1, 2022 to January 6, 2023, and from March 21 to April 6, 2023. An in-person open house was held on March 20, 2023 at the Sackville Heights Community Centre.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

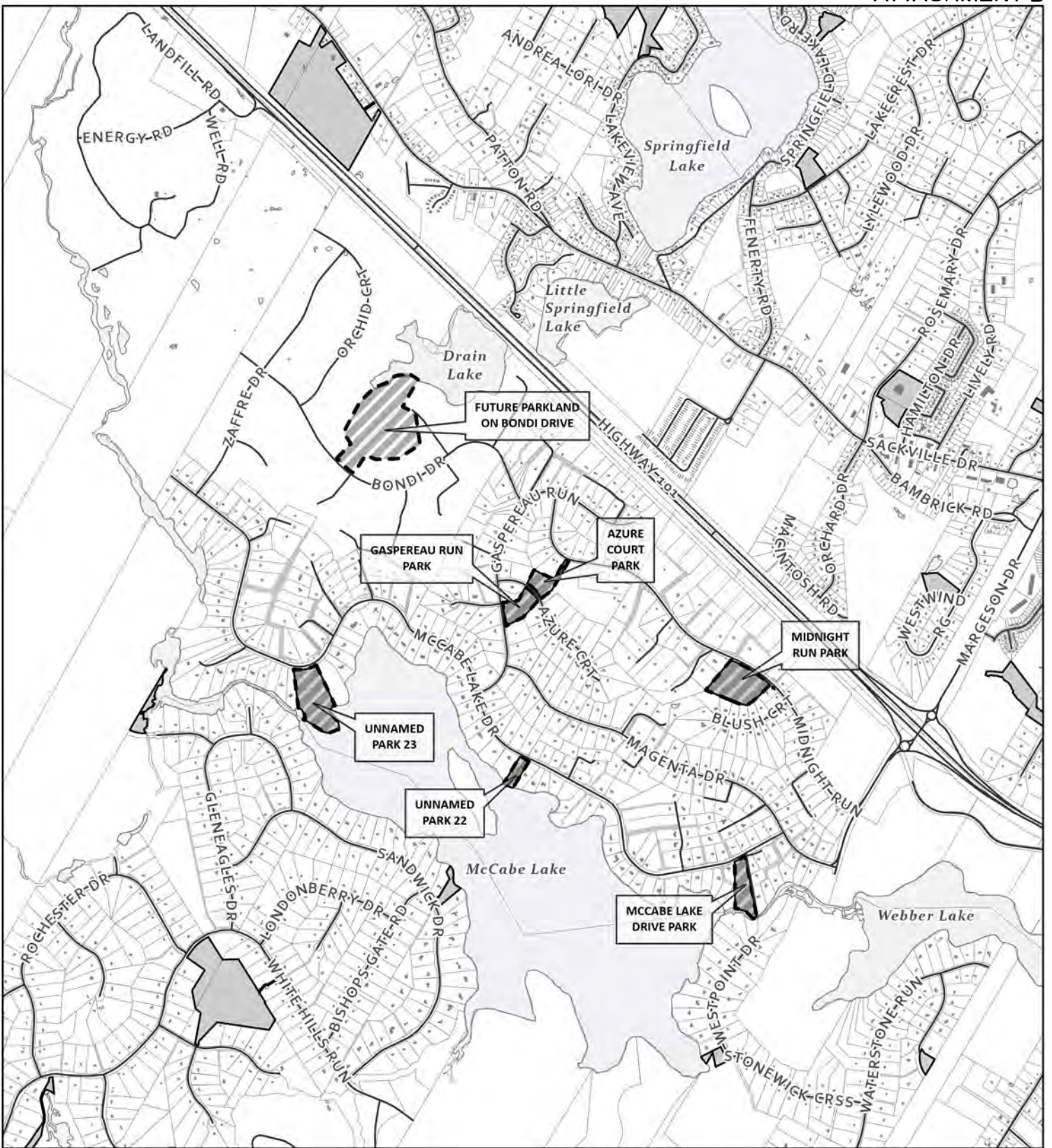
1. Regional Council could request changes to the proposed park plan. This may require additional review, possible community consultation, and a separate staff report depending on the extent of the changes being identified.
2. Regional Council could decide not approve the proposed park plan. The implication of this would be that there would be an absence of a cohesive plan for the network of parks in the Indigo Shores subdivision.

ATTACHMENTS




Attachment A Location Map
Attachment B Indigo Shores Park Plan
Attachment C What We Heard Report 1
Attachment D What We Heard Report 2
Attachment E OLA Criteria Bondi Drive Park
Attachment F Cost Estimates

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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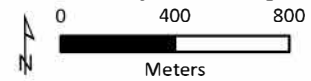


LOCATION MAP | INDIGO SHORES

-  Indigo Shores Parkland
-  HRM Parks
-  Building Footprint
-  Parcel Polygon

HALIFAX

Parks & Recreation Policy & Planning



HALIFAX

Indigo Shores

Park Plan Report

June 2024



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Municipal Open Space Plans and Guiding Documents

Executive Summary

BACKGROUND

Indigo Shores is a new subdivision located in Middle Sackville. It is a low density residential community that is characterized by single detached dwellings on large wooded lots, with the defining feature being McCabe Lake. When completed, the subdivision will have approximately 600 lots.

As the subdivision has been developing, there are seven parkland parcels that have been transferred to the municipality: McCabe Lake Drive Park, Midnight Run Park, Gaspereau Run Park, Azure Court Park, Unnamed Park 22, Unnamed Park 23, and Bondi Drive Park. They are largely undeveloped and without plans of how they may be improved. Some of the parks have water frontage, while others are located throughout the subdivision. There are differences in their size and characteristics.

As Indigo Shores and nearby communities continue to grow, there will be an increased demand for park amenities within the subdivision. With analysis of the existing parkland and the surrounding community, including public consultation, this plan has been established to define how the various parks should be developed over the next several years.

FINDINGS

The following findings emerged during the background analysis and public engagement sessions:

- While there are a variety of parks that are distributed within the subdivision, they have varying characteristics and potential for development.
- Given the relatively low population and density of the subdivision, there is merit to concentrating formal recreation facilities, such as a playground,

sports courts, and playing facilities within a central park to function as a community hub and gathering area.

- Most of the parks are wooded and therefore have a potential for high parkland development costs which should be considerations for the final site design and implementation phasing.
- The community is already established and has a high percentage of young children and adults in their mid-thirties to late forties. Proposed facilities should serve a range of needs and recreational interests, but with a more immediate emphasis on developing a playground and other related recreation infrastructure.
- Three of the subdivision's parks have access to McCabe Lake. An interest in developing a motorized boat launch was identified as a divisive topic through public consultation. Following detailed reviews of the park and community sentiment, such a facility is not recommended. The parks are not well-suited to accommodate the parking, trailer storage, and other infrastructure that would be associated with such a launch, while retaining the parks' natural setting. Public concerns were also raised concerning the potential increase in pollution, noise, conflict, and safety issues related to the lake's water depth. It is recommended that access be developed for swimming and non-motorized watercraft.
- There is a need for a single off-leash dog area to meet the needs of the subdivision.

PARK PLAN

Based on the findings from engagement sessions and site analysis, a park plan has been created.

Within the plan, several concepts have been developed to reflect the community's needs while also recognizing municipal operations and construction standards. Substantial parts of the subdivision are already developed, resulting in a need for parkland and recreation facilities. Highlights of the plan include:

- Midnight Run Park being identified for the development of formal recreation facilities including a playground, sports courts, and playing field areas.
- Access to McCabe Lake is a priority for swimming and non-motorized boating with improvements to be realized in McCabe Drive Park, Unnamed Park 22, and Unnamed Park 23.
- Bondi Drive Park has been recognized for its higher elevation and natural setting as an area for trails, nature appreciation, viewsheds, and development of a low impact off-leash area.

Two of the parks in the subdivision, Azure Court and Gaspereau Run, do not have high utility for parkland development possibilities or community needs. Trails and areas for nature appreciation have been identified for possible development, but there is not necessarily a high need for such amenities given the presence of parks in the subdivision with similar attributes. While not discussed during the engagement sessions, the plan identifies that they could be potentially sold, with proceeds directed to the development of other parks in the subdivision.

Given the number of parks, improvements will need to be phased over several years. The park plan identifies and ranks key priorities for development phasing and overall implementation over several budget cycles as capital funding becomes available.

1 Introduction

1.1 PROJECT BACKGROUND

Indigo Shores is a new subdivision located in Middle Sackville, Nova Scotia. It is a low-density residential community comprised of single-detached homes on large, wooded lots. With the exception of a large hill in Bondi Drive Park, Indigo Shores is predominantly flat with terrain that gently slopes in a southerly direction towards McCabe Lake (the lake), which is the subdivision's defining feature.

Seven parkland parcels have been acquired by the municipality during the subdivision's growth and are mostly undeveloped. They are distributed throughout the community and have varying sizes and characteristics. Most of the parks are unimproved and without plans of how they might be developed. To guide future improvement, Parks & Recreation included the Indigo Shores Park Plan in its 2022/23 Business Plan.

1.2 PURPOSE AND SCOPE

As unfinished parcels, the existing parkland does not serve the community's needs. The fifth phase of Indigo Shores' expansion is currently underway and the vacant lands to the subdivision's southwest are allocated for multi-use developments. The resultant densification and population increase will add additional demand for park services.

Further, a group of Indigo Shores residents presented a community-led park plan to municipal staff that highlighted the need for park improvements. The community's park plan expressed residents' desire for playgrounds, access to McCabe Lake, and improved connectivity.

The purpose of this park plan is to guide future parkland development to meet the community's

current and future needs. Due to the subdivision's low density, it is unlikely development will take place within the same time frame for all the parks. The plan outlines priorities based on site analysis and community engagement, and recommends their implementation in a coordinated, effective manner as capital resources become available.

1.3 CONTEXT

Indigo Shores' parkland occupies a total of 26.5 hectares (66.5 acres). The following list details the parks and their respective sizes:

- McCabe Lake Drive Park: 2.2 hectares (5.4 acres)
- Midnight Run Park: 4.0 hectares (9.9 acres)
- Azure Court Park: 1.3 hectares (3.3 acres)
- Gaspereau Run Park: 1.7 hectares (4.3 acres)
- Unnamed Park 22: 0.8 hectares (2.0 acres)
- Unnamed Park 23: 4.7 hectares (11.5 acres)
- Bondi Drive Park: 11.8 hectares (29.1 acres)

Many of the parkland parcels are heavily forested with a mixture of coniferous and deciduous tree stands. Three parks, Unnamed Park 23, Unnamed Park 22, and McCabe Lake Park, have public access and viewsheds of McCabe Lake and the Sackville River. Bondi Drive Park has a large hill that is the second highest point in the subdivision and offers expansive views of the surrounding neighbourhood. Midnight Run is large, centrally located, flat, and would be suitable to host a range of park facilities.

The Indigo Shores subdivision is zoned R-1 under the Halifax Regional Municipality Land Use By-Law for Beaver Bank, Hammond Plains, and Upper Sackville area. The zoning for the area allows a

variety of uses. The Indigo Shores subdivision is enabled by a development agreement that specifies its permitted uses and layout, including its parkland.

The presence of Highway 101 and McCabe Lake and its tributaries are boundaries to the subdivision. Parks in adjoining subdivisions and the broader area are not readily accessible to Indigo Shores' residents, resulting in an immediate need for parkland development within the subdivision.

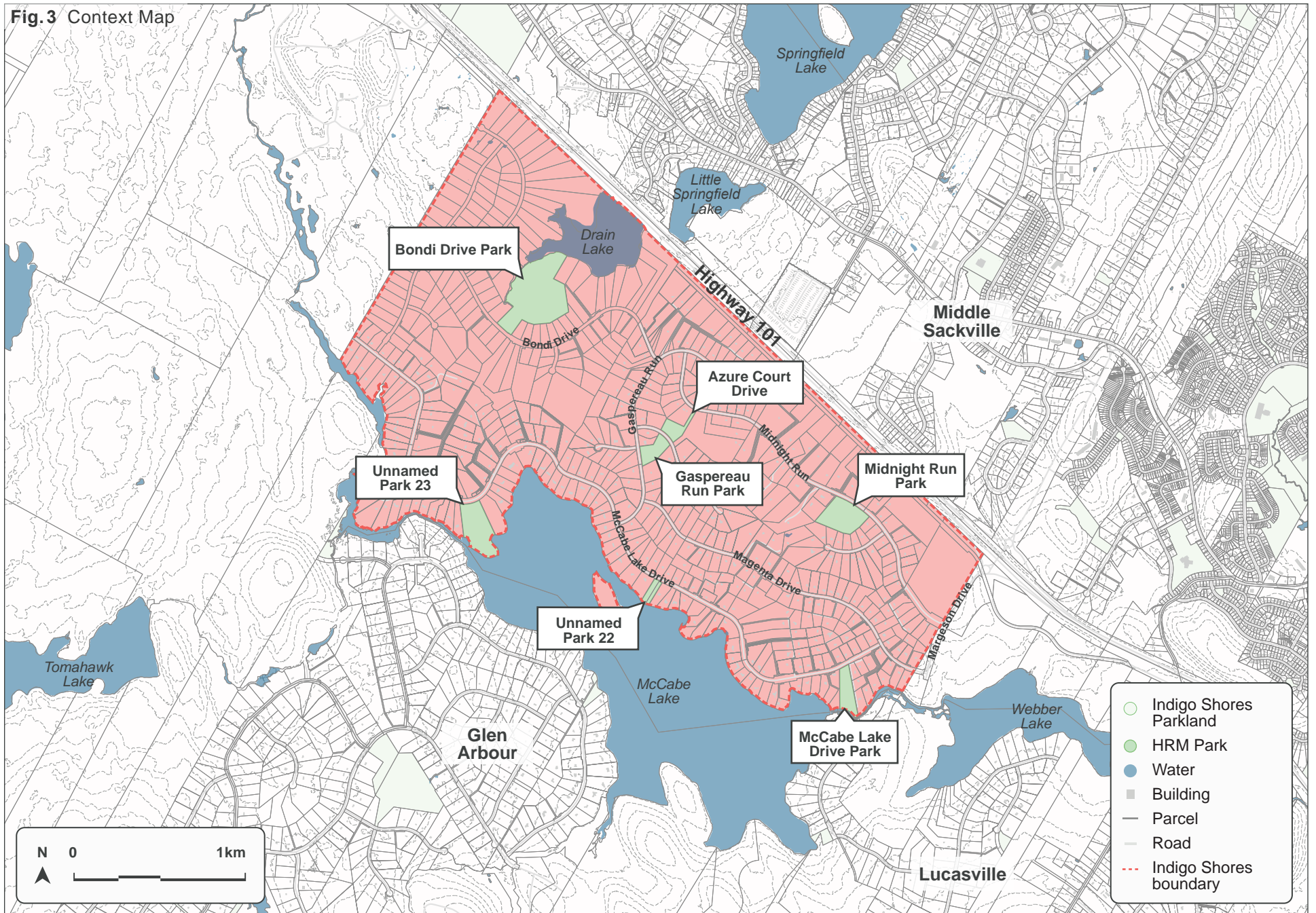


Fig.1 View from Bondi Drive Park



Fig.2 McCabe Lake from Unnamed Park 22

Fig.3 Context Map



2 Investigations and Analysis

2.1 EVALUATION OF PARKS & RECREATION NEEDS

This chapter provides an overview of the following:

- park service delivery and demographics
- landscape characteristics
- site analysis

2.2 SERVICE DELIVERY AND DEMOGRAPHICS

The surrounding area's existing parkland and the subdivision's demographic profile are helpful in informing the parkland needs for Indigo Shores.

Park Service Delivery

Acadia Park (27 of 193 respondents), DeWolf Park (16 of 193 respondents), and First Lake (15 of 193 respondents) were identified as the top three parks participants visit outside the subdivision during an initial round of engagement (see Chapter 3). These parks fall within a 10-20 minute drive of Indigo Shores. This time frame is captured by a 10km driving radius and was therefore used to determine the boundary for park service delivery.

Not including the seven parks within Indigo Shores, there are 74 parks within the 10km service area. Of the 74 parks, 71 are considered developed and 54 have a minimum of one recreational facility. Recreational facilities include, but are not limited to: ball diamonds, sports courts, active use areas, water related areas, and a sports field. Of these parks, First Lake Park, is classified as a regional park. Almost half (49%) of the 71 developed parks have four or more recreational facilities.

Table 1 Population Estimates for the Indigo Shores subdivision (StatsCanada 2023)

Park Service Areas (~Population within Indigo Shores GSA)			
~No. of Residents	752		
~No. of Dwelling units	429		
Age	Average Percentage	HRM Mean Percentage	Number in Catchment
0-4 years	6%*	4.9%	44
5-9 years	6%*	5.4%	44
10-14 years	7%*	5.4%	51
15-19 years	6%	5.8%	47
20-29 years	8%*	12%	60
30-39 years	15%*	12.4%	109
40-49 years	17%*	14.2%	126
50-59 years	15%	17%	111
60-69 years	12%	12.9%	92
70-79 years	7%	6.7%	50
80+	2%*	3.2%	17

*notably different than HRM mean

Highway 101 and limited road and pathway connections create boundaries that make it difficult for Indigo Shores residents to access nearby recreational infrastructure. These difficulties are further exacerbated by the under supply of developed parkland within the subdivision.

Ongoing development in the surrounding areas will lead to an increased need for park amenities within Indigo Shores. Consequently, it is beneficial that

existing parkland is developed to serve the needs of the subdivision's current and future populations.

Demographics

Within Indigo Shores, there are 752 residents living in 429 dwelling units. Compared to the rest of the municipality, there are noticeable differences in specific age ranges:

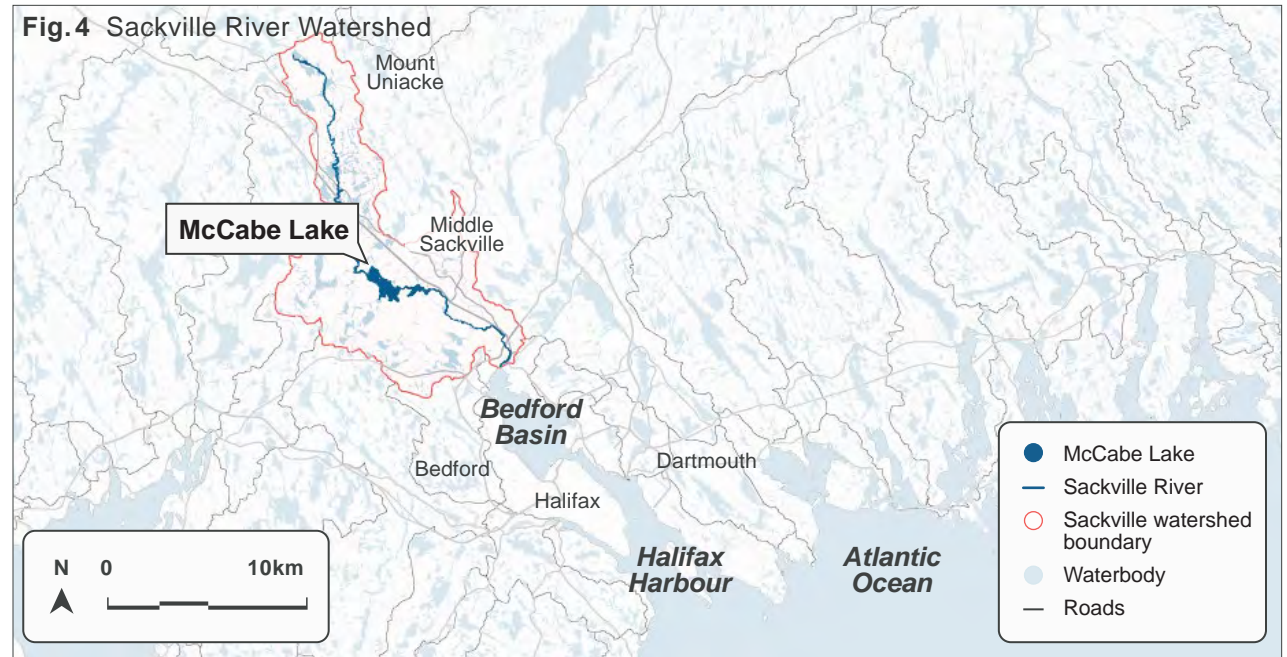
- Higher number of 0-4 year olds
- Higher number of 5-9 year olds
- Higher number of 10-14 year olds
- Lower number of 20-29 year olds
- Higher number of 30-39 year olds
- Higher number of 40-49 year olds
- Lower number of 80+ year olds

There is a higher percentage of young children and middle early teens living within the subdivision than the rest of the municipality; however, there is a comparable number of teenagers and older adults and seniors, suggesting the subdivision has a higher number of young families. The lower number of young adults and seniors can be attributed to the community's housing typology and location within the municipality.

There is an almost equal number of 0-4 year olds, 5-9 year olds, and 10-14 year olds living in Indigo Shores. On this basis, new facilities should be developed to serve several generations of young children. Additionally, facilities enabling active play, leisure, and passive recreation are needed to serve the middle-aged population.

Indigo Shores Parkland System

On the basis of the characteristics of the subdivision, including its demographics and relatively low density, an emphasis should be placed on creating opportunities for community gathering with formalized recreational facilities within a centrally located park. This park may include a playground, sports courts, and playing fields, which if fully realized, could also serve the broader community. Other parks which are distributed throughout the subdivision provide opportunities for access and recreation associated with McCabe Lake and nature appreciation through trails, off-leash areas and other forms of low impact development.



2.3 LANDSCAPE CHARACTERISTICS

Soil and Geology

The area's surficial geology is predominantly stony till plain varying between flat and rolling topographies. The site's bedrock geology consists of the Meguma Halifax Formation, which is composed of slope-outer shelf slate, siltstone, minor sandstone and Fe-Mn modules.

The soil is primarily Gibraltar, consisting of boulders, sand, silt, and clay. This soil type is typically forested and is characterized by its stoniness, acidity, infertility, and its unsuitability for agriculture.

Watershed

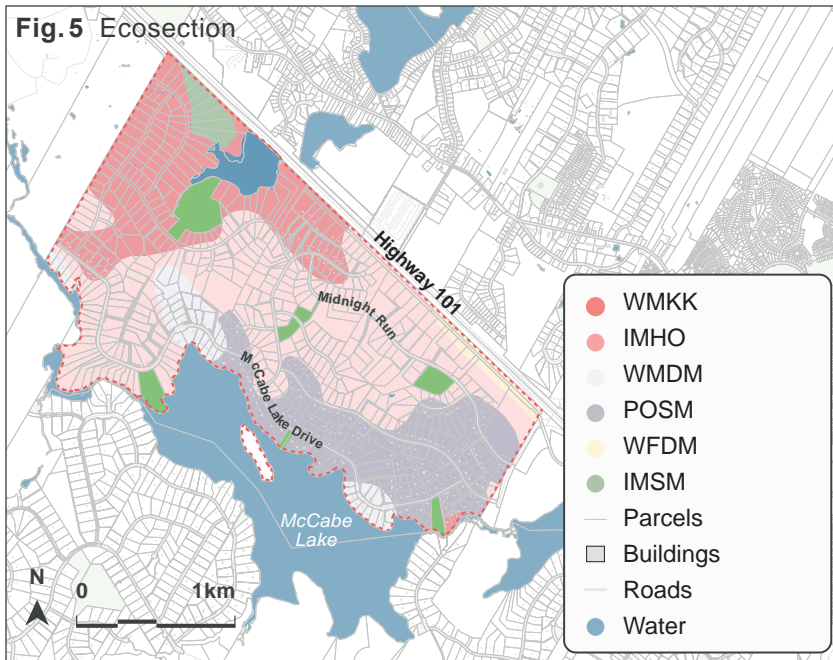
Indigo Shores is a part of the Sackville River Watershed, which originates in Mount Uniacke, flows southward to McCabe Lake, continues through Middle and Lower Sackville, and eventually empties to the Atlantic Ocean from the Halifax Harbour (Fig.4).

Unnamed Park 23, Unnamed Park 22, and McCabe Lake Drive Park share their borders with McCabe Lake, and a small stream flows southward from Drain Lake into the lake. Additionally, surficial flow from parks bordering lakes and streams empties into the Sackville River watershed due to the subdivision's topography.

Ecodistrict

Ecodistricts are broad-scale ecological units, defined by their common climate, geography, topography, and vegetation. These characteristics inform the specific, smaller-scale ecoregions within the ecodistrict.

Indigo Shores is located within Nova Scotia's 440 - Eastern Interior ecodistrict, which is a part of the 400 - Eastern ecoregion. This ecodistrict is the province's largest and is defined by its upland topography and rolling-till plains composed primarily of gravelly and stony soils. Notably, this ecodistrict features distinct concentrations of drumlins along the Sackville River.



Ecosection

An ecosection is a geographical unit that uses a smaller-scale classification to categorize characteristics to define ecodistricts and ecoregions (Fig. 5). An ecosection's smaller scale is useful tool identifying ecosections within Indigo Shores and develops an understanding of specific vegetative and topographic profiles. The following forest profiles and associated topography are present within the subdivision:

- IMHO: Spruce Pine Hummocks (black spruce, white pine, some red pine)
- POSM: Wetlands
- WMDM: Tolerant Hardwood Drumlins and Hummocks
- WMKK: Tolerant Mixedwood Hills
- IMSM: Spruce Pine Flats
- WFDM: Tolerant Hardwood

Hardwood and Mixedwood ecodistricts contain a range of Acadia forest species, such as: red and yellow spruce, yellow birch, red maple, and white birch. The Spruce Pine ecodistrict contains a mixture of black spruce and white pine. Red pine can be found on sites with better conditions. Hummocks, drumlin, and hills refer to the terrain where these species are located.

Habitat

Nova Scotia's mapping for important animal habitats identifies two areas within the Indigo Shores' community (Fig.6). To ensure the species' protection, the data does not disclose the type of species or its population size.

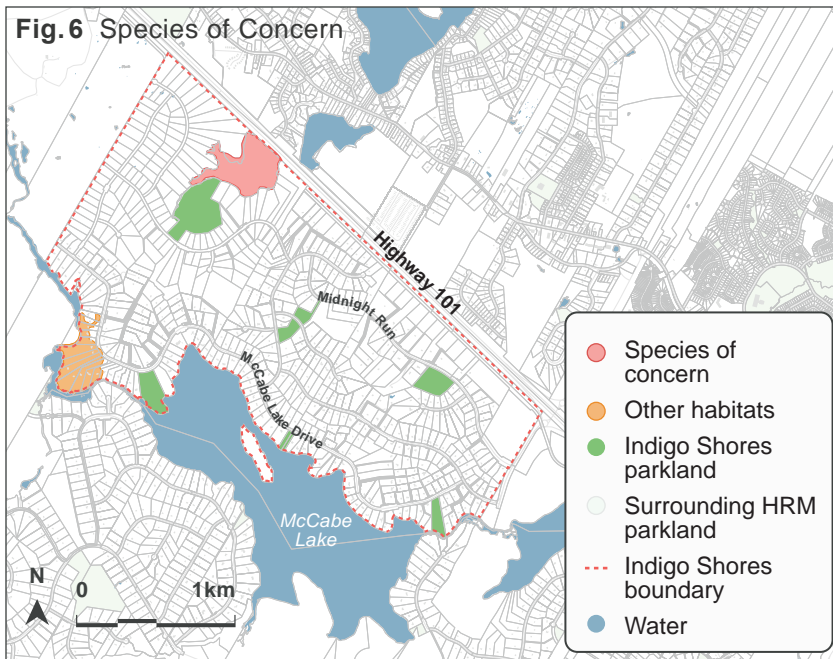
The database identifies Drain Lake as a habitat for species of concern, which

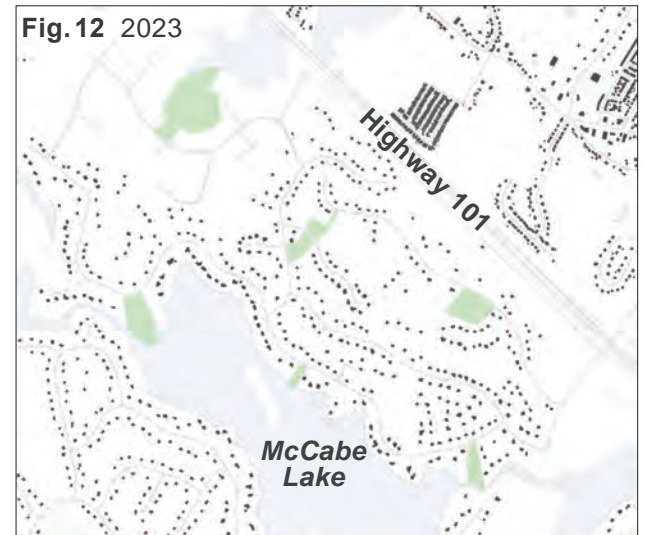
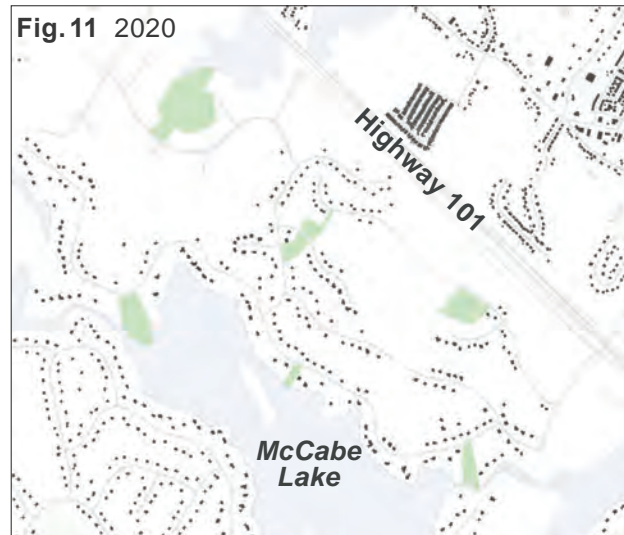
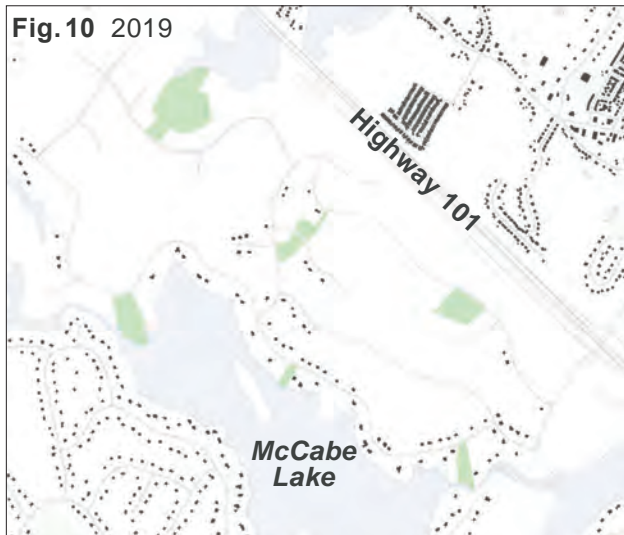
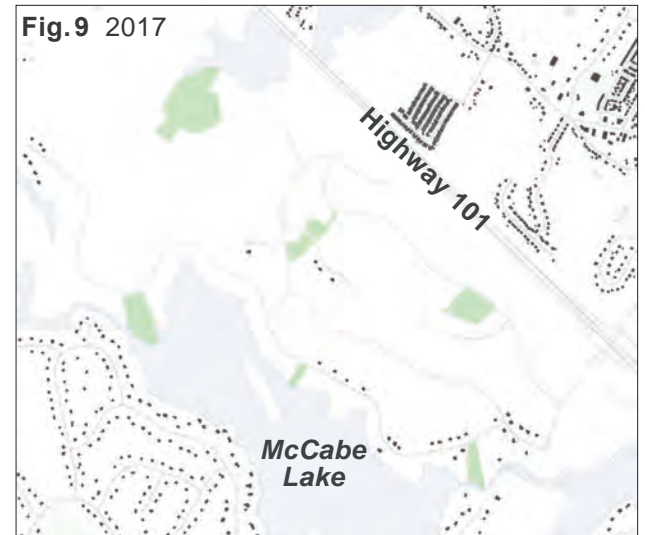
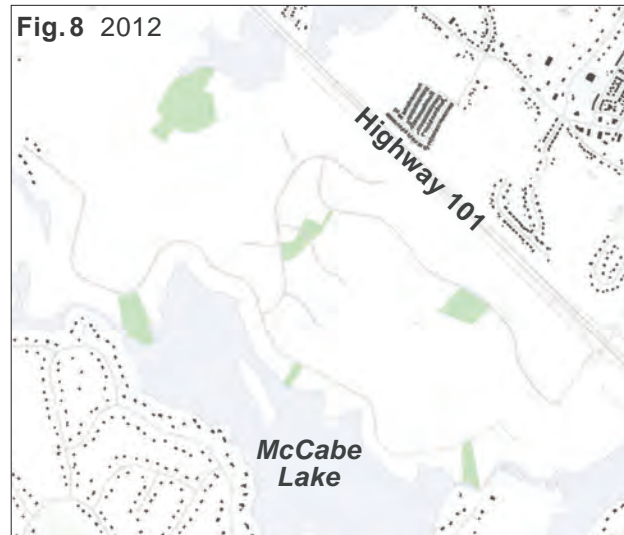
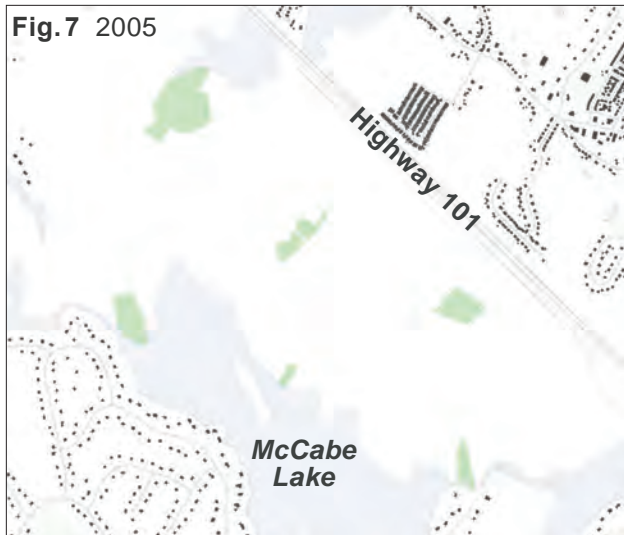
refers to species with characteristics that make them particularly sensitive and vulnerable to human activity. Indigo Shores' parks were not acquired for ecological conservation, but future site design could consider the protection of the existing habitats.

Landscape Change

Prior to subdivision development, the area was largely forested (Fig. 7). Parts of the subdivision were used by the forestry industry and logging roads still exist (i.e. the access road in Midnight Run Park). Additional uses included clay extraction from Drain Lake to cover the municipal landfill on adjacent lands and informal recreational activities, such as camping, hiking, and fishing. These uses were constant until 2012 when the area began to be developed (Fig.8).

In late 2015, home construction began along Margeson Drive and McCabe Lake Drive. Construction continued steadily between 2017 and 2020 (see Fig. 7 to 9). In 2021, Indigo Shores was selected for fast-track housing development by the Provincial Housing Task Force, leading to a substantial increase in development throughout the subdivision (Fig. 12). The fifth phase of expansion has been approved and new single family homes will be constructed in the coming years. Bondi Drive Park was acquired in October 2023 as a component of the subdivision process.





Landscape Changes

This series of diagrams development patterns within Indigo Shores.

- Indigo Shores parkland
- Existing building
- Existing road
- - Road - Under construction

2.4 SITE ANALYSIS

This section offers a detailed analysis of Indigo Shores' seven parks so that their topography, access points, and assets can be better understood. This analysis process informs the development potential for each park. Considerations of the appropriate distribution of facilities amongst the parks is outlined in subsequent chapters.

McCabe Lake Drive Park

Acquisition

McCabe Lake Drive Park was acquired for its flat, graded pad along the site's northern boundary. This parcel offers access to the Sackville River.

Access

While there is a gravel pad immediately off McCabe Lake Drive, there are no existing trails through the parkland to the Sackville River.

Topography

The upper section of the site along McCabe Lake Drive has been cleared and levelled. Portions of the site feature significant slopes, especially in its northern area. The western shoreline is also steep and difficult to navigate.

Vegetation

The northern section of the site has open, grassy meadows, gradually transitioning into a densely forested area with mature coniferous and deciduous trees. A riparian zone consisting of perennial vegetation and understory shrubs lines the Sackville River.

Drainage

McCabe Lake Drive Park slopes downwards from the site's high point (106m). The majority of the site's surficial flow enters the Sackville River from the site's lowest point (73m) along the shoreline's western section.

Water Access

The Sackville River is a narrow channel over a shallow, rocky stream along the site's southern shoreline.

Existing Uses

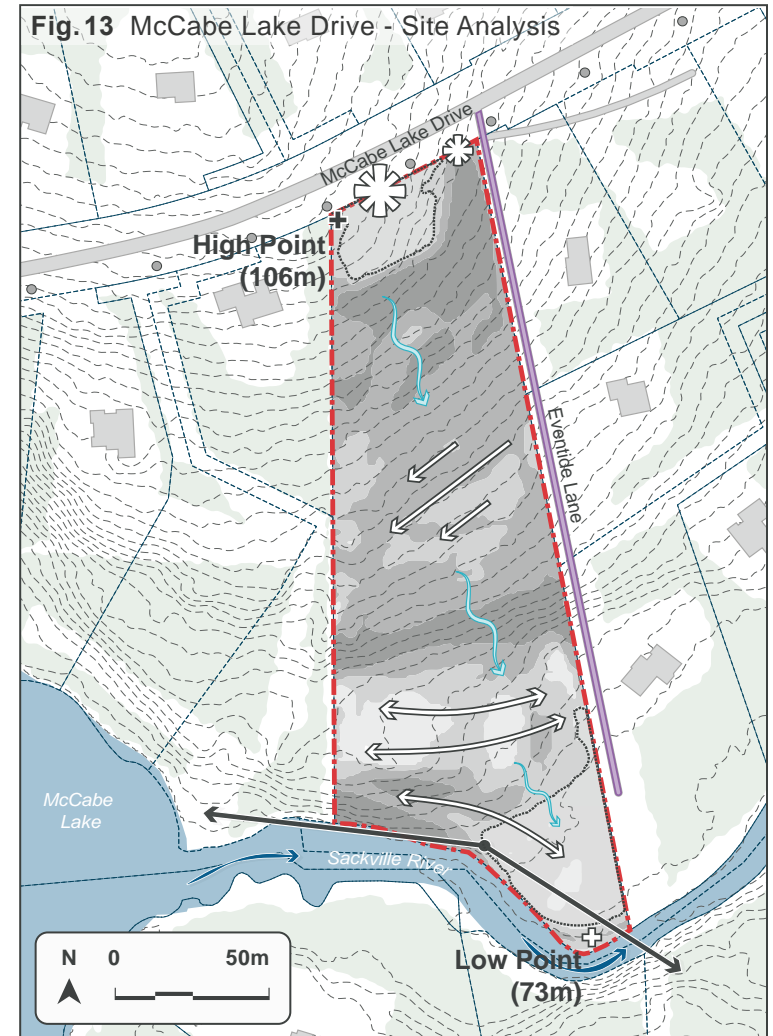
McCabe Lake Drive is undeveloped with park facilities. The site is used informally as a fishing destination.

Park Analysis Summary

McCabe Lake Drive Park is suitable for trail development to promote fishing and nature appreciation. However, the river is rocky with a fast-moving current. Swimming and water based amenities are not suitable for this location.

Portions of the site that are identified as having a 12-20% slope will require re-grading for trails to become accessible. Cross-slopes falling within an accessible grade range should also be considered. Additionally, the flat-graded pad can be used to accommodate future parking and site access.

Lastly, McCabe Lake and Sackville River are important components of the Sackville River Watershed. Maintaining the riparian zone should be design priority.



- ☼ Site entry
- ⊙ Flat area
- ⊘ Steep area
- ↔ Accessible cross-slope
- Fast current
- ~ Surficial flow
- Private road
- ↖ Viewsheds
- 0-2% slope
- 2-8% slope
- 8-12% slope
- 12-20% slope
- >20% slope

Midnight Run Park

Acquisition

Midnight Run Park was acquired for its central location, large size, and flat terrain.

Access and Connectivity

An existing logging road provides entry into the park from Midnight Run. The road continues onto private property and large boulders have been placed along the property line to prevent public access.

With the exception of the road, there are no trails within the site.

Topography

Midnight Run Park is predominantly flat with the exception of a ridge running north to south in the park's western area, which is represented by the dark grey areas in Fig. 14. This section has significant and sudden elevation changes. There are also very flat sections of the site, which are found within the 0-2% slope range shown in Fig. 14.

Vegetation

The site is entirely forested with the exception of the existing road. Due to previous uses by the forestry industry, the existing canopy consists of young deciduous and coniferous trees stands.

Drainage

Midnight Run Park's highest point (118m) is located in the park's central area. From here, the park drains towards the park's northern, western, and southern corners.

Runoff from the park's northern boundary is directed towards the municipal stormwater collection system (ditches and culverts).

Stormwater runoff naturally flows towards the eastern and southern portions of the property due to the site's topography.

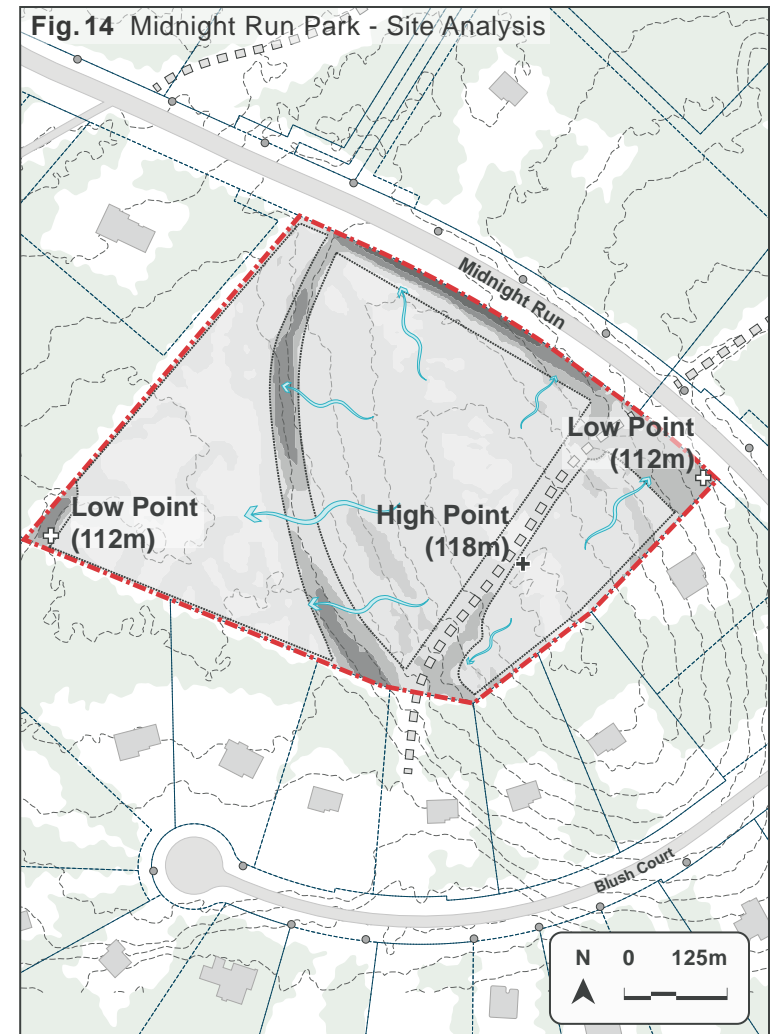
Existing Uses

Midnight Run Park does not have any current programming and does not support informal recreational uses.

Park Analysis Summary

As discussed in Section 2.2, recreation facilities should be concentrated within a single park. Midnight Run Park's large size, relatively flat terrain, and central location within the subdivision makes it a favourable location to develop several amenities. Playgrounds, playing fields, sports courts, and a community gathering area should be considered in the final park design.

However, the existing tree canopy will have to be cleared to construct recreational facilities and a parking lot that can accommodate users. Additionally, grading will be required to address the ridge running through the park and areas with a 0-2% slope to ensure recreational surfaces are flat and drain properly. Facilities should be avoided in the site's southwest corner where surface water is likely to collect.



- | | |
|----------------------|--------------|
| Site entry | 0-2% slope |
| Flat area | 2-8% slope |
| Steep area | 8-12% slope |
| Existing access road | 12-20% slope |
| Surficial flow | >20% slope |

Azure Court and Gaspereau Run

Acquisition

Azure Court and Gaspereau Run were acquired to create a connection from Gaspereau Run to Midnight Run.

Access

Azure Court Park has park frontage along Midnight Run and Azure Court. However, the frontage along Midnight Run is narrow and is largely occupied by a small stream. Gaspereau Run Park has frontage along Azure Court and Gaspereau Run.

Both park frontages do not have formal park entry points or existing trail systems.

Topography

Overall, the parks are both generally flat with slopes that allow positive drainage.

Vegetation

The majority of both parks are forested with mature trees. Understorey planting and grasses are present where the parks are bordered by existing roads.

Drainage

The highest point (116m) is located at the northern boundary of Azure Court Park. The site gently slopes downward to the parks' lowest point (101m) at Gaspereau Run Park's southwestern edge. Surface drainage runs across the two sites in a southwestern direction towards Gaspereau Run Park.

The majority of Azure Court Park and Gaspereau Run Park's surficial flow is captured by municipal stormwater systems. Drainage from the roads and surrounding parkland is also captured in the existing stream flowing through

the two parks, which eventually empties into McCabe Lake and the wider watershed.

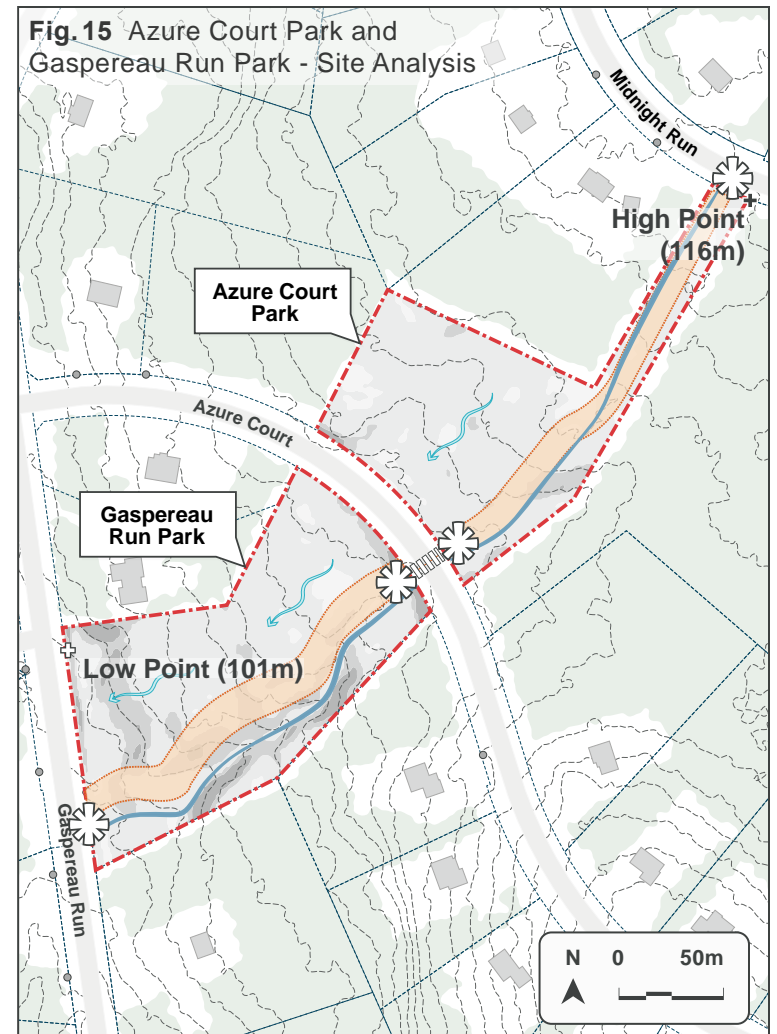
Existing Uses

Gaspereau Run and Azure Court Park are undeveloped with park facilities.

Park Analysis Summary

The two parks are comparatively smaller than the other parkland parcels and do not offer water access, nor do they have unique landscape characteristics. However, the proximity of the two parks allows the development of a trail network from Gaspereau Run to Midnight Run. Entrances into the park from Azure Court should be coordinated to ensure a direct route between the parks.

Locating the trail alongside the stream can encourage nature appreciation and offers opportunities for creating forest discovery nodes and encouraging nature play.



- Site access
- Flat area in proximity to water
- Potential site connection
- Surficial flow
- Streams
- 0-2% slope
- 2-8% slope
- 8-12% slope
- 12-20% slope
- >20% slope

Unnamed Park 22

Acquisition

Unnamed Park 22 was one of the three parcels that were acquired for water access.

Access and Connectivity

A flat, gravel pathway at the northeastern corner of the site provides site access over an existing culvert. This area is suitable as a future access point. McCabe Lake forms the park's southern shoreline.

There are no existing trails through the site.

Topography

Overall, the site is even and falls within an accessible slope range of 2 to 8% (see Fig. 12). However, there is a significant ridge running through the park's centre. The park's shoreline is also steep and not easily navigable.

Vegetation

The site is completely forested with a mixture of young, predominantly coniferous trees. The forest's edge condition is mostly grasses and understorey planting, which gradually transitions into lichen within the forest's central area.

The shoreline consists of emergent vegetation typical of wet and submerged soils, creating marshy and unfavourable walking conditions.

Drainage

The majority of stormwater runoff from McCabe Lake Drive and northern residential properties are captured by municipal stormwater systems or empties into the lake.

Surface water flows in a southwestern direction from the park's highest point (79m) to the site's lowest point (74m) along the shoreline. The

majority of the site's surficial flow is captured by McCabe Lake and the watershed.

Water Access

The park's entire southern boundary allows access to McCabe Lake. The shoreline transitions between marshy conditions and a rocky shoreline.

Among Indigo Shores' parks with lake access, Unnamed Park 22 offers the shortest distance to the shoreline.

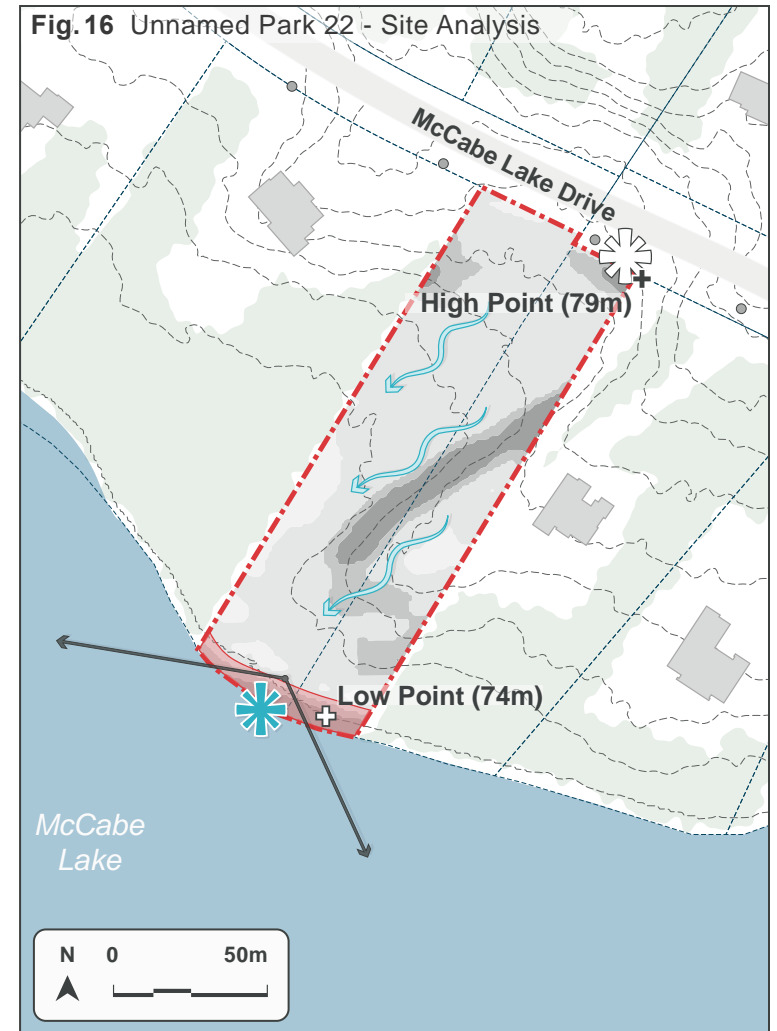
Existing Uses

Unnamed Park 22 is undeveloped with existing park facilities.

Park Analysis Summary

The proximity of the shoreline to its entrance makes it a preferable location for implementing a non-motorized boat launch. The park is also suitable for developing seating to encourage nature appreciation and leisure. However, portions of the site and the shoreline are steep and would require re-grading to become accessible.

To access McCabe Lake, trails and a driveway would be required. Consequently, sections of the existing forest would have to be cleared.



- Site entry
- Water Access
- Steep shoreline
- Surficial flow
- Viewsheds
- 0-2% slope
- 2-8% slope
- 8-12% slope
- 12-20% slope
- >20% slope

Unnamed Park 23

Acquisition and Development

Unnamed Park 23 was acquired due to its long shoreline and its proximity to McCabe Lake.

Access and Connectivity

There is a driveway leading to the parking lot located on the south side of McCabe Lake. The parking lot accommodates approximately 10 to 15 cars and connects to a trail that provides access to the lake.

Topography

A large portion of Unnamed Park 23 has a slope that is under 2%. Water is likely to pool and freeze in these areas. However, due to the lack of moving water, this area is mostly occupied by a wetland. The remainder of the site is flat, with even terrain falling between a 2% to 8% slope.

Vegetation

With the exception of the pathway and parking lot, the western portion of the site is forested with a mixture of mature deciduous and coniferous trees. The tree canopy in the wetland is sparse compared to the rest of the site. This area features grasses and perennial vegetation typical of wetlands and bogs.

Drainage

The site's surficial flow drains in an southeastern direction from the site's highest point (79m) to its lowest point (75m) at McCabe Lake's shoreline. From here, the majority of surficial flow is captured by the wetland or empties into McCabe Lake.

Water Access

McCabe Lake is accessible from the park's southern boundary. The area currently

occupied by a wetland is not suitable for recreational purposes.

The site has an existing water access point for swimming and launching non-motorized watercraft. However, the area has not been formally developed and consists of a gravel pathway, large rocks, and uneven grades. The current conditions make it difficult for users of varying abilities to navigate - especially when carrying a watercraft. Additionally, most of the shoreline consists of large boulders and dense vegetation, presenting challenges for most park users trying to access the Sackville River or McCabe Lake.

Additionally, Sackville River's water levels fluctuate during the summer months. During the summertime, the river and shoreline dry up and are no longer accessible from key locations.

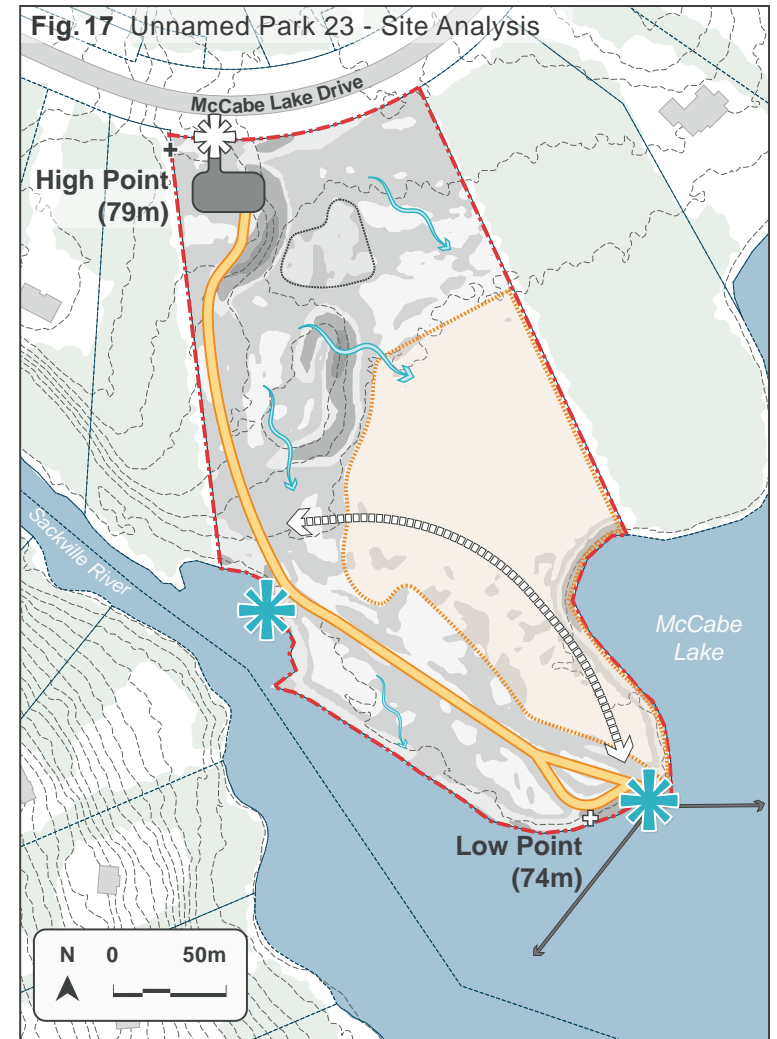
Existing Uses

Unnamed Park 23's amenities were constructed by Armco Capital and include a walking trail to the shoreline, a parking lot, and benches. Current uses for the park include fishing, swimming, wading, and launching non-motorized watercraft.

Park Analysis

The park's long shoreline, proximity and access to McCabe Lake, and still water along the Upper Sackville River make the park an ideal location for swimming and non-motorized boating.

Additional analysis to understand variations in water level should be conducted prior to implementing facilities to improve water access.



- Site entry
- Water Access
- Existing wetland
- Existing trail
- Potential trail connection
- Superficial flow
- Viewsheds
- 0-2% slope
- 2-8% slope
- 8-12% slope
- 12-20% slope
- >20% slope

Bondi Drive Park

Parkland Acquisition

Bondi Drive Park was transferred to the municipality for its potential for trail development and the establishment of a hilltop viewing area.

Access and Connectivity

In its current condition, Bondi Drive Park is disconnected and difficult to access. Once the next phase of subdivision development is complete, the park will be accessible from a southern point on Bondi Drive. An existing pedestrian bridge over a stream allows access to the rest of the site. There are no existing trails within the park.

Blackbird Lane offers an additional access point, but will be only used by municipal staff for routine maintenance.

Topography

The site's prominent feature is a drumlin, which is typical of the subdivision's ecoregion. The hill has over 25m in elevation change, is the second highest point in the subdivision, and offers expansive views of the surrounding area.

The western side of the hill has a slope that is greater than 20%, which is difficult for most park users to navigate. However, the hill transitions into a flat plateau that falls within an accessible grade range of 2-8%.

Vegetation

The eastern and southern sides of the forest canopy is mostly coniferous trees, while the northern side of the hill is characterized by deciduous forest cover. The western side has considerably less vegetation than other areas.

Drainage

Surface water flows from the hill's highest point to the surrounding area where it is captured by the surrounding parkland or empties into Drain Lake and the small stream running through the park.

On the eastern side of the hill, surface water flows downhill towards neighbouring properties or continues northward into Drain Lake. From here, the lake continues into a small stream that travels southward across Bondi Drive Park and empties into McCabe Lake.

Water Access

Drain Lake forms Bondi Drive Park's northern shoreline. The lake contains harmful bacteria and is not recommended for swimming or water based recreational activities.

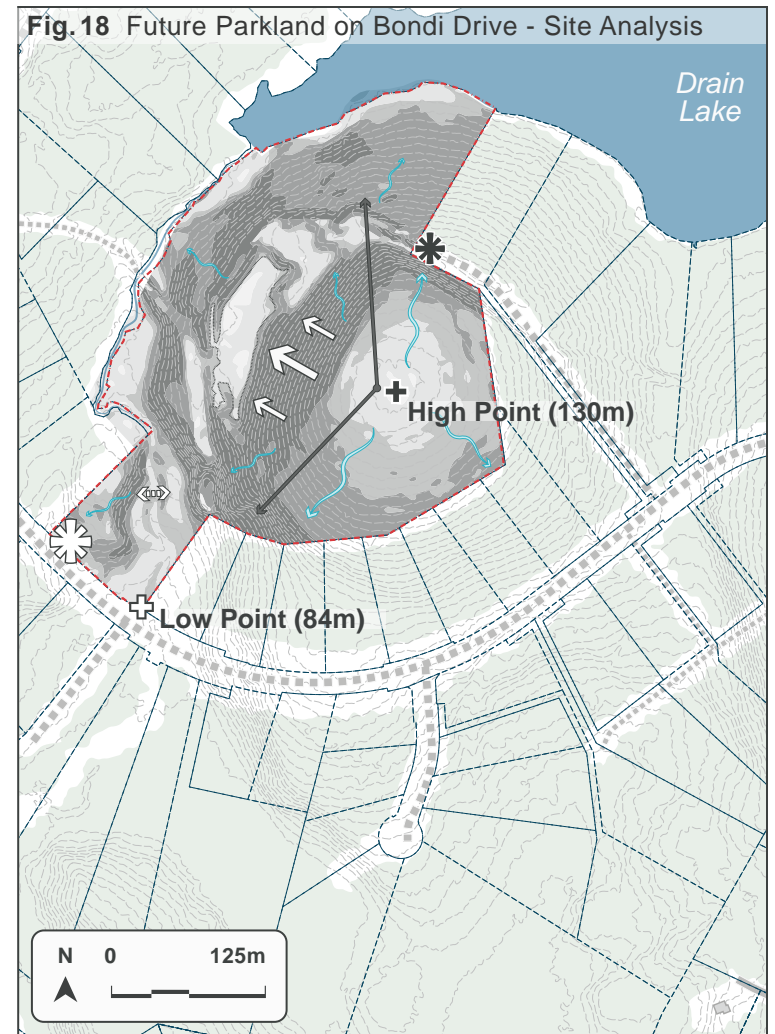
Existing Uses

The park is undeveloped.

Site Analysis

The site is suitable for developing a trail system through the park's wooded areas and hilltop viewing area to allow nature appreciation. If the hill is kept cleared of vegetation, it could be used for informal winter recreation.

An off-leash area is seen as a need within the subdivision. Bondi Drive Park is large and its central area offers ample distance from the surrounding properties and has the capability to accommodate an off-leash area. Additionally, the park's size can offer other recreation opportunities for nature appreciation by developing trails and viewing areas.



- ⊕ Site entry
- ⊛ HRM operations access
- ~ Superficial flow
- ∠ Viewsheds
- ⇒ Steep hill
- Existing stream
- Flat area
- 0-2% slope
- 2-8% slope
- 8-12% slope
- 12-20% slope
- >20% slope

3 Community Engagement

The park planning process involved two rounds of engagement. The first phase took place online and used an online survey. The second round included an open house and additional online survey.

3.1 VALUES GATHERING

The first engagement session was held online using the municipality's Shape Your City survey tool and ran from December 1, 2022 to January 6, 2023. 238 individuals participated.

The survey was used to gain an understanding of the community's demographic profile, their values, desired amenities, and preferred level of parkland development. From analyzing survey data, the following park findings emerged:

- The majority of respondents identified a desire for most of the parks to be moderately developed except for Midnight Run, which most would like to see highly developed.
- Most participants preferred having park improvements rather than leaving the parks undeveloped. The options "No development" and "leave in natural state" were the least popular choices.
- When asked to consider their future use of Indigo Shores' parkland, McCabe Lake Drive Park, Midnight Run Park, and Unnamed Park 23 were the top three parks participants said they were the most likely to visit. Respondents were the least likely to visit Gaspereau Run Park (8% of respondents) and Azure Court Park (7% of respondents).
- Respondents were the most interested in using parkland for physical activity, winter activities, and children's play.
- Respondents were the least interested in community gardening, picnicking/outdoor cooking, and organized sports.
- The most popular amenity options in specific parks were: A playground and sports courts in Midnight Run Park and seating areas in Bondi Drive Park.
- People were the most interested in using McCabe Lake to relax and take in views of the lake and Sackville River. Respondents were also interested in kayaking, canoeing, paddleboarding, and swimming.

Fig.19 Survey results for activity interests

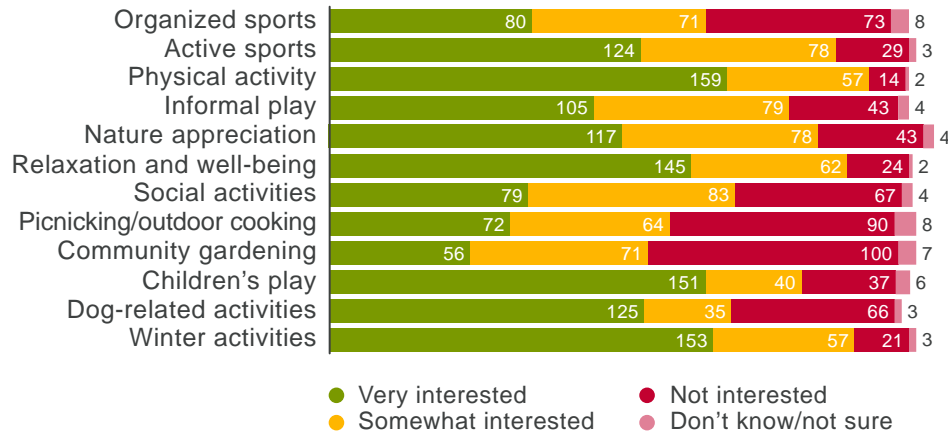
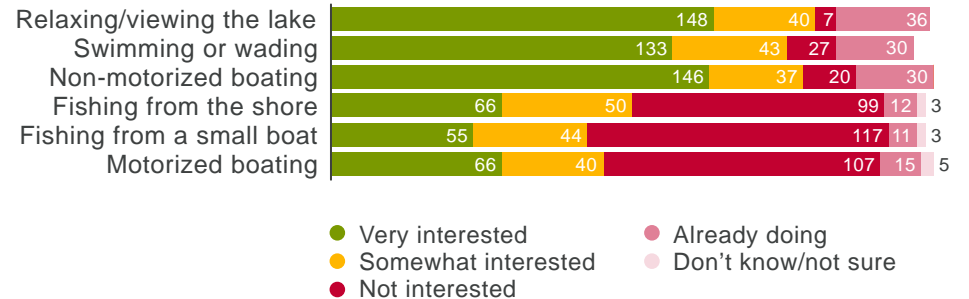


Fig.20 Survey results for recreational facility interests in McCabe Lake



- The majority of respondents were the least interested in fishing from a small boat, motoring or sailing small trailered boats, and fishing from the shore.
- A motorized boat launch was a divisive subject among participants. A trailered boat launch for motorized boats was the third least popular option for water-based recreational amenities after “none” and “other”.
- When asked to consider future park options, playgrounds were highly favoured by the majority of respondents. Several respondents emphasized the need for playgrounds within walking and driving distance of their home, and further identified the importance of having at least one playground implemented quickly before their children outgrow play facilities.

3.2 DEVELOPMENT OF PARK CONCEPTS

Feedback and previous site analysis were evaluated to consider the following items:

- Whether the same facility (i.e. playgrounds) should be implemented in more than one park.
- The best location for specific amenities.
- Whether centralizing facilities was feasible.
- The general layout of each park.

Based on these determinations, preliminary park concepts were developed and presented during the second round of engagement

3.3 FEEDBACK ON PARK OPTIONS

The second engagement session involved an open house and online survey. The open house was held on March 20, 2023 at the Sackville Heights Community and Cultural Centre. Visitors asked questions, communicated concerns, and offered feedback on the proposed concepts.

The survey portion of the second engagement session ran from March 21 to April 6, 2023 on the Shape Your City webpage. The survey had a total of 218 participants. Respondents were asked to provide feedback on park concepts that were developed based on emergent themes and values from the previous engagement session. The survey also asked participants to prioritize the implementation of park amenities and indicate their desired facilities and preference for whether park facilities should be centralized.

From the online survey and open house session, the following was noted:

- Overall, respondents were in agreement with the proposed park concepts. Over half the respondents definitely or somewhat agreed with the proposed concepts. Midnight Run Park was the most unpopular concept; however, only 11% of respondents somewhat disagreed or definitely disagreed with the proposed concept.
- Most participants approved of the proposed amenities and locations. An accessible pathway in McCabe Lake Park was the only facility where respondents had mixed opinions: 50% of participants said the pathway was very important, 33% said it was somewhat important, and 14% said it was not.
- Respondents who did not support the accessible trail identified concerns about increased trespassing along Eventide Lane, the number of trees that would have to be removed to accommodate the accessible trail, and that the switchback trail requires additional space that could be used for other recreational purposes.
- Based on the presented concepts, respondents were the most likely to visit Unnamed Park 23 if it received additional improvements, followed by Midnight Run Park and McCabe Lake Drive Park.

The boat launch in Unnamed Park 23 is in a poor location... I have lived here for years and the water level drops too low nearly every year in this location.

"The biggest concern is that Eventide is a private lane - with this proposal having a seating area at the bottom of the park, and only a few steps from private property, this will only encourage increased vehicle traffic on the private lane and non-residents parking on the lane and private property."

I worry about the privacy of neighbouring lots [to Unnamed Park 23]. The changing stall is a nice touch as long as the city maintains it. I wouldn't want to see anyone take advantage of this space (drugs, drinking, etc.).

Fig.21 Feedback from the second round of engagement

- Several respondents were concerned park development would disturb the subdivision's tranquility and privacy. There was also apprehension about potential vandalism, especially to the changing stalls proposed in Unnamed Park 22 and Unnamed Park 23. Removing the changing stalls should be considered in future concepts.
- 75% of respondents were in agreement that Midnight Run Park should be a central community hub.
- Several open house and survey participants were concerned about the location of the proposed boat launch in Unnamed Park 23. During the summertime water levels vary, causing the Upper Sackville River and McCabe Lake's shoreline to recede and dry out. Many respondents indicated that the launch would be unusable during key months.
- Playgrounds and improved lake access received the highest ranking for implementation priority. Response rates also indicated that participants are the least interested in prioritizing nature trails in Azure Court Park and Gaspereau Run Park and a designated off-leash dog area in any of the parks.
- Due to the number of young children in the subdivision, many respondents identified a desire for park improvement happen quickly before their children become too old to use park facilities. They did not want to see a delay between Regional Council approving the plan and the inclusion of Indigo Shores' Park Plan into the capital budget.

3.4 ADDITIONAL CONSIDERATIONS

During the second round of engagement, the majority of the outcomes aligned with the previous engagement session's findings. However, due

to differing outcomes between the engagement sessions, two subjects, playgrounds and off-leash areas, warrant additional discussion:

Playgrounds

Based on the popularity of playgrounds during the first session, implementing several playgrounds throughout the subdivision was considered. However, a single playground allows for the concentration of assets, ensuring better maintenance and a larger facility. To determine whether this was a suitable proposal for the community, respondents were asked whether they were interested in a centralized amenity. Over half (59%) of participants identified they were satisfied with a single playground facility in Midnight Run.

However, a need for more than one playground in the community was identified by several participants. If the subdivision and surrounding area's density continues to increase, an additional playground could be considered.

Off-leash Areas

Off-leash areas were one of the most popular options for a future recreational facility during the first round of engagement, further supported by several participants identified the need for an off-leash area in the comment section. Conversely, during the second engagement session, many respondents identified a lack of interest in off-leash areas being prioritized:

- A designated area for off-leash dogs received the lowest ranking when respondents were asked to rank proposed amenities in their preferred order of implementation.

Despite its low ranking for implementation priority, respondents did indicate an interest in an off-leash area in Bondi Drive Park during the second round of engagement:

- When asked whether they considered a designated off-leash area to be an important amenity, over 50% of respondents agreed (45% said very important; 20% said somewhat important). Less than a quarter (22%) of participants said the off-leash area was not important.
- Respondents also identified in the open-ended comments that the off-leash area was a much needed amenity, but that the future design must prevent dogs from accessing Drain Lake and that waste bins and bags should be provided to ensure the area remains clean.

Due to the support identified during the second phase of engagement, an off-leash area will be considered for future parkland development. However, it is likely the off-leash facility will not be prioritized for future development.

Park Concepts

The following concepts were presented for feedback during the second round of engagement.

Fig. 22 Concept for McCabe Lake Drive Park



Fig. 23 Concept for Midnight Run Park



Fig. 24 Azure Court Park and Gaspereau Run Park Concept

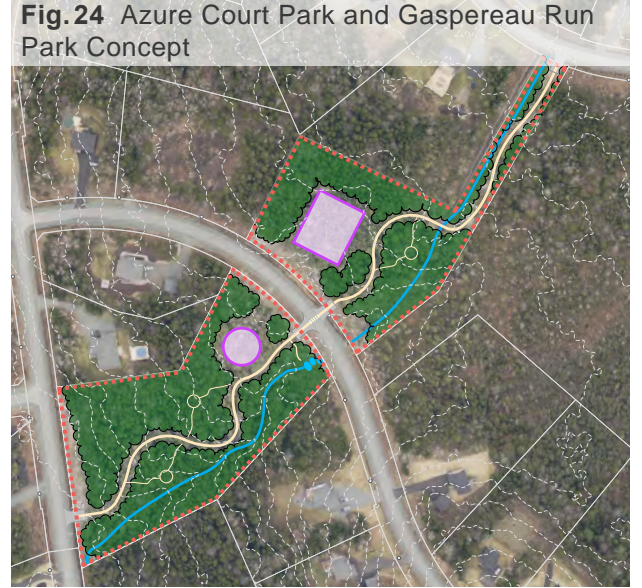


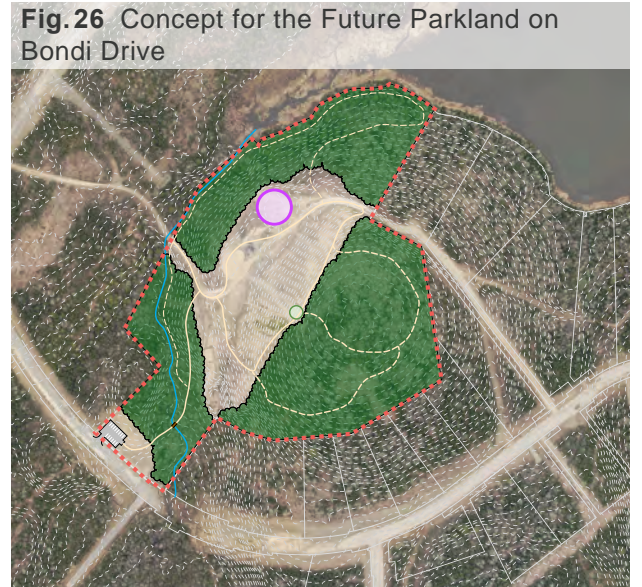
Fig. 27 Concept for Unnamed Park 22



Fig. 25 Concept for Unnamed Park 23



Fig. 26 Concept for the Future Parkland on Bondi Drive



4 Park Plan

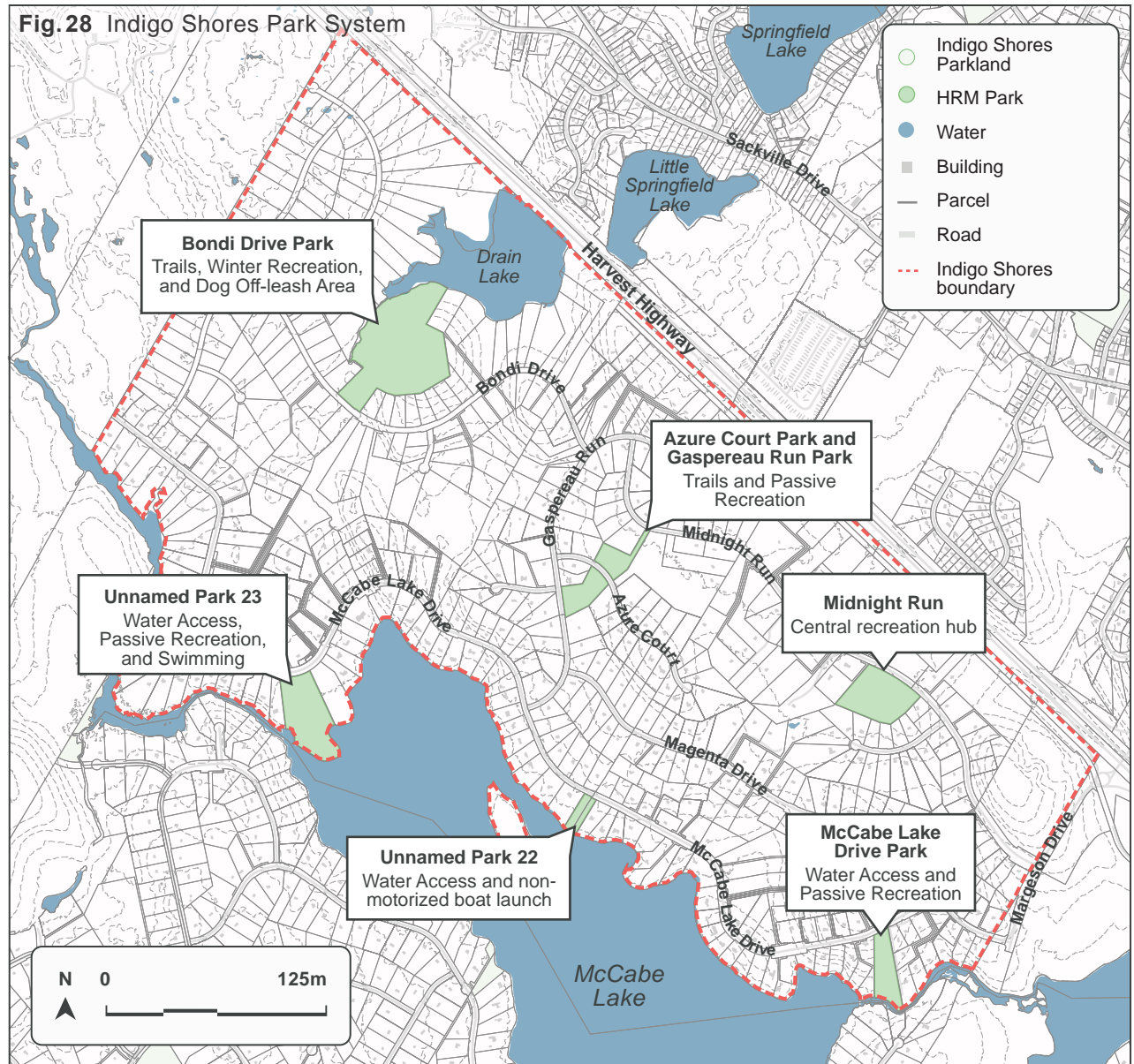
4.1 VISION FOR THE PARK SYSTEM

The final concepts reflect feedback from engagement sessions and site analysis. The information gathered during these processes determined each site's capacity and suitability for future development and the order of implementation.

The Indigo Shores Park Plan organizes and establishes priorities for the developments of parks and outdoor facilities to meet the community's need through a rational approach. Due to the number of parks within the subdivision and the need to balance capital needs within the municipality's developing areas, it is recommended that implementation takes a phased approach. To meet the needs of Indigo Shores' residents, the Park Plan focuses implementing amenities in the following order:

1. **Central recreation hub:** Midnight Run Park is to have a central recreational hub featuring several amenities and a large playground to serve a range of ages. The park will provide a gathering space for the wider community.
2. **Water access:** Trails enabling water access are prioritized. A non-motorized boat launch in Unnamed Park 22 will also receive primary consideration for implementation.
3. **Future trail development:** The parkland's remaining trails are implemented after prioritized facilities have been completed.
4. **Bondi Drive Park:** The off-leash area and the surrounding trail system is developed. The hill within Bondi Drive is maintained to be free of vegetation to encourage winter-based recreational activity.

For further detail regarding implementation and facility priorities, refer to Chapter 5 - Implementation.



4.2 MCCABE LAKE DRIVE PARK

The priority for McCabe Lake Drive Park is to establish a trail network that allows public access to Sackville River and to create a viewing area. To achieve this, the concept plan proposes the following:

1. Parking Lot

There is existing flat pad at the park's northern boundary which is suitable for a small parking lot.

2. Accessible Slope

The proposed switchback trail mitigates challenging grades to ensure future pathways are accessible.

The trail has a proposed Snakes and Ladders theme. The switchback trail represents the snake and provides an accessible trail route. The ladder is represented by stairs that offer a link between the main trail and allows an alternative way of using the trail.

3. Trail network

The trail network allows public access to Sackville River's shoreline. However, sections of the park have steep hills that pose accessibility challenges. To address the existing grades, trails are aligned from east to west, utilizing the site's existing cross slopes, which mostly fall within an accessible grade range of 2-8%. Small nodes create places where park users can rest.

The concept design focuses on protecting the existing riparian zone to maintain the watershed's health. The detailed design process should include additional analysis to ensure amenities are not affected by potential flooding.

4. Viewing Area

To optimize viewsheds of McCabe Lake and the Sackville River, the concept plan proposes a viewing area near the shoreline, which will encourage nature appreciation and create a destination point for the trail system. Its central location ensures privacy for nearby homeowners.

Additionally, the existing tree canopy should be preserved to buffer noises and to retain the park's natural setting.

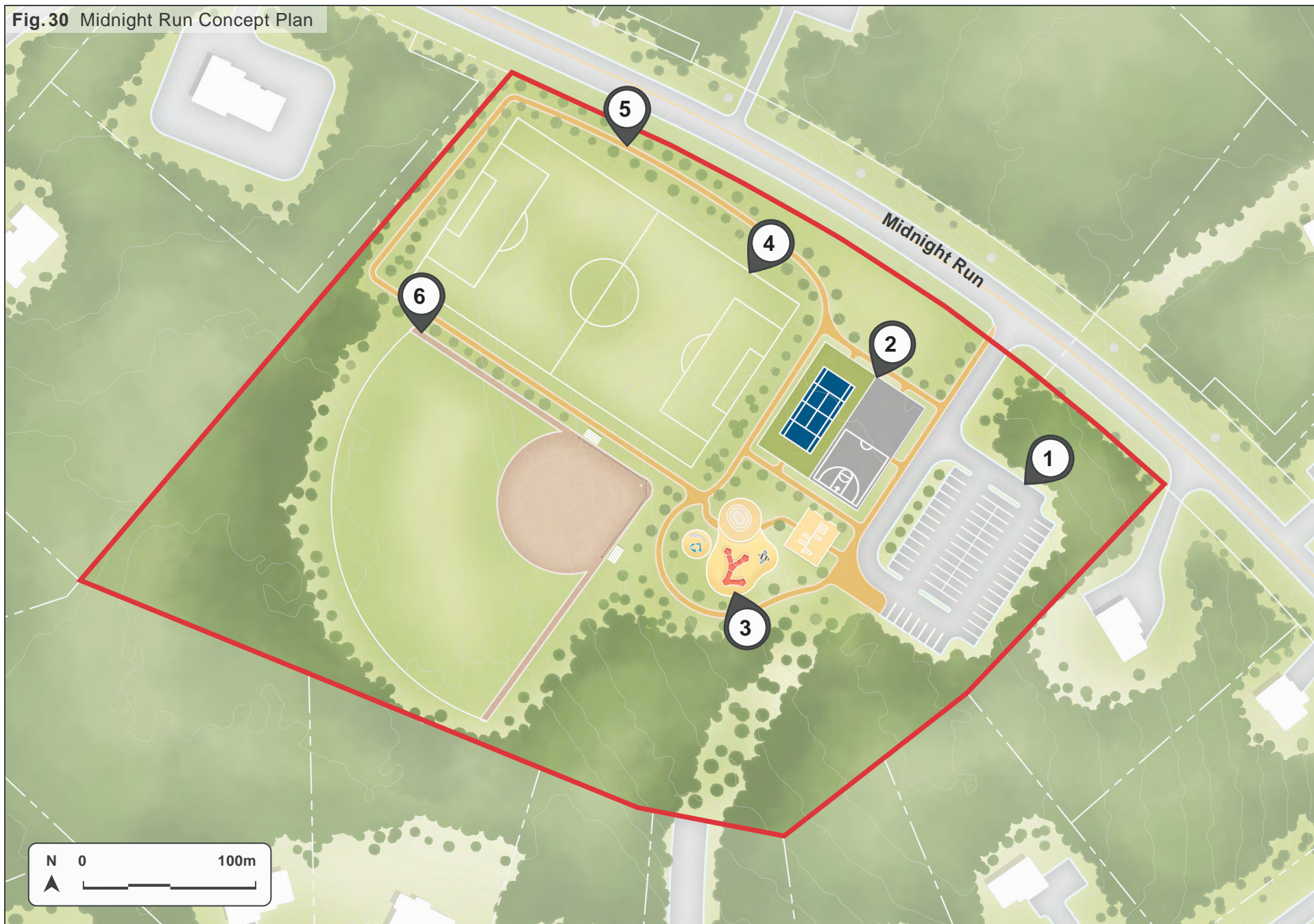
5. Potential Future Amenity Space

During the second round of public consultation, many respondents said the proposed playground in Midnight Run Park is too far and identified a need for an additional playground built in the concept plan's proposed amenity space.

A playground could be built here in the future; however, the population of the subdivision and surrounding area would have to increase.



Fig. 30 Midnight Run Concept Plan



4.3 MIDNIGHT RUN PARK

The Halifax Playing Field Strategy identifies the need for hub and spoke facilities between communities. Spoke facilities are intended to strengthen the relationships between larger regional hubs and smaller community sites. Midnight Run Park is envisioned to serve Indigo Shores and the surrounding neighbourhood by providing more amenities than a community site, but not to the level of a regional hub. Co-locating amenities creates a space that is accessible to residents, improves overall usage, and offers residents a place to connect. Given the extensive amount of facilities that are identified for Midnight Run Park, a phased development plan is envisioned and further identified in the Chapter 5 - Implementation.

The concept plan for Midnight Run Park proposes the following:

1. Parking Lot

During the second round of engagement, several participants said the parking lot was too small. The final concept plan has additional parking spots to accommodate a greater number of users.

2. Sports Courts

Upon reviewing the park concepts, participants identified basketball and tennis courts as their preferred options for sports courts. A tennis court and multi-use court that can accommodate basketball have been provided.

These facilities could include lighting to extend their usage into the evenings during shoulder seasons and the winter.

3. Playground

Implementing a playground within one park enables a larger facility that can serve a range of ages and abilities. Additionally, centrally locating amenities concentrates users into a single area, creating an environment where children and their caregivers can socialize.

Participants identified adventure-style playgrounds as their preferred style facility type.

4. Multi-Use Field

The plan proposes a multi-use field to accommodate a range of recreational needs and its popularity amongst participants during the engagement sessions.

5. Jogging Trail

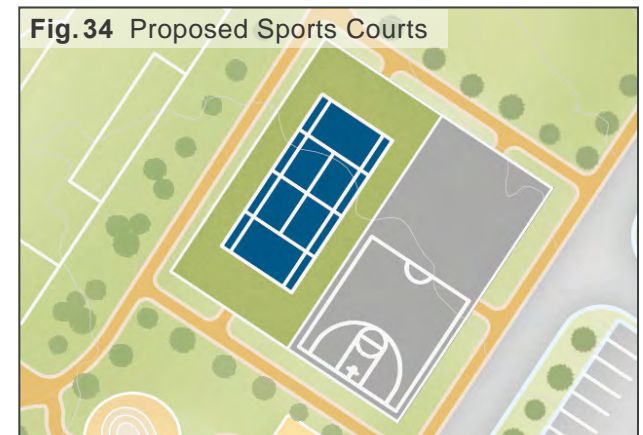
To provide a safe walking space, the concept plan proposes a jogging trail around the multi-use field and playground. The trail provides an off-road option for residents to walk, jog, and for children to ride bicycles within the Indigo Shores community.

6. Baseball Diamond

During the engagement sessions, there was contention about the noise, lights, and increased traffic from the outside community a ball diamond would cause. However, the availability of ball playing time is deficient throughout the municipality due to ongoing scheduling conflicts and the limited availability of

ball diamonds. This issue is particularly prevalent in the Sackville, Beaverbank, and Fall River. Based on recommendations from an ongoing needs assessment, a baseball field for ages 18+ is proposed.

Lastly, the Playing Field Strategy recommends implementing ball field lighting only when necessary. Due to the feedback concerning light pollution associated with ball diamonds, lighting should be considered during the detailed design process.



4.4 AZURE COURT PARK AND GASPEREAU RUN PARK

The intent of Azure Court Park and Gaspereau Run Park is to create a safe trail to improve the subdivision's pedestrian network. The concept plan proposes the following:

1. Trail network

The proposed trail improves connectivity by creating a continuous network between Gaspereau Run and Midnight Run. Locating the trail away from the road network ensures pedestrian safety. Lastly, the meandering design includes closed loop trails to encourage a leisurely walking pace and recreational usage.

2. Forest Discovery Nodes

Several survey respondents said preserving the parks' natural setting was important. To ensure the least amount of disruption possible, the pathways have been designed to preserve existing tree stands and are located away from the stream. These measures allow the stream and riparian zone to remain intact, thereby protecting habitat and the larger watershed.

Discovery nodes are also proposed to encourage informal play and discovery.

3. Optional Sale

These parks are low priority for development and do not offer a unique amenity. Respondents indicated they would be the least likely parks for visitation. On the basis of this low priority, they could be considered for a possible disposal by the municipality. While this was not discussed during the public engagement sessions, it could have merit with the possibility of funds from such a sale would enable council to consider parkland improvements within the subdivision.

Fig.36 Azure Court and Gaspereau Run Concept Plan



4.5 UNNAMED PARK 22

Unnamed Park 22 intends to provide access to McCabe Lake for launching non-motorized boats and paddleboards. The concept plan proposes the following:

1. Small Parking Lot

The proposed parking lot intends to accommodate users visiting with non-motorized watercraft. Providing parking also reduces the potential on-street parking along McCabe Lake Drive.

2. Trail

The trail allows pedestrians and cyclists to access the shoreline away from the main road. Bicycle racks are proposed to encourage active transportation.

3. Vehicular Turnaround

Users of varying physical abilities can comfortably access the non-motorized boat launch. The turnaround supports accessibility by allowing visitors close access to the shoreline and a space to drop off watercraft.

The turnaround also promotes smooth traffic circulation, reducing the likelihood of conflicts between drivers, pedestrians, and cyclists as they manoeuvre within a confined space.

4. Lawn Area

A lawn area allows park visitors a spot to picnic, rest, and enjoy nature.

5. Service Lane

A gated service lane allows Municipal Operations to maintain the dock and creates an area for dock storage during the off-season.

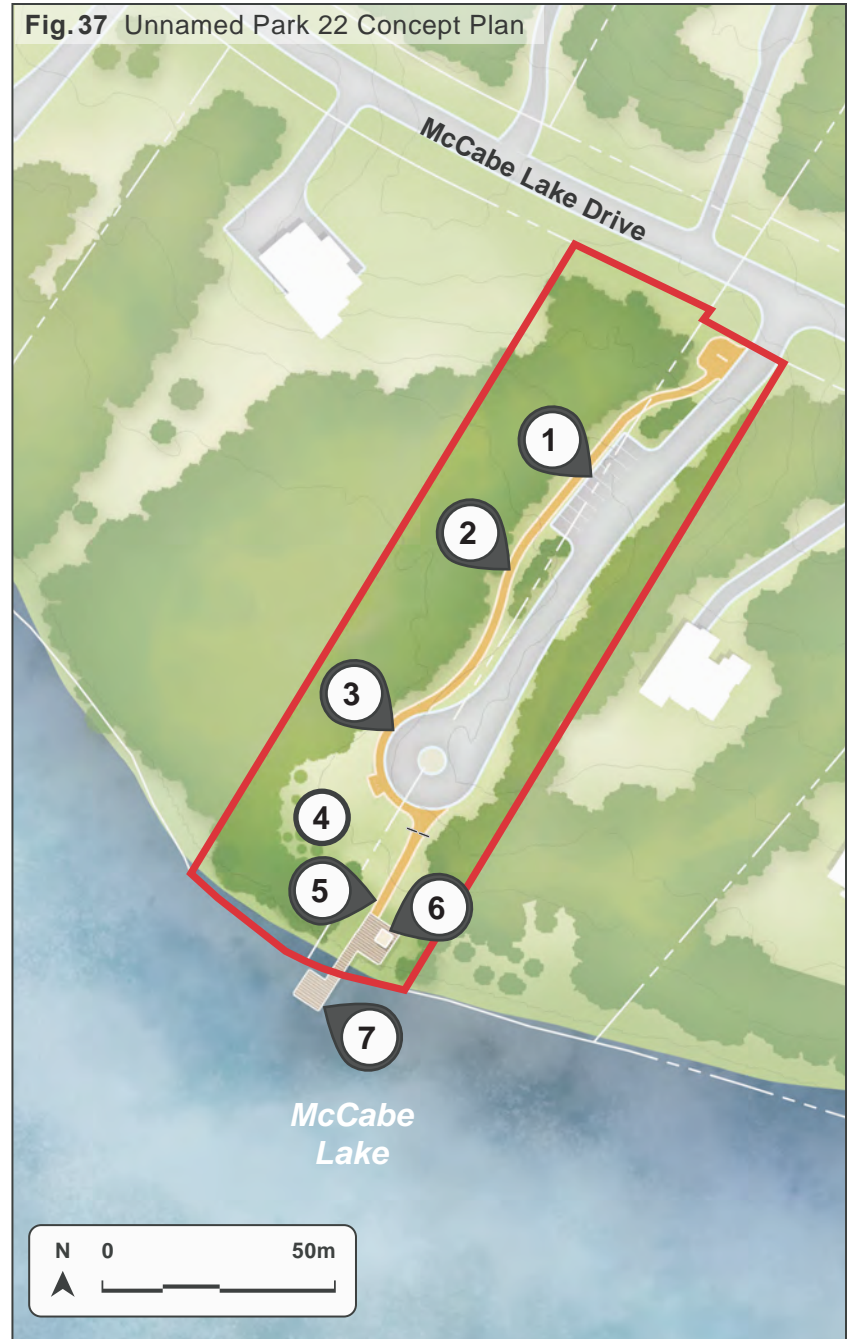
6. Gazebo

During the community engagement, the majority of respondents said they were interested in using McCabe Lake to relax. To promote this use, a small gazebo is proposed. Visitors will be able to rest, socialize, and partake in scenic views of McCabe Lake and the island across the channel. Gazebo users can also watch boaters and swimmers using the lake.

7. Non-Motorized Boat Launch

The plan proposes a small boat launch for launching kayaks, canoes, and paddleboards into McCabe Lake. Compared to other parks with lake access within the subdivision, Unnamed Park 22's shoreline is closer to the site entrance and its topography is flatter overall. Due to the relative ease of access, it is recommended that an accessible boat launch for kayaks and canoes is implemented in this park.

As noted in the analysis section, Unnamed Park 22's shoreline is marshy with emergent vegetation. The proposed dock allows users to easily access the lake without impacting the shoreline vegetation. Additionally, the docks allows portions of the shoreline to remain intact, ensuring run-off from the park can be filtered prior to entering into the watershed.



4.6 UNNAMED PARK 23

The concept plan for Unnamed Park 23 aims to enhance the existing infrastructure and improve access to McCabe Lake. The following amenities are proposed:

1. Floating Dock

A floating dock allows improved access to McCabe Lake for swimming. During the second phase of engagement, a dock was proposed at a different location along the Upper Sackville River. However, several participants noted that this area dries out and becomes unusable during the summertime. The proposed dock and swimming platform have direct access to McCabe Lake and are co-located to improve accessibility and provide year-round use. The area will likely remain unsupervised.

2. Shoreline Improvements

The park's existing shoreline consists of large rocks, making it difficult to access the lake. Consequently, most participants identified a desire to improve shoreline for water access. To address this need, landscape improvements are proposed.

3. Continuous Trail Network

The majority of respondents identified a desire for a continuous walking network in Unnamed Park 23. A raised gravel pathway is proposed to connect sections of the existing trails. Culverts are proposed to ensure stormwater can continue to drain into McCabe Lake and the wetland's health is maintained.



4.7 BONDI DRIVE PARK

Bondi Drive Park's concept plan intends to provide walking trails, off-leash areas, and scenic views to the Indigo Shores community. The park also aims to provide wintertime recreational activities to the community. The concept plan includes the following proposed amenities:

1. Parking Lot

The parking lot is designed to have sufficient parking to accommodate park users. The need for additional parking can be explored during the detailed design process.

2. Trails

The proposed trail network allows visitors to explore the park's wooded areas and connects to the hilltop viewing area. The trail network is designed to reduce overlap between different user groups.

Species of concern have been identified in Drain Lake. It is proposed that the vegetative buffer is retained to prevent visitors and dogs from accessing the shoreline.

3. Dog Off-leash Area

Almost half (49%) of the first survey's respondents usually visit a park with a pet. Additionally, many participants (53%) were very interested in having a place to exercise and walk their dog. Bondi Drive was selected for an off-leash area (OLA) due to the park's size and natural setting.

A proposed on-leash trail network follows the perimeter of the park's boundary and Drain Lake to ensure off-leash dogs do not enter the water. A wide vegetative buffer of

the existing forest canopy would also be maintained to reduce conflict between the park's on-leash and off-leash areas.

The OLA surrounds park's central lawn to allow off-leash trail walking and the use of the open lawn area. The trails also connect to the hilltop area, providing additional recreational activities for park users visiting with their dogs.

Trails should be a sufficient width to accommodate future winter maintenance.

4. Scenic Hilltop Area

Bondi Drive Park's large hill is its defining characteristic and representative of the drumlins that are typical of the area's ecoregion.

The high elevations within Bondi Drive Park offer panoramic views of Indigo Shores and the surrounding neighbourhood. A small gathering area with seating and shelter is proposed to help visitors to appreciate the park's viewshed.

5. Grass Hill

The proposed grass hill should be maintained during the summer season to encourage unprogrammed, year-round use, the off-leash area, and winter-time recreation.



5 Implementation

5.1 PROJECT PHASING

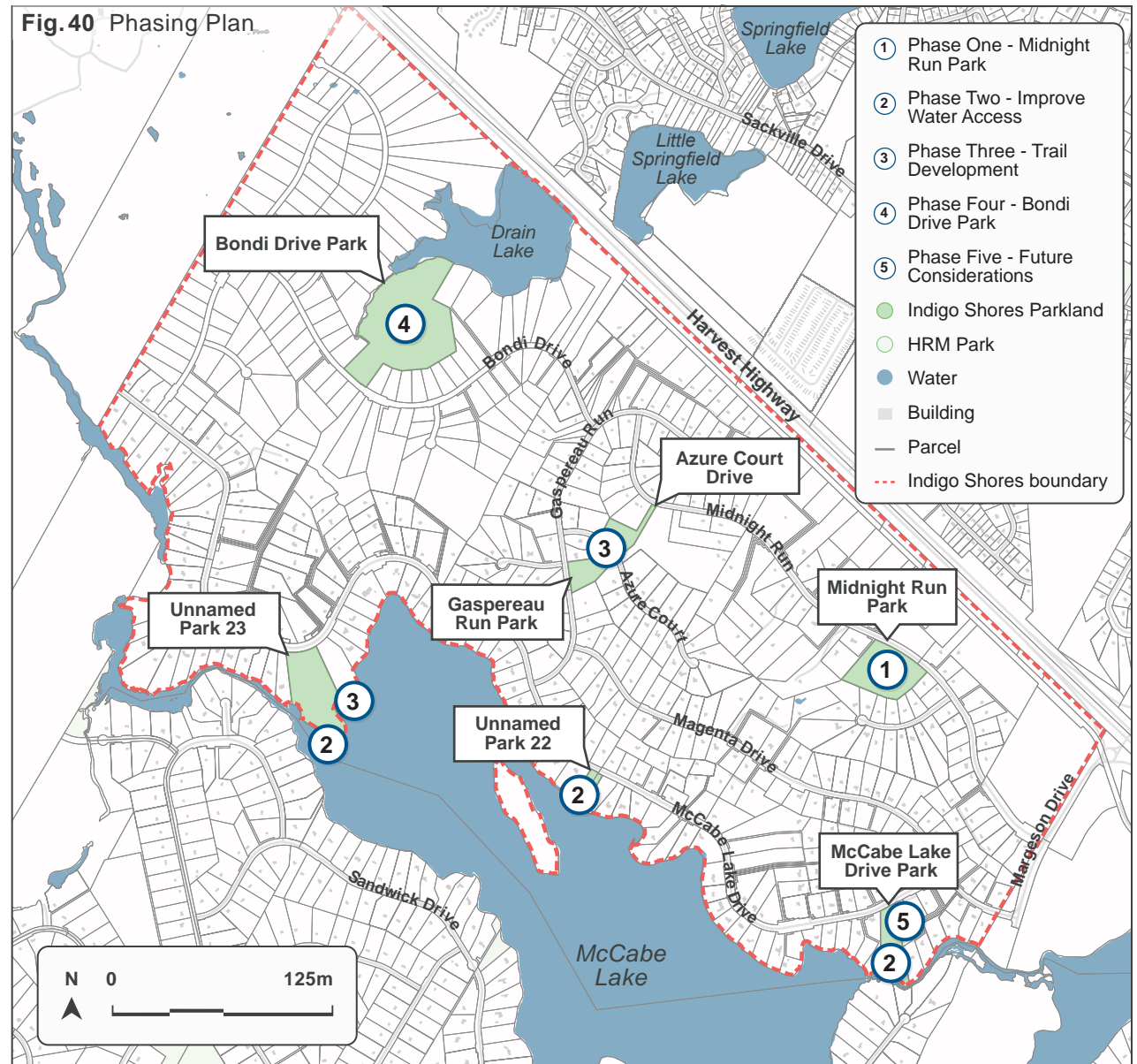
Park construction is dependent on the availability of capital funding for park construction. A phasing plan allows the proposed amenities to be implemented in a way that reflects the priorities expressed through public consultation and the development of the park plan.

The project phasing recommends five priorities: Water access, creating winter-based recreational activities, and establishing a central recreation area with a playground, courts, and play lawn and improving water access. These priorities can be re-evaluated if an opportunity for park enhancements presents itself. The proposed sequence allows the implementation of park improvements to take place in a timely fashion.

Phase One: Midnight Run Park

The first phase of development will focus on Midnight Run Park and implementing recreational facilities. Due to the site's size and the number of proposed facilities, development may take several years to complete.

Additionally, the time frame for the process of divesting lands acquired through the subdivision process should be considered. If the decision is made to declare Azure Court Park and Gaspereau Run Park as surplus, it could be done prior to the design and construction of Midnight Run Park. The funds from the sale of these lands could enable Council to consider a future withdrawal from the parkland accounts for the development of facilities.



The following implementation timeline is proposed:

First year - Detailed design and Analysis:

- Move the concept plan into detailed design and create detailed design drawings for Midnight Run
- Analysis investigation begins: Survey, test pits

Second and Third Years - Layout and Preliminary Construction

- Begin site layout and developing site features.
- Begin major earthworks projects: Developing the parking lot and site entry, grading, and removing forest where required.
- Implement playground, sports courts, and the first phase of the parking lot.
- Phasing is dependent on the availability of capital budgets and site suitability. Figures 41 and 42 demonstrate different phasing options.
- All asphalt work (sports courts and parking lots) would take place within the same time frame. The playground could be implemented at the same time; however, the final implementation and location of the amenities are dependent on the site's overall suitability and existing conditions.

Fourth and fifth year - Construction

- Complete construction of remaining park facilities

Phase Two to Four

The following implementation phases do not have specific time frames. The following facilities would be implemented based on capital funding and the availability of municipal resources to build and maintain specific facilities.

As trails are developed over the following phases, Culture and Community should be consulted for the consideration and placement of interpretive signage.



Phase Two: Improve Water Access

Once Midnight Run Park is complete, implementation priorities will shift towards developing access to McCabe Lake.

Trail development to improve water access:

- McCabe Lake Drive Park
- Unnamed Park 22

Floating dock with canoe/kayak launch:

- Unnamed Park 22

Phase Three: Trail Development

Once Midnight Run Park and projects improving water access have been completed, the park plan's remaining trails should be implemented.

Develop trails and discovery nodes:

- Azure Court Park
- Gaspereau Run Park
- Extend existing trails
- Raised pathway in Unnamed Park 23

Phase Four: Bondi Drive Park

Once the previously identified amenities are completed, improvements to Bondi Drive Park can be implemented. It is recommended the park's construction takes place within the same time frame to ensure a cohesive design and trail system.

Develop winter-focused recreational activities:

- Maintained winter trails
- Improve off-leash amenities
- Develop off-leash trail system

Phase Five: Future Considerations

The potential playground in McCabe Lake Drive Park and the trail extension and dock in Unnamed Park 23 could be considered for implementation if the surrounding area's population increases.

5.2 CAPITAL BUDGET PLANNING

Necessary expenditures for the identified parkland development projects would be considered in the business planning process for capital spending in the following years.

The park plan focuses on using capital budget funding for park development. Alternative funding sources from the sale of land could be used to assist in building Indigo Shores' parkland.

The development of the parks will result in increased operating costs. These would be expected to increase as the plan's various phases are implemented.

Lastly, Indigo Shores' residents have shown a keen interest in developing the community's parkland. Having the adopted park plan in place will allow the municipality and community groups to apply for external funding as it becomes available.

Appendix A

Municipal Open Space Plans and Guiding Documents

MUNICIPAL OPEN SPACE PLANS AND GUIDING DOCUMENTS

There several functional plans and policy documents that must be considered in the development of a park plan. The following documents were referenced in the creation of the Indigo Shores Park Plan:

- Middle Community Vision
- Community Facility Master Plan - CFMP2
- AO 2017-13OP Respecting the Off-Leash Dog Areas within Parks
- The Halifax Green Network Plan
- HRM Accessibility Strategy
- 2019 Playing Field Strategy
- 2019 Long-term Aquatic Strategy

Table 2 Municipal Directional Documents to Inform Park Actions

Document	Date	Direction
Middle Sackville Community Vision	2009	<ul style="list-style-type: none"> • Require small accessible green areas and neighbourhood parks in every subdivision in coordination with HRM Parks and Trails • Explore responsible options for lake and river access and use • Set aside suitable areas for beach and swim areas • Seek to provide public access to appropriate shorelines for various activities, including, but not limited to: Swimming, fishing, and responsible boating
Community Facility Master Plan - CFMP2	2016	<ul style="list-style-type: none"> • Accessibility and universal design should be a consideration in facility design • Safe and accessible pedestrian circulation is an important design consideration • Capital planning should consider implementing non-traditional approaches, such as creative play and naturalized playgrounds • HRM should continue to provide public tennis courts
AO 2017-013OP Off-Leash Dog Areas within Parks	2017	<ul style="list-style-type: none"> • Dogs are to be effectively leashed when in parks except within designated off-leash areas • Recognize the health and recreation benefits of off-leash dog activity for the public through the provision of off-leash dog areas within designated parks. • Provide adequate, appropriate, and safe areas for dogs to be off-leash in parks • Provide a level of service within parks that is economically and environmentally sustainable and in balance with the Municipality's broad objectives and priorities • Minimize conflicts between potential park uses and neighbouring land uses through the careful siting, design, and development of off-leash dog areas • Protect the natural and cultural values of the parks while providing opportunities for off-leash dog areas.

Table 2 Municipal Directional Documents to Inform Park Actions (Continued)

Document	Date	Direction
Halifax Green Network Plan	2018	<ul style="list-style-type: none"> • Action 14: Prioritize the preservation and restoration of riparian areas and shoreline vegetation as an effective method for mitigating flood impacts • Action 44: Incorporate year-round recreational infrastructure, including winter-oriented activities, when planning parks • Action 45: Enhance existing standards for the design of parks on versatile and flexible space, based on the nature of different park types and situations, that encourages participation of all ages and abilities. • Action 46: Include culture and education programs and projects, such as the inclusion of public art within parks and nature interpretation programs when planning for parks • Action 47: Ensure there is a clear and consistent communication system related to accessibility and wayfinding to and within parks
HRM Accessibility Strategy	2019	<ul style="list-style-type: none"> • Consider accessibility for the park as identified in the Accessibility Strategy. Accessibility accommodations may include signage, accessible parking spaces, walkways, trails, recreation facilities, buildings, and park structures.
Playing Field Strategy	2019	<ul style="list-style-type: none"> • Recognize the relationships between playing fields with geographic areas (Hub and Spoke model) when planning new and upgraded facilities • Consider new lighting infrastructure on ball diamonds only within purpose-built sites that service older youth or adult age groups when there is an identified need based on factors such as usage • Ensure light pollution to surrounding residents is minimized when upgrading or providing new infrastructure. • Recognize that grass sports fields act as important public spaces providing access to greenspace for unstructured and programmed multi-sport use. • Further evaluate sport field need where rural geographic gaps have been identified

What We Heard Report

Park User Survey for Indigo Shores Parkland



March 2023

HALIFAX

1.0 Indigo Shores Parkland Planning

What's Happening?

Parks & Recreation staff have initiated the park planning process to guide the future development of seven parkland parcels in the Indigo Shores subdivision.

The first phase of online engagement took place from December 1st 2022, to January 6th 2023, in the form of an online survey, and had a total of 238 respondents.

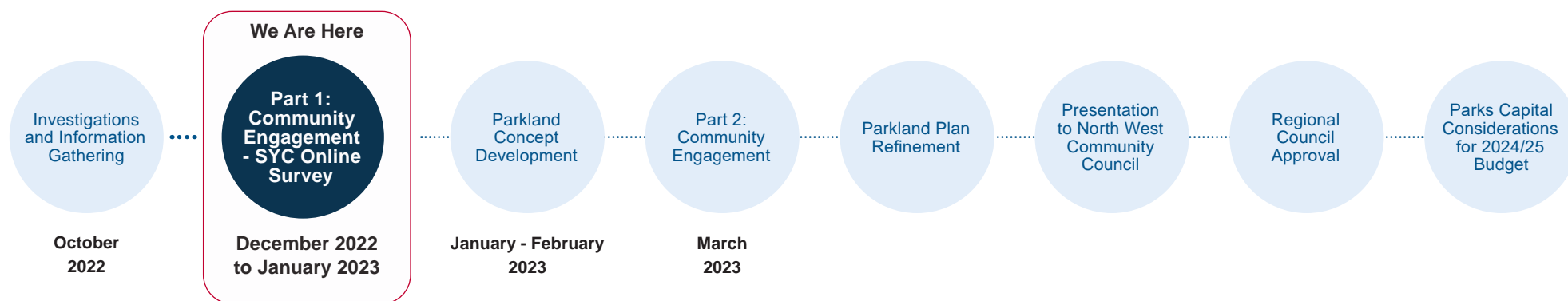
The survey sections focused on demographics, use of parks and open space areas, and recreational interests to understand respondents' values, preferred amenities, and the desired level of parkland of development.

Why?

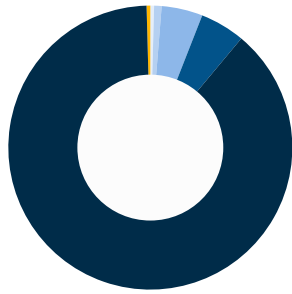
Indigo Shores is a subdivision on the northern side of McCabe Lake in Middle Sackville. The community is composed of new housing that has been established over the past several years, and new lots that are currently planned or under development. Currently, the subdivision contains six municipal parks; a seventh park will be acquired during the current phase of subdivision expansion. To date, only one parcel, "Unnamed Park 23", has some development which include trails, seating areas, and a parking lot.

The input received from this survey will be used to help inform the development of the Parkland Development Plan which will include conceptual

park plans and guidance on how the parks can be developed, implementation priorities, and the facilities envisioned for each parkland parcel.

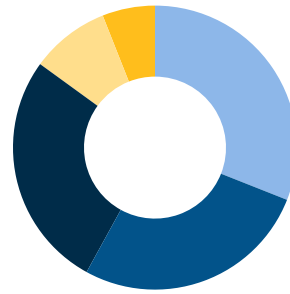


2.0 What We Heard Summary



Participants Home Neighbourhoods

- Indigo Shores (89%)
- Low and Middle Sackville (5%)
- Glen Arbour/Kearney Lake (5%)
- Dartmouth Area
- Chester
- Unknown



Household Characteristics

- Three person (27%)
- Two person (27%)
- Four person (31%)
- Four or more (6%)
- Single person (9%)

Who Participated?

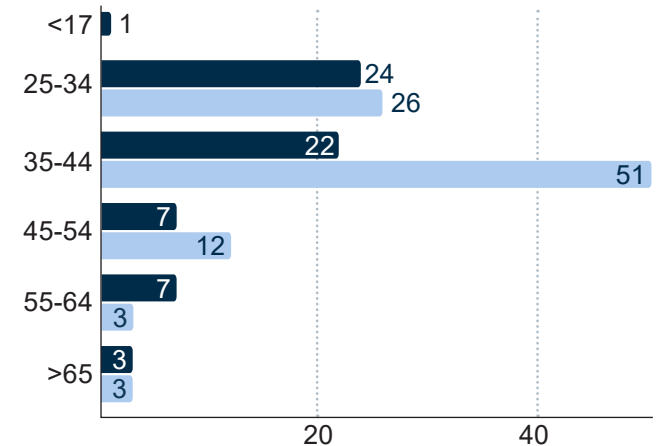
The majority of respondents (89%) are Indigo Shores residents. Of the remaining participants, 5% are from the Lower Sackville and Middle Sackville areas, 5% are from the Glen Arbor/Kearney Lake region (located along the western and southern shorelines of McCabe Lake), and the remaining are from Chester and the Dartmouth area.

Of the survey respondents, 12% indicated that they have private access to McCabe Lake.

Household Makeup

Almost two-thirds of the respondents (64%) are from households of three or more persons. 31% of participants are from 4-person households, 27% are from 3-person households, and 6% are from five or more person households. The remaining household compositions consist of two-person households (27%) and single-person households (9%).

Over two thirds (69%) of participants have children under the age of 18 in their household.



Age and Gender Demographics

- Cis Male
- Cis Female

Age and Gender

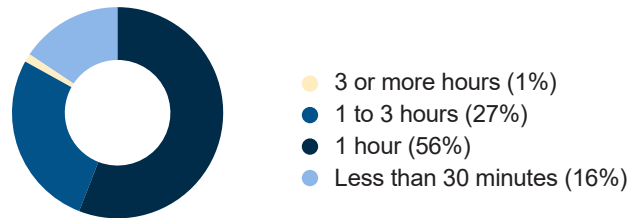
Almost half the participants (43%) are between the ages of 35 to 44. The second largest group is represented by individuals aged 25-34 (26%), followed by individuals aged 45-54 (15%), and individuals aged between 55-64 (10%). People older than 65 are the smallest age group (1%).

The majority (51.7%) respondents identify as female; 33.3% identify as male; 14.5% of individuals preferred not to answer.

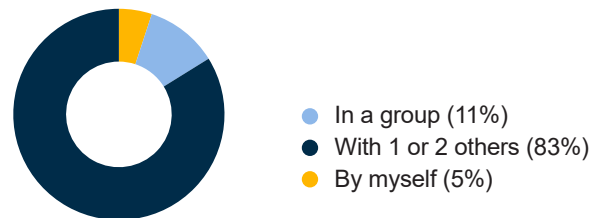
3.0 Current Park Use

This section of the survey focuses on current use of parks, trail, and beach use in the Indigo Shores and the surrounding area.

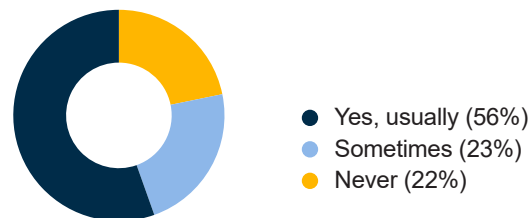
How much time do you typically spend in a park when you visit?



When you visit a park, do you usually come alone or with others?



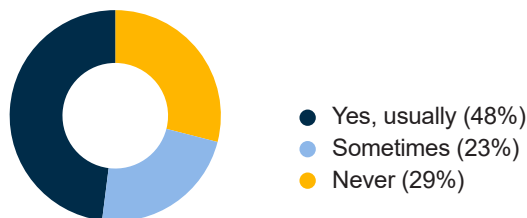
Do you visit a park with a child or children?



Park Use

- On average, over half (56%) of users will visit a park for one hour, and over a quarter (27%) of users will spend 1 to 3 hours in a park. The remainder of participants will use a park for less than thirty minutes (16%) or for more than three hours (1%).
- Over three-quarters (83%) of users will visit parks with one or two other people. The remaining participants will either visit the park alone (5%) or as a group (11%).
- When visiting parks, over half of participants (56%) will visit with children. 48% of users visit parks with a pet.

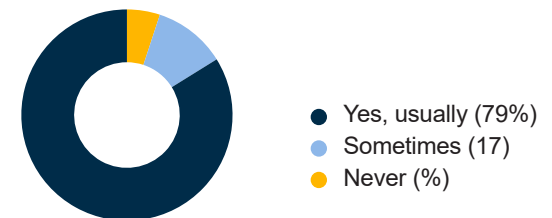
Do you visit parks with a pet?



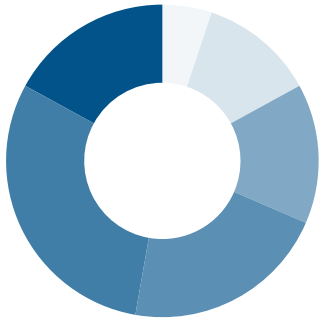
Park Visitation

- Over three-quarters (79%) of respondents currently visit parks in the Indigo Shores area.
- Over half of respondents (58%) visit Unnamed Park 23 the most, followed by McCabe Lake Drive Park (21%). Respondents visit the future parkland on Bondi Drive (2%) and Gaspereau Park (2%) the least.
- Respondents cited Acadia and DeWolf as the two parks they visit the most frequently outside of the community. Point Pleasant and First Lake Park were also listed as popular destinations, which suggests participants are drawn to parkland with passive recreational trails and waterfront access.

Do you currently visit one or more parks in the Indigo Shores area?

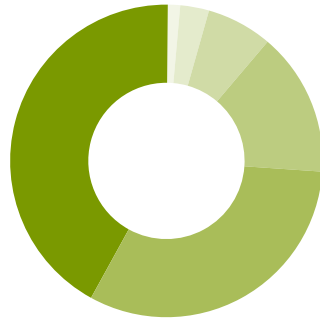


Thinking about a typical year, how often do you visit a park or open space?



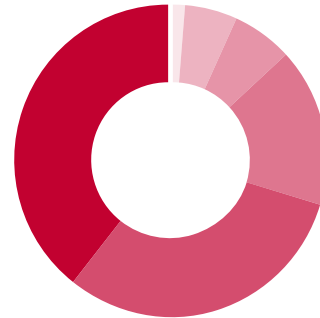
Winter Use

- A few times per week (17%)
- At least once per week (30%)
- Once every couple of weeks (21%)
- Once per month (14%)
- Less than once per month (12%)
- Not at all (5%)



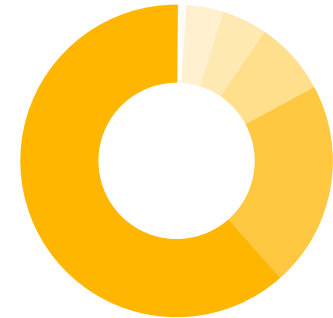
Springtime Use

- A few times per week (42%)
- At least once per week (32%)
- Once every couple of weeks (14%)
- Once per month (7%)
- Less than once per month (3%)
- Not at all (1%)



Autumn Use

- A few times per week (40%)
- At least once per week (31%)
- Once every couple of weeks (16%)
- Once per month (6%)
- Less than once per month (5%)
- Not at all (1%)



Summer Use

- A few times per week (62%)
- At least once per week (21%)
- Once every couple of weeks (8%)
- Once per month (5%)
- Less than once per month (4%)
- Not at all (1%)

Seasonal Use

- During the summer, over half the participants (61%) said they visit parks more than once a week; during the fall (39%) and spring (42%), participants continue to visit parks several times a week.
- During the winter, park visitation rates drop from visiting parks several times a week (17%) to visiting the park once a week (30%), or once every couple of weeks (21%).

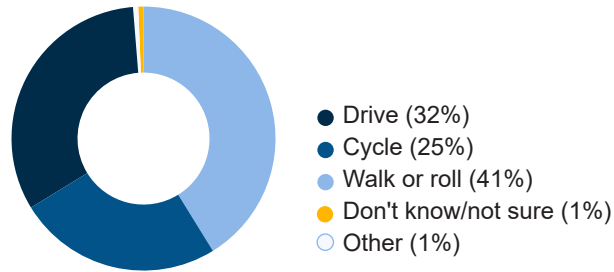
Park Use - Time of Day

- The most popular time for participants to visit parks is during the weekend. Most respondents prefer to use parkland on weekend afternoons (177 of 235 responses), followed by weekend mornings (152 of 235 responses).
- Weekend evenings (67 of 235 responses) and weekday mornings (69 of 235 responses) were the least popular times for park visitation.

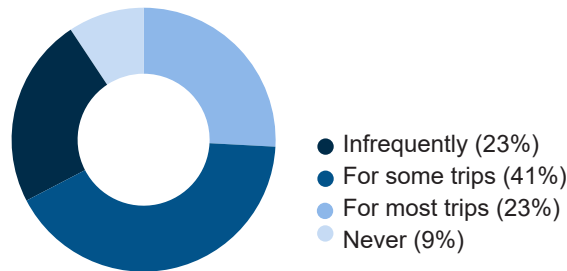
4.0 Future Park Use

This section of the survey ask participants about their preferred transportation methods and the future use of Indigo Shores. Respondents were also asked to rank their interest in recreational facilities.

Thinking about your future use of the parks in Indigo Shores, how would you travel to a park?



How often would you drive to a park in Indigo Shores?



Transportation

Participants were asked to select their preferred travel methods for visiting parkland in the Indigo Shores subdivision:

- 41% of participants indicated they would prefer to walk or roll to future parkland in Indigo Shores. Other popular transportation methods included driving (32%) and cycling (25%).
- Ride shares or taxis were the least popular transportation method. None of the survey participants indicated they would use this method to travel to a park.

Respondents were asked how often they would drive to future Indigo Shores parkland:

- Most (41%) of respondents said they would drive to a park in Indigo Shores for some trips; 25% said they would drive for most trips; 23% said they would drive infrequently; 9% said they would never drive to a park.

Recreational Activities

Participants were given twelve recreational activities and asked to rank their level of interest:

- "Physical activity" (159 responses, 67%) and "winter activities (153 responses, 65%)" were the top activities people were "very interested" in.

There were two activities more participants were "not interested" in than "very interested" in:

- Community gardening: 100 to 56 responses
- Picnicking or outdoor cooking: 90 to 72 responses

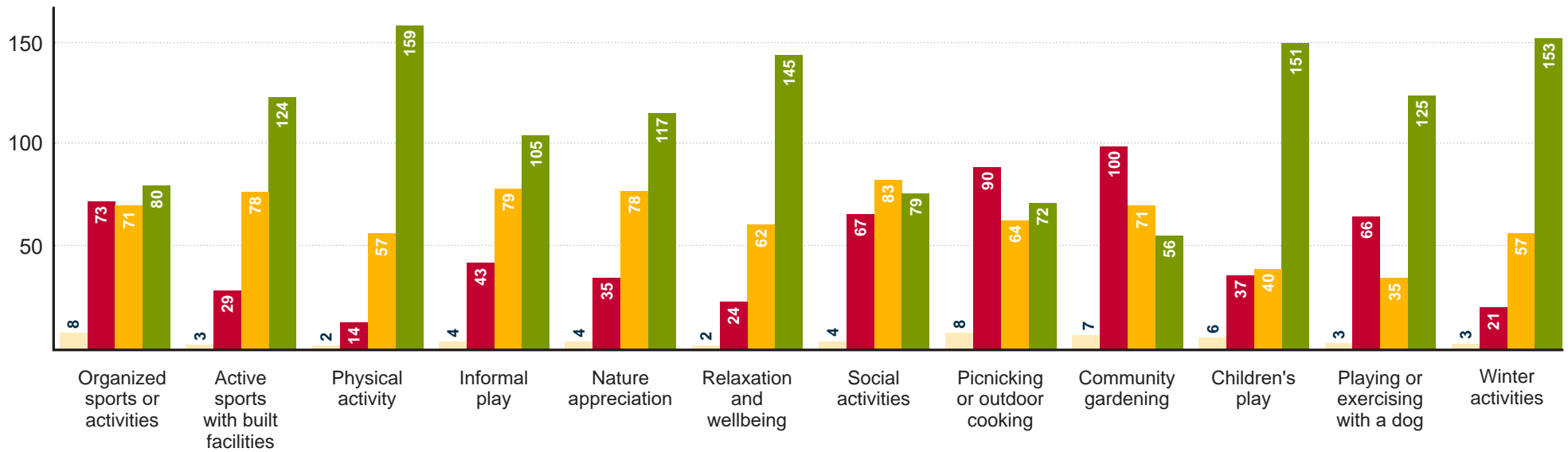
There were two categories where more participants selected "somewhat interested" than "very interested".

- Community gardening: 71 to 56 responses
- Social activities: 83 to 79 responses

Popular suggestions for other park activities included: Tennis or pickleball courts, playgrounds, and dog parks.

Please indicate your level of interest in the following activities for the Indigo Shores parks:

● Very interested ● Not interested
● Somewhat interested ● Don't know/not sure



Top Activities

Not Interested

1. Community gardening, orchards, or berry-picking (100 responses, 43%)
2. Picnicking or outdoor cooking (90 responses, 38%)
3. Organized sports or activities, such as sport leagues (73 responses, 31%)
4. Social activities, such as group gatherings or events (67 responses, 28%)
5. Playing or exercising with a dog (66 responses, 28%)

Somewhat Interested

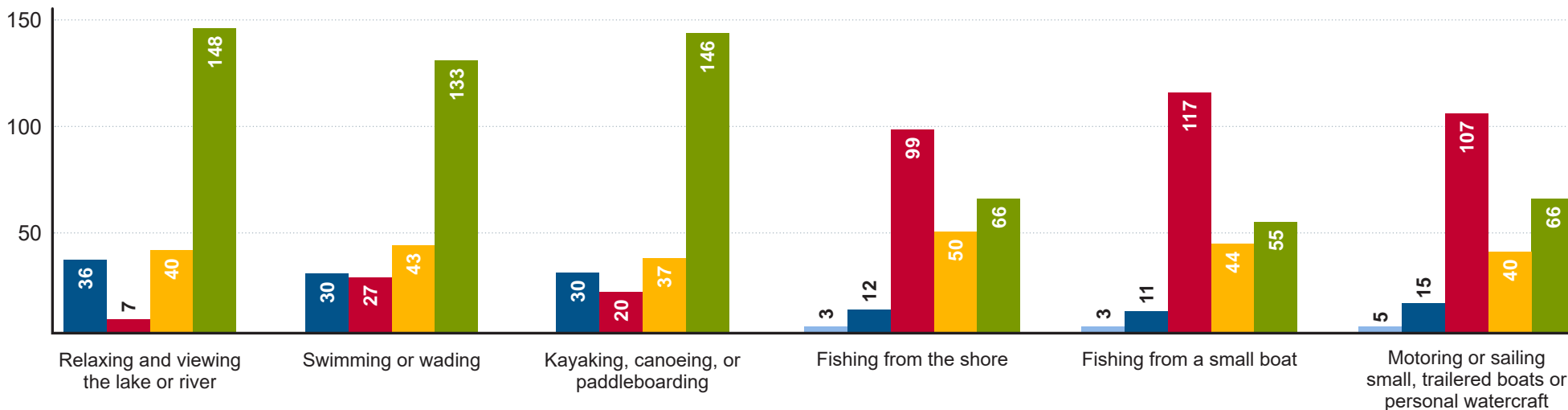
1. Social activities, such as group gatherings or events (83 responses, 35%)
2. Informal play, such as lawn games, kite flying, or tossing a ball (79 responses, 33%)
3. Active sports with built facilities, such as playing fields, sports courts, or sports parks (78 responses, 33%)
4. Nature appreciation, such as nature walks, bird watching, or photography (78 responses, 33%)
5. Community gardening, orchards, or berry-picking (30% responses)

Very Interested

1. Physical activity, such as walking, jogging, or exercising (159 responses, 67%)
2. Winter activities, such as skating, snowshoeing, or sledding (153 responses, 65%)
3. Children's play, such as visiting a playground, informal games, or nature exploration (151 responses, 64%)
4. Relaxation and well-being (145 responses, 61%)
5. Playing or exercising with a dog (125 responses, 53%)

Please indicate your level of interest in the following water-based activities?

- Very interested
- Somewhat interested
- Not interested
- Already doing
- Don't know/not sure



Top Activities

Already Doing

1. Relaxing and viewing the lake or river (36 responses, 15%)
2. Swimming and wading (30 responses, 13%)
3. Kayaking, canoeing, or paddleboarding (30 responses, 13%)
4. Motoring or sailing small, trailered boats or personal watercraft (15 responses, 6%)
5. Fishing from the shore (12 responses, 5%)

Not Interested

1. Fishing from a small boat (117 responses, 50%)
2. Motoring or sailing small, trailered boats or personal watercraft (107 responses, 46%)
3. Fishing from the shore (99 responses, 42%)
4. Swimming or wading (27 responses, 12%)
5. Kayaking, canoeing, or paddleboarding (20 responses, 9%)

Somewhat Interested

1. Fishing from the shore (50 responses, 21%)
2. Fishing from a small boat (44 responses, 19%)
3. Swimming or wading (43 responses, 18%)
4. Motoring or sailing small, trailered boats or personal watercraft (40 responses, 17%)
5. Relaxing and viewing the lake or river (40 responses, 17%)

Very Interested

1. Relaxing and viewing the lake or river (148 responses, 63%)
2. Kayaking, canoeing, or paddleboarding (146 responses, 63%)
3. Swimming or wading (133 responses, 57%)
4. Fishing from the shore (66 responses, 28%)
5. Motoring or sailing small, trailered boats or personal watercraft (66 responses, 28%)

Water-Based Activities

Participants were asked to indicate their interest in various water-based activities (page 8).

Respondents are the most interested in:

- Relaxing and viewing the water (148 responses)
- Kayaking, canoeing, or paddleboarding (146 responses)
- Swimming or wading (133 responses)

More respondents were "not interested" than "very interested" in:

- Fishing from a small boat (117 to 55 responses)
- Motoring or sailing small, trailered boats (107 to 66 responses)
- Fishing from the shore (99 to 66 responses)

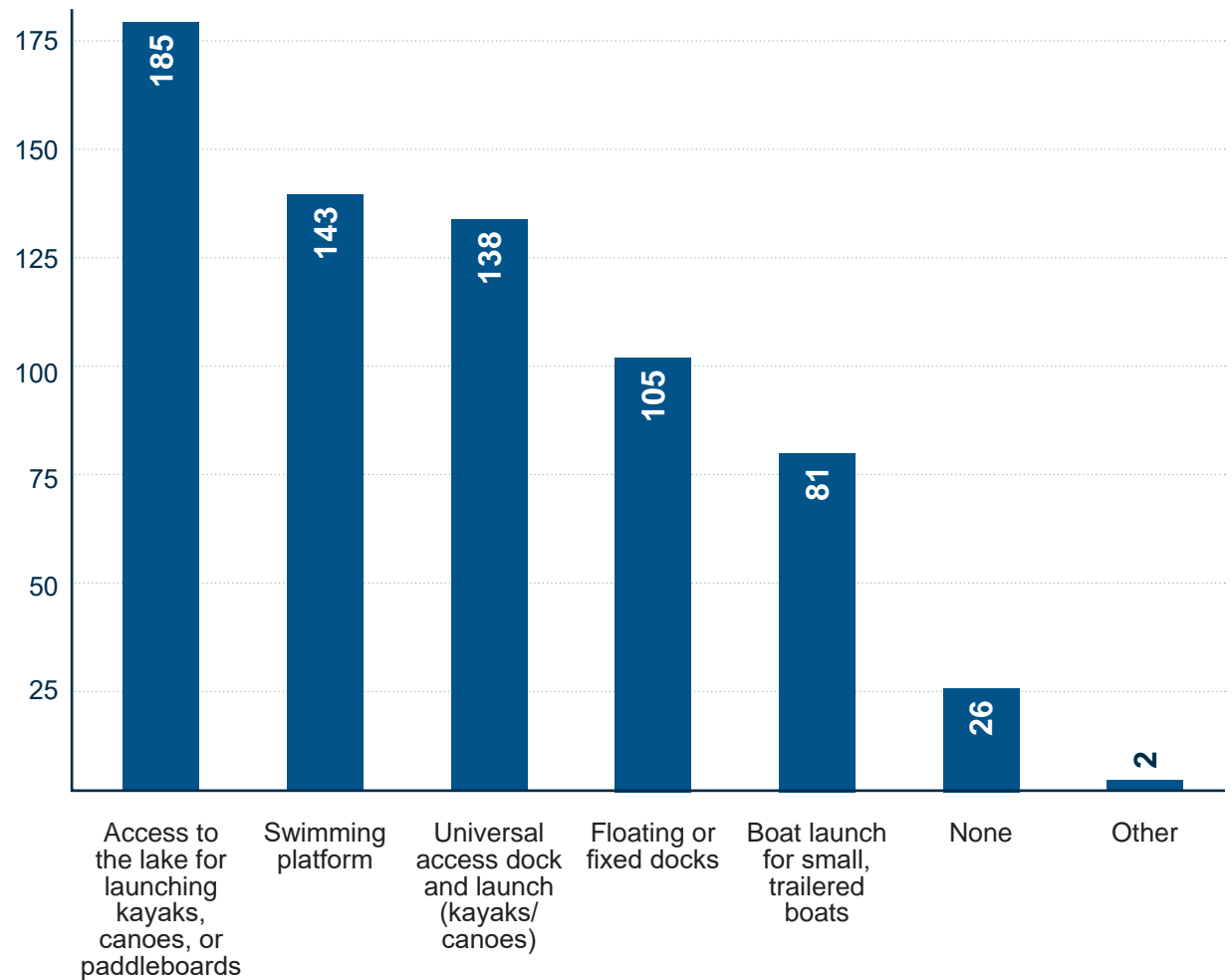
The top activities participants are already doing are:

- Relaxing and viewing the lake or river (36 responses)
- Swimming or wading (30 responses)
- Kayaking, canoeing, or paddleboarding (30 responses)

Participants were also asked about what types of public facilities were important for their recreational use of McCabe Lake.

- The most important public facilities were those supporting paddling on the lake, with access for launching kayaks, canoes, or paddleboards, and a universal access dock ranking in the top three choices. A swimming platform was the second most popular amenity.
- 35% (81 responses) of respondents identified a boat launch for small, trailered boats as important recreational amenity.

Thinking about your recreational use of McCabe Lake, what types of recreational facilities would be important for you?



Future Use of Indigo Shores Parkland

Participants were asked which of the seven parks they would visit most often, the level of development they envision for each park, and how they would like each parcel to be developed:

- Respondents are most likely to visit McCabe Lake Drive Park in the future (24%), closely followed by Midnight Run Park (21%).
- Respondents are the least likely to visit Azure Court Park (6%) in the future.
- Very few respondents (1%) indicated they would not visit any of Indigo Shores' future parks.

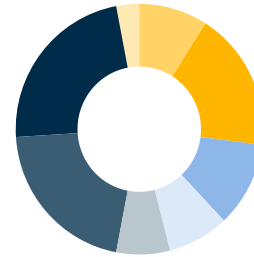
Specific amenities were offered as an option in several parks. These amenities were the most popular in the following parks:

- Playground: Midnight Run (162 responses)
- Seating areas: Bondi Drive (153 responses)
- Sports courts: Midnight Run (176 responses)
- Off-leash dog area: Bondi Drive (121 responses)
- Canoe/Kayak boat launch: Unnamed Park 22 (178 responses)
- Trailered boat launch: Unnamed Park 22 (89 responses)

Participants were asked to rank the level of development they preferred for each park site:

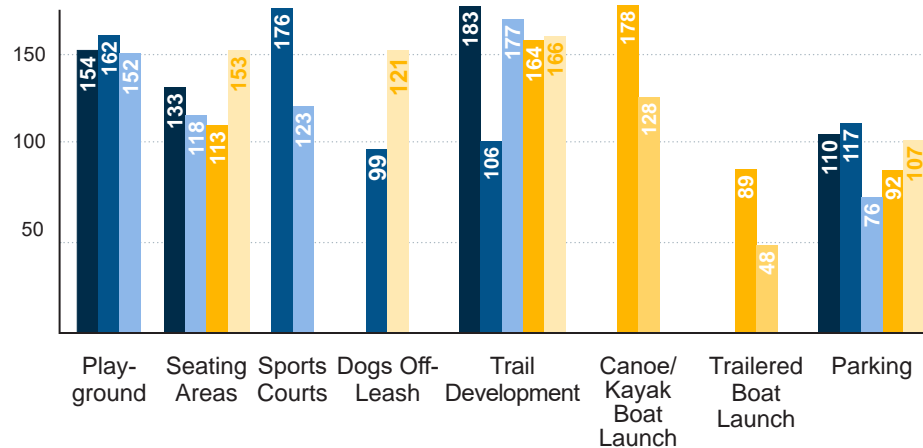
- Midnight Run Park is the only park the majority of respondents would like to see highly developed (118 responses).
- With the exception of Midnight Run Park, the majority of respondents would like the remaining park sites to be moderately developed to support active and passive recreation.
- Leaving the parkland in its natural state was the least popular option for all of the sites.

Thinking about your future use of the parks in Indigo Shores, which park would you visit the most often?



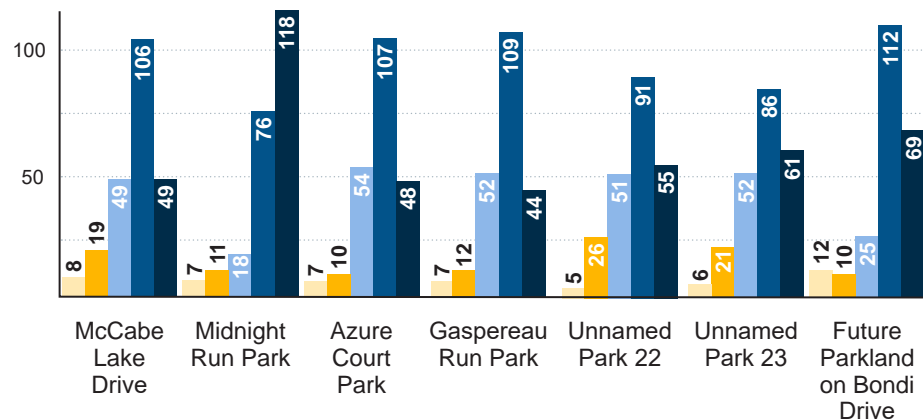
- McCabe Lake Drive Park (23%)
- Midnight Run Park (21%)
- Azure Court Park (7%)
- Gaspereau Run Park (8%)
- Unnamed Park 22 (11%)
- Unnamed Park 23 (18%)
- Future Parkland on Bondi Drive (9%)
- None of the Parks (3%)

Considering the potential park development, what amenities would you be interested in?



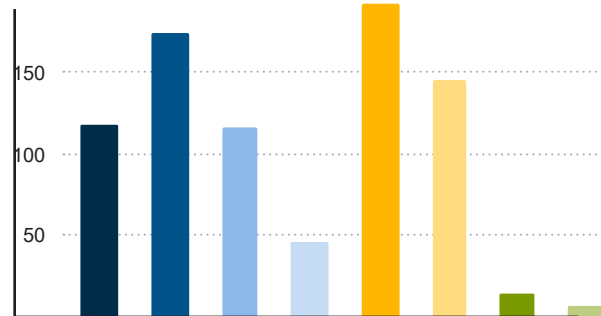
- McCabe Lake Drive Park
- Midnight Run Park
- Azure Court and Gaspereau
- Unnamed Park 22
- Unnamed Park 23
- Future Parkland on Bondi Drive

What do you think is a reasonable level of park development for the following park sites?



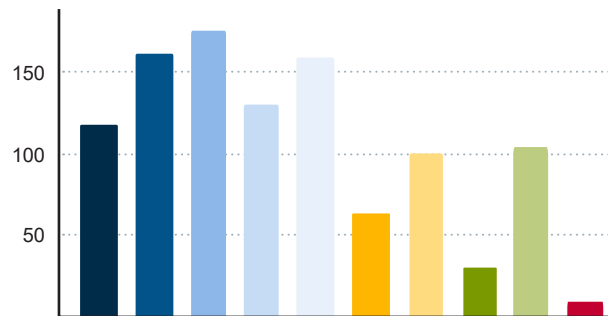
- Don't know/not sure
- Leave in natural state
- Low level
- Moderate level
- High level

McCabe Lake Drive Park - Preferred Amenities



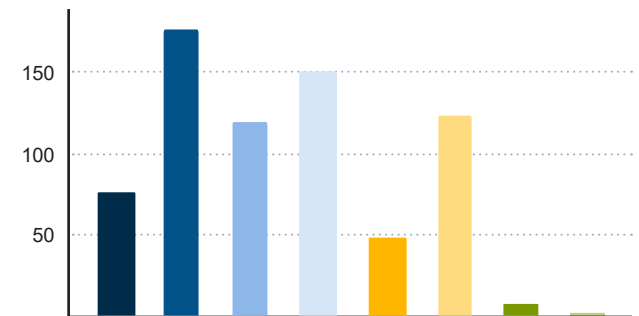
- Parking
- Small playground
- Informal play lawn
- Community placemaking
- Trail development
- Seating areas
- No park development
- Other

Midnight Run Park - Preferred Amenities



- Parking
- Playing fields
- Sports courts
- Ball hockey/ice rink
- Playground
- Informal play lawn
- Designated off-leash area
- Community placemaking
- Trails
- No park development

Azure and Gaspereau Park - Preferred Amenities



- Parking
- Trail development
- Seating areas
- Small playground
- Community placemaking
- Sports courts
- No park development
- Other

McCabe Lake Drive Park

- Trail development (183 of 234 respondents), seating areas (133 of 234 respondents), and a small playground (154 of 234 respondents) were the top-ranked facilities proposed for McCabe Lake Drive Park.
- Respondents were not interested in community placemaking initiatives (47 of 234 respondents) and leaving the park undeveloped (14 of 234 respondents).
- The majority of respondents would like to see McCabe Lake Drive Park moderately developed (106 of 232 respondents).
- Leaving the park in its natural state was the least popular option for development (19 of 232 respondents).

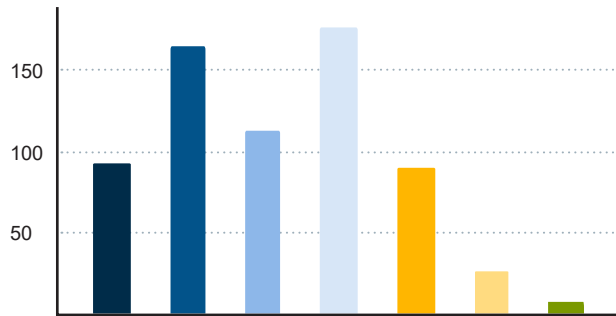
Midnight Run Park

- Sports courts (176 of 232 respondents), a playground (162 of 232 respondents), and playing fields (161 of 232 respondents) were the top-rated amenities for Midnight Run Park.
- Participants were not interested in community placemaking initiatives (30 of 232 respondents) and leaving Midnight Run undeveloped (7 of 232 respondents).
- Midnight Run is the only park the majority of respondents would like to see highly developed (118 of 232 respondents) to support active recreation.
- Respondents were not interested in leaving Midnight Run Park in its natural state (11 of 232 respondents)

Azure Court Park and Gaspereau Run Park

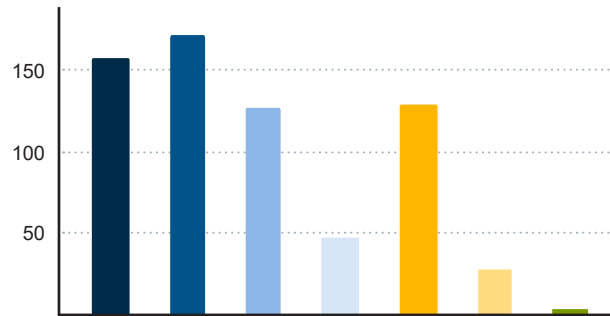
- Respondents selected trail development (177 of 231 respondents), small playground (152 of 231 respondents), and sports courts (123 of 231 respondents) as their preferred amenities for Azure Court and Gaspereau Run Park.
- Community placemaking (47 of 231 respondents) and no park development (7 of 231 respondents) were the least popular options for park amenities.
- Participants are equally interested in seeing Azure Court Park and Gaspereau Run Park moderately developed (107 and 109 of 232 respondents).
- Respondents expressed the same amount of disinterest in leaving both parcels in their natural state (10 and 12 of 232 respondents).

Unnamed Park 22- Preferred Amenities



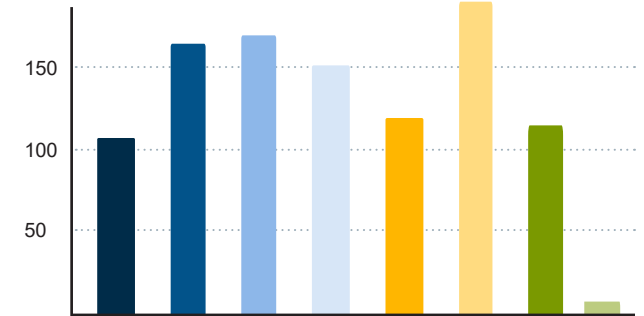
- Parking
- Trail development
- Seating areas
- Dock and boat launch for kayaks and canoes
- Trailered boat launch and parking
- No park development
- Other

Unnamed Park 23- Preferred Amenities



- Boardwalk through wetland
- Improved shoreline access
- Dock and boat launch for kayaks and canoes
- Trailered boat launch
- Floating platform for swimming
- No additional development
- Other

Future Parkland on Bondi Drive - Preferred Amenities



- Parking
- Trail development
- Hilltop viewing
- Seating and picnic areas
- Designated dog off-leash areas
- Winter sledding
- Access to Drain lake
- No park development

Unnamed Park 22

- A dock and boat launch for kayaks and canoes (178 of 231 respondents) and trail development to the lake (164 of 231 respondents) were selected as the most important park facilities
- A trailered boat launch (89 of 231 respondents) and leaving Unnamed Park 22 undeveloped were the least popular options for proposed amenities (26 of 231 respondents).
- The majority of respondents would like to see Unnamed Park 22 moderately developed (91 of 232 respondents).
- Survey participants were not interested in leaving the park in its natural state (26 of 232 participants).

Unnamed Park 23

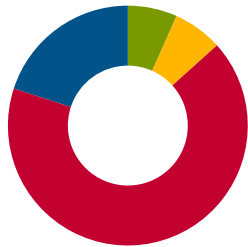
- Improved shoreline access for wading and swimming (172 of 234 respondents) and boardwalk through the wetland (158 of 234 respondents) were the most popular park amenity options.
- Participants were the least interested in a trailered boat launch (48 of 234 respondents) and leaving the park undeveloped (28 of 234 respondents).
- The majority of respondents were interested in seeing Unnamed Park 23 moderately developed (86 of 232 respondents)
- Respondents were the least interested in leaving the park in its natural state (28 responses of 232 respondents).

Future Parkland on Bondi Drive

- Winter sledding (191 of 232 respondents), hilltop viewing (171 of 232 respondents), and trail development (166 of 232 respondents) are the top-rated amenities participants would like to see implemented in the future parkland on Bondi Drive.
- Participants are the least interested in leaving the park undeveloped (8 of 232 respondents).
- Most respondents would like to see Bondi Drive moderately developed (112 of 232 respondents), or highly developed (69 of 232 respondents).
- Participants are not interest in seeing the parkland left in its natural state (10 of 232 respondents) or undergo a low level of park development (25 responses of 232 respondents).

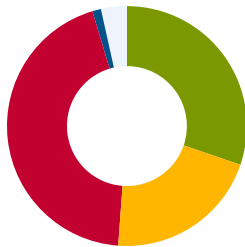
5.0 Considerations for Future Park Development

Interest in Trailered Boat Launch among Respondents with Private Lake Access



- Very interested (7%) ● Not Interested (67%)
- Somewhat interested (7%) ● Already doing (20%)

Interest in Trailered Boat Launch among Respondents without Private Lake Access



- Very interested (30%) ● Not Interested (44%)
- Somewhat interested (21%) ● Already doing (1%)
- Don't know/not sure (3%)

Trailered Boat Launch

The subject of a public, trailered boat launch was a divisive topic amongst respondents. When asked about their interest in a trailered boat launch, almost half the respondents said they were not interested (44%) or somewhat interested (21%). 30% of respondents said they were very interested in a public boat launch.

Over half of respondents (67%) with private lakefront access are not interested in motoring or sailing small, trailered boats. While respondents without private lakefront access were more receptive to the idea of developing a boat launch for motored or sailing boats (30% were very interested and 21% were somewhat interested), almost half (44%) of respondents without private lakefront access were not interested in a trailered boat launch.

Participants stressed the size, depth, and environmental sensitivity of McCabe Lake as key concerns. Many respondents felt opening the lake to inexperienced or unfamiliar users would lead to increased safety concerns and boat crashes due to the lake's varying depths and rocky bottom. Additionally, participants stressed that the lake is too small to host people from outside the Indigo Shores community. Noise pollution, increased litter, environmental degradation and the potential introduction of invasive species by outside boats were also cited as common concerns. Many residents would rather see a boat launch for kayaks and canoes.

"McCabe Lake is a small and relatively shallow lake. Public access to this will increase boating activity that could become dangerous and noisy like other public lakes in the area. McCabe lake is also a sensitive area for snapping turtles and changing water depths during the summer make it very challenging to navigate safely."

"We do not have a community launch for the lake. If anyone not on the lake needs access they have to carry their equipment down a long trail which is not ideal. A public launch would be perfect."

Playgrounds

Playgrounds ranked in top three most popular options when offered as a potential parkland amenity. Overall, participants stressed the need for playgrounds within walking or driving distance of their homes, and preferably built within the next years to serve the needs of the community's children.

Community gathering space to exercise/enjoy nature

When asked how future parkland can serve the Indigo Shores Community, many participants said they would use parks as a gathering place to meet their neighbours. Beyond playgrounds, participants stressed the need for outdoor spaces where their children can play and make friends with children in the neighbourhood. Respondents suggested playing fields, passive recreational spaces, and meeting areas as suitable amenities to encourage gathering and recreating amongst community residents.

Lake Access

Many participants said lake access was an important amenity in future parkland. Beyond trailered boat launches, lake access can be provided in the following ways: Improved shoreline access, boat launch for kayaks canoes, trails to the shoreline, and swimming areas with floating docks.

Off-Leash Areas

Many respondents expressed concern about noise, safety, and litter associated with off-leash areas. However, almost half (47.7%) of participants usually visit parks with their pet and said an off-leash area would be beneficial

To minimize the number of dogs in parks and ensure future parkland is enjoyable to all park users, it is recommended that an off-leash area be assigned to a specific park in the subdivision.

Tennis and Pickleball Courts

Many respondents specified tennis and pickleball courts as a desired amenity whenever sports courts were as a suggested amenity.

Privacy, Safety and Environmental Protection

Participants were hesitant about the amount of outside traffic and privacy concerns caused by future parkland. Traffic concerns were largely related to the public boat launch, as many respondents felt people from outside the subdivision would be visiting Indigo Shores to use this amenity.

Respondents were also worried about an increase in partying, as many identified that teenagers currently use Unnamed Park 23's parking lot after-dark for illicit purposes. Participants felt further developing parks without suitable lighting or visibility may lead to an increase in these behaviours

Lastly, respondents were worried about the associated noise and views future parkland may have on their current property; many did not want to see a parking lot from their homes.

Environmental Protection

While "moderately-developed" was the preferred option for future parkland development, many participants said they would prefer if the parkland remained somewhat natural.

"We are in desperate need of a playground for children. I currently need to drive across the highway to Lower Sackville to take my children to a playground. "

"There are a lot of young families in this area, most with a family dog. Folks have moved here to enjoy nature while also being close to amenities. Playgrounds, launch areas for kayaking/canoeing, trails for bike and dogs walks falls more in line with the intentions and interests of the community here."

"Privacy and consideration for nearby homeowners... We do not want to be looking at parking lots from our living room windows. There have been problems with late night parties."

"The beauty of Indigo Shores is that heavily wooded. The parks should keep the natural look of the land"

Several respondents also mentioned the importance for maintaining riparian zones, shoreline and lake biodiversity, and buffers between the parks and the neighbouring properties. Additionally, many participants stressed an increase in boat traffic would negatively affect the overall health and biodiversity of McCabe Lake and potentially introduce invasive species.

Universal Access

6.8% (16 responses) of participants indicated they or someone in their household have a degree of physical disability, mental impairment, intellectual disability, learning disability, mental disorder, or experienced a workplace injury. Respondents made the following suggestions to accommodate residents with different needs:

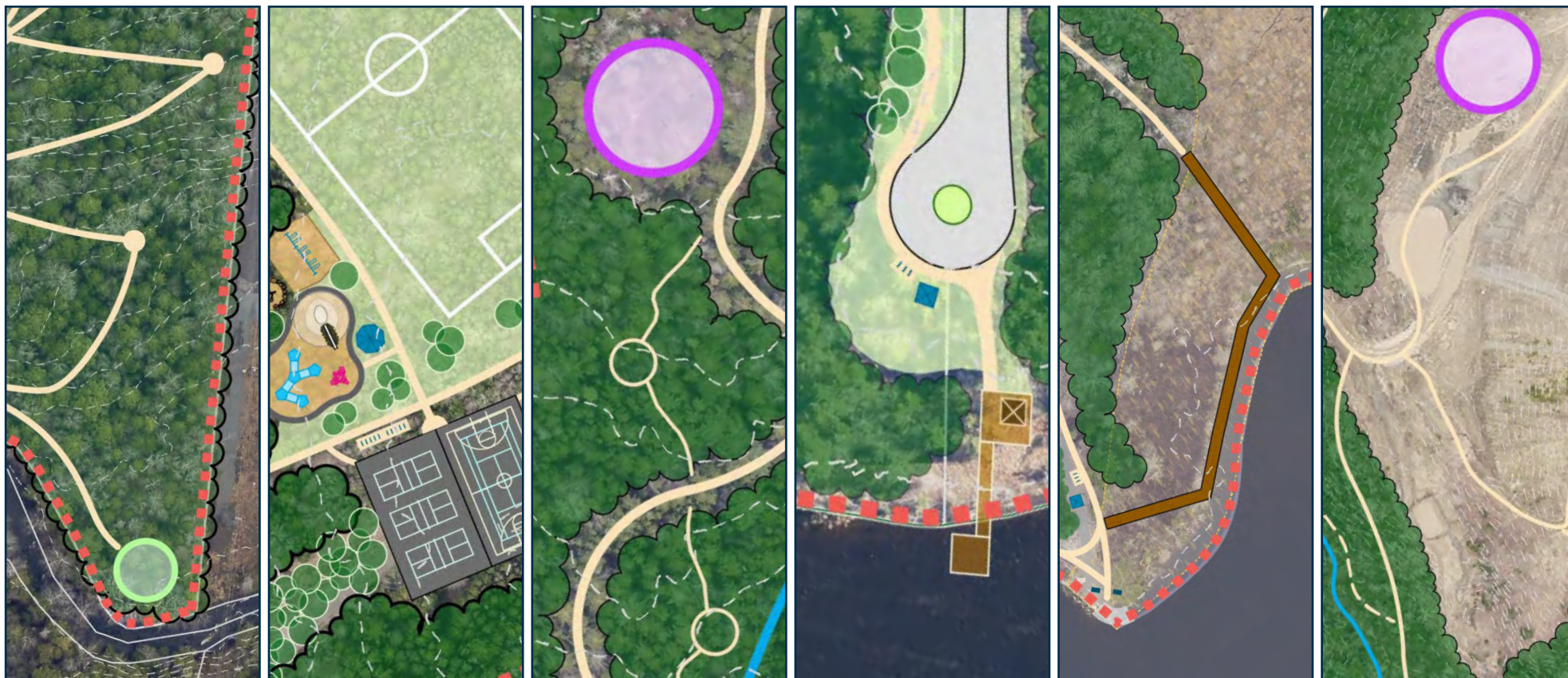
- Balance of interactive and quiet spaces
- At grade, smooth surfaces
- Well-maintained trails, free of debris, roots, and other hazards
- Space to wander
- Universal access to water

"Prioritize the protection of the riparian zones - buffer areas with trees and scrubs intact. Interpretation panels for public education on biodiversity."

"...If a public launch were put in, it would lead to a dramatic increase in traffic on the water, resulting in more pollution, and more pressure on wildlife and fish population."

"[Parks should be] socially inclusive, with a balance of interactive and quiet spaces."

"Safe distances from home to nearby park (trail, bike lane) for independence"



What We Heard Report

Round Two of the Public Engagement for Indigo Shores Park Planning

June 2023

HALIFAX

1.0 Project Process

Overview of the Parks Planning Survey

The second round of engagement for Indigo Shores Parkland Planning project intended to gather feedback on concepts for the community's seven parkland parcels.

After the initial phase of engagement, concepts were created for each parcel, taking into account the emergent themes and community values derived from the first round of public engagement. Public input from the second round of engagement will be used to refine the proposed concepts and develop the final park plan.

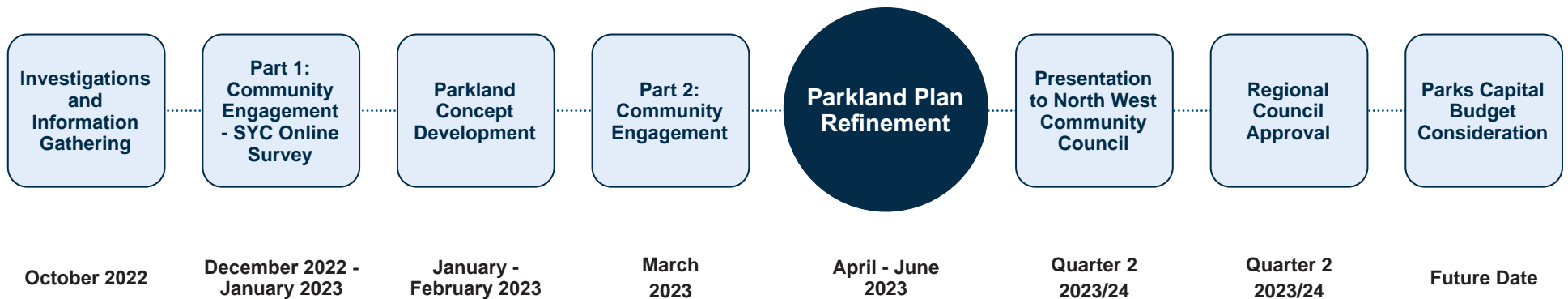
What We Heard - Parks User Survey 2

In March 2023, a second public survey was launched on the Municipality's Shape Your City website. The survey ran from March 21st to April 6th, 2023. Results show that 661 individuals were aware of the survey and visited at least one page online, 370 were informed and engaged with at least one page of content, and 218 people participated in the online survey.



March 20th Open House Consultation

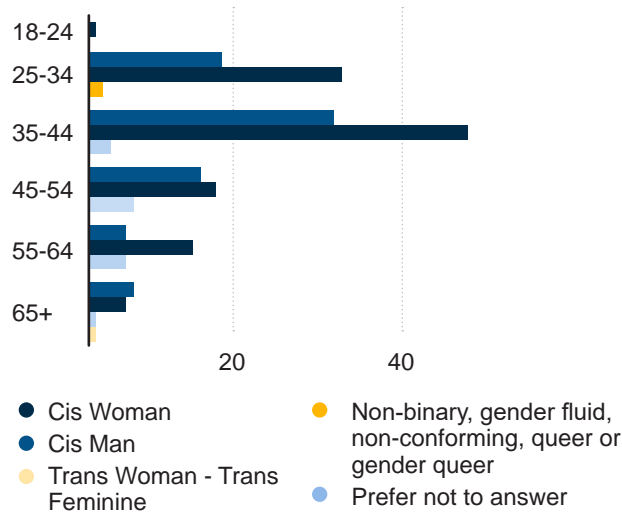
We Are Here



2.0 Who Participated

Survey participants were asked about their previous participation in Indigo Shores survey, place of residence, and their demographic profiles.

What is your age/how do you identify?

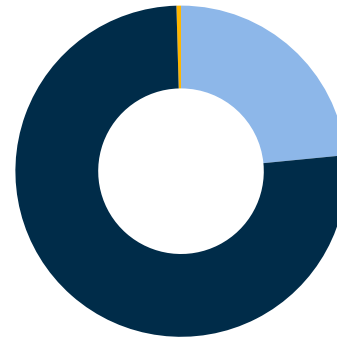


Age and Gender

Individuals between the ages of 35 to 44 represent the majority of respondents (39%), followed by people between the ages of 25-34 (24%), and 45 to 54 (17%). Individuals aged 18-24 represented the smallest age group (0.4%).

Over half (56%) of respondents identify as cis women. Cis males are the second largest group (35%). 8% preferred not to answer; 1% are non-binary, non-conforming, queer or gender queer; 0.5% identify as trans-women/trans-feminine.

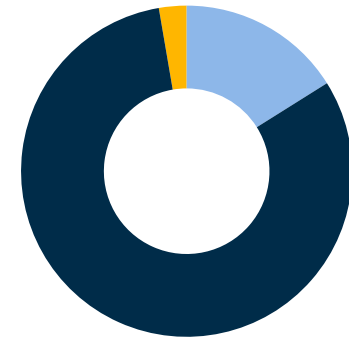
Are you a resident of the Indigo Shores subdivision?



Neighbourhood Profile

More than three-quarter (76%) of respondents are from the Indigo Shores subdivision. The majority of participants who were not from the Indigo Shores community, were from the Middle Sackville area (15 respondents), Halifax's South End (7 respondents), and Halifax's North End (4 respondents). The remaining participants were from the Bedford, Dartmouth, and Halifax areas, and nearby municipalities.

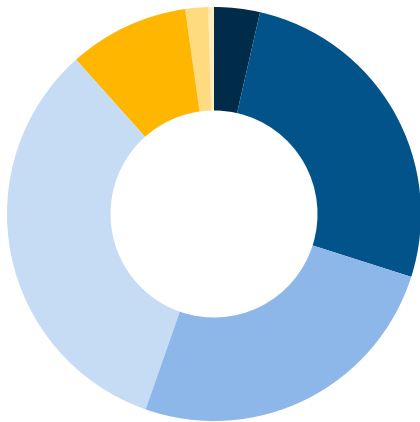
Do you have a private residence fronting on McCabe Lake?



Private Lake Access

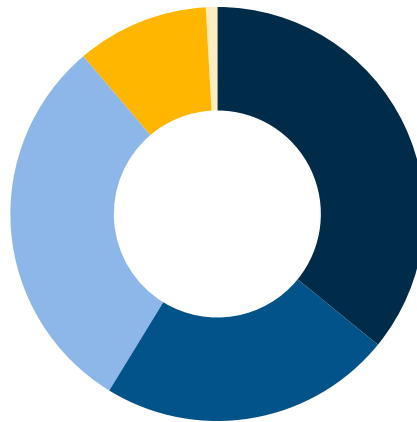
Over three-quarters of respondents do not have a private residence fronting on the lakeside. 16% of participants have private property or other property on McCabe Lake.

Including yourself, how many people live in your household?



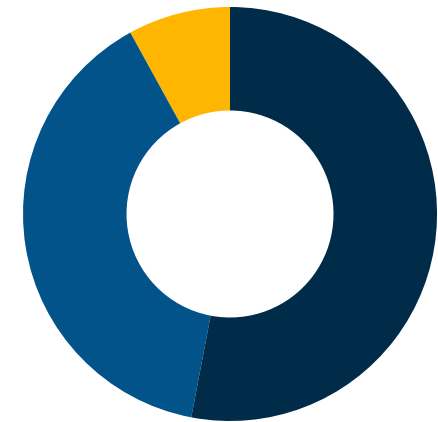
- 1 person (4%)
- 2 people (26%)
- 3 people (25%)
- 4 people (33%)
- 5 people (9%)
- 6 people (2%)
- 7 people (0.4%)

How many children under the age of 18 live in your household?



- 0 children (36%)
- 1 child (23%)
- 2 children (30%)
- 3 children (10%)
- 4 children (0.9%)

Did you participate in the first Indigo Parks Survey?



- Yes (53%)
- No (39%)
- Don't know/not sure (8%)

Household Composition

The largest number of respondents live in four person households (33%). Almost the same amount of participants live in two person (26%) and three person (25%) households. The remaining participants live alone (3%), in five-person households (9%), or in households with more than five people (2%).

Households with Children

Respondents were asked how many children under the age of 18 they had in their households. Most respondents do not have children (36%). However, 30% have two children. Almost one quarter have one child (23%).

Survey Participation

Over half the respondents (53%) participated in the first round of engagement. Of the remaining participants, over one-quarter (39%) did not participate in the initial survey. 8% were unsure whether they had participated in the first survey.

3.0 Park Feedback

Respondents were presented with park concepts for each of the parcels. Feedback will be used to refine the concepts presented in the final park plans.

Concept Plan Presented for McCabe Lake Drive Park

McCabe Lake Drive's primary intent is to provide an accessible trail to Sackville River. The site features include a parking lot, trail development, and a potential space for future amenities.

Parking lot

- The upper section of the park near McCabe Lake Drive has been cleared and levelled. This area would be a suitable location for a parking lot.

Trail Development

- There is a significant slope from the site's upper area to the southern shoreline. The concept proposes a switchback trail with a snakes and ladder motif, which will create an accessible slope and provide additional play opportunities.
- The site is heavily forested and slopes from its middle section towards the river's shoreline. The concept plan proposes an accessible trail with a 1:20 (vertical:horizontal) incline towards the edge of the Sackville River.

River Access

- The river channel in this area is narrow, with a fast moving current flowing over a rocky, shallow stream bed. Access points for kayaks, canoes, and swimmers are not a suitable amenity option for this park.

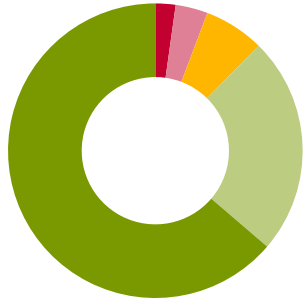
Amenity Space

- There is a flat area in the northwest corner of the site that would be suitable for a future amenity space.
- Programming for the potential amenity space will be considered in future phases of parkland development.
- A scenic look-off point and amenity area is proposed in the southeast corner of the site.



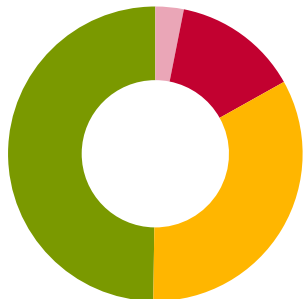
McCabe Lake Drive Park Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for McCabe Lake Drive Park



- Definitely agree (64%)
- Somewhat agree (24%)
- Neither agree or disagree (7%)
- Somewhat disagree (3%)
- Definitely disagree (2%)

How important is it for you to have an accessible trail to the river?



- Very important (50%)
- Somewhat important (33%)
- Not important (14%)
- No opinion (3%)

Agreement with McCabe Lake Drive Park's Concept Plan

Participants were asked to rate their level of agreement for the proposed concept plan for McCabe Lake Drive Park.

- Over three-quarters of participants were in agreement with the proposed plan: 64% definitely agree, and 24% somewhat agree.
- 7% of participants neither agreed nor disagreed with the concept plan.
- 5% of users disagree with the proposed plan: 3% somewhat disagree, and 2% definitely disagree.

Accessible Trail

Respondents were asked whether they felt an accessible trail to the river was an important feature.

- Half of the respondents (50%) said an accessible trail to the river was important to them.
- Over one-quarter (25%) said that an accessible trail was somewhat important.
- Less than one quarter respondents said that an accessible trail was not important (14%) or did not have an opinion (3%).

An accessible trail is more important to users who do not have lakefront access.

- Of the respondents who indicated that an accessible trail is very important, over one-quarter (84%) do not have private access to McCabe Lake; 10% of respondents with private lakefront access said the trail is very important.

Additional Feedback

The majority of the comments expressed support for the proposed concept plan. Other common themes included:

Privacy concerns

Survey participants and open house attendees said there is currently a large number of trespassers using the privately-owned Eventide Lane.

Respondents were concerned the proposed park would lead to an increased number of people parking along the road and accessing private property, which has already caused safety issues for homeowners.

Respondents also felt the look-off area would cause issues for residents nearby. Specifically, participants worried the gathering area would encourage loitering, littering, and increased noise - particularly during the nighttime. Participants asked that the look-off be moved further away from the neighbouring properties.

Playground

Several respondents wanted to see a small playground in the park's proposed amenity space, as several residents felt the playground proposed in Midnight Run was too far for those in the McCabe Lake Park area.

However, when respondents were asked whether a larger, centralized playground was preferable to multiple, smaller playgrounds, the majority of participants identified a preference for a single facility (38% definitely agree; 11% definitely disagree).

Lake Access

Survey participants were supportive of the trail access to the lake. Many respondents felt creating a looped trail system would get more people to use the trail.

Environmental Concerns

Respondents felt the trail system could affect the parcel's existing environmental integrity. Several respondents said the trail would result in the removal of existing, mature trees and the additional human presence would have a negative effect on the subdivision's deer and animal population.

Midnight Run Park Concept

The concept for Midnight Run Park intends to provide a range of active recreation facilities in a central location for the Indigo Shores community.

Sports Courts

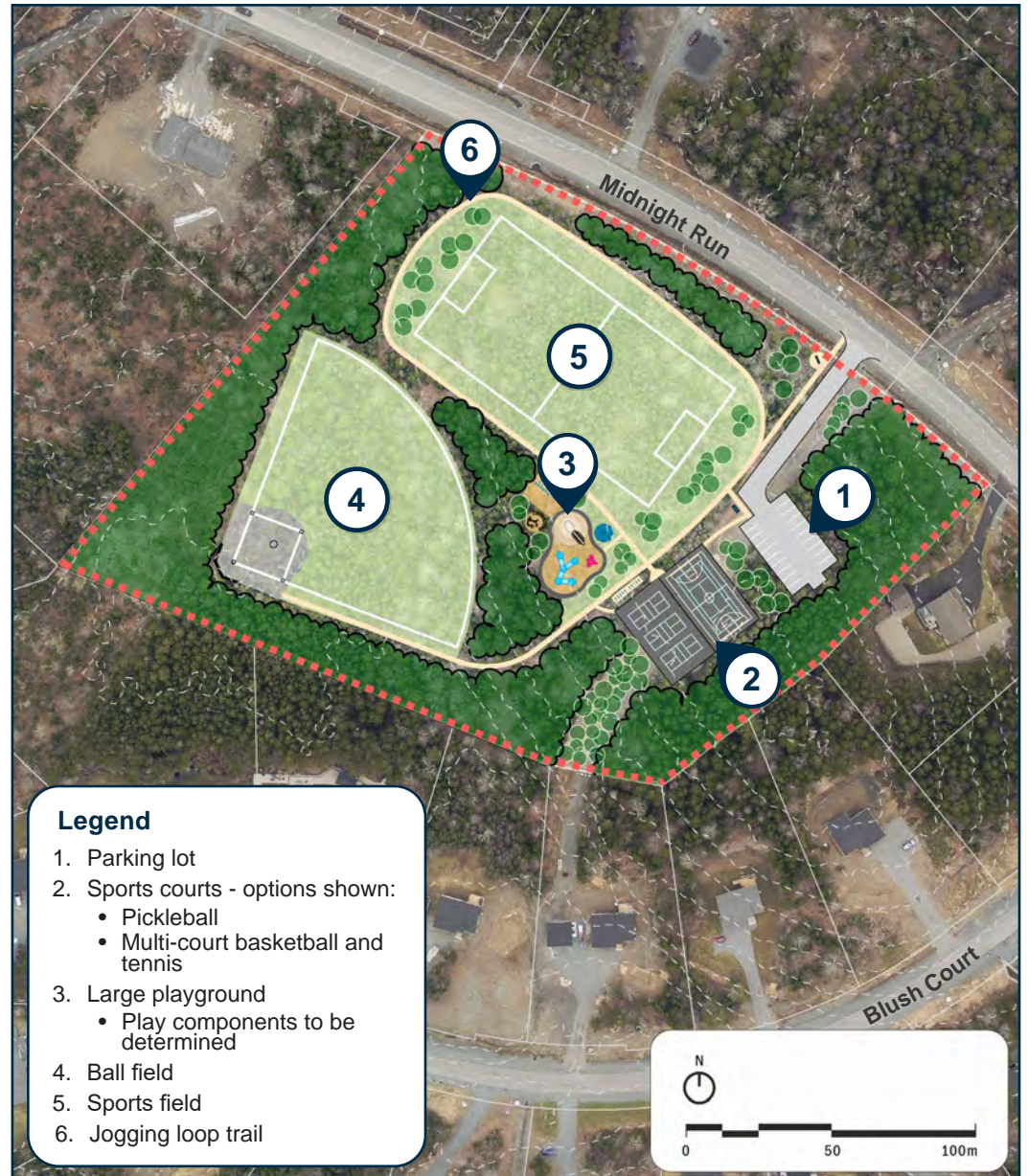
- The site's relatively even terrain and large size is favourable for developing sports courts amenities.
- The site's proximity to Highway 101 allows easier access into the subdivision for visiting teams in recreational league sports
- The concept plan demonstrates a general playing field. Feedback from the open house will be used to finalize the type of sports court in the final Parks Planning document.

Playgrounds

- The overall park plan recommends that only one playground will be constructed in the Indigo Shores subdivision to serve the needs of the neighbourhood.
- Implementing the playground in one area will encourage Indigo Shores' residents to gather in a central location, thereby increasing the amount of interaction between community members and the overall use of the playground.
- Proposing a single playground enables a focused allocation of capital funds, allowing for or multiple play structures that serve a range of interests and ages.

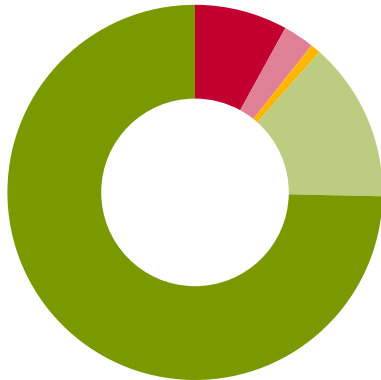
Existing Terrain

- The site features an existing logging road which will continue to serve as the site's main access point.
- Recreation facilities and playing field should be placed on higher ground and away from the lower, wetter areas in the southwest and northeast corner of the park.



Midnight Run Park Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for Midnight Run Park.



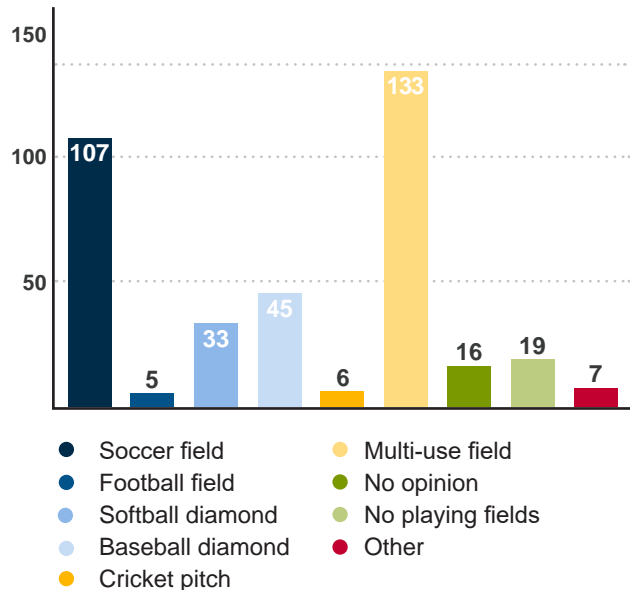
- Definitely agree (75%)
- Somewhat agree (14%)
- Neither agree nor disagree (1%)
- Somewhat disagree (3%)
- Definitely disagree (8%)

Support for Midnight Run Park

Respondents were asked to indicate their support for the concept plan proposed for Midnight Run Park

- Compared to the other proposed concept plans, Midnight Run Park received the most support
- 75% of respondents said they definitely agreed with the proposed concept plan; 14% said they somewhat agree.
- 3% of participants said they somewhat disagreed with Midnight Run's concept plan; 8% of respondents definitely disagree.

What types of sports field would you like to see included in this park? Please select up to two options.

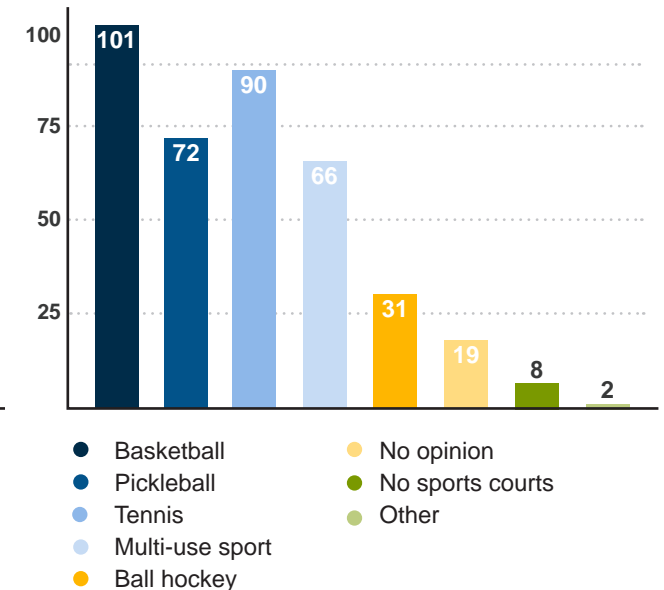


Sports Field Preference

Midnight Run's concept plan propose two sports fields, but does not identify specific uses. Respondents were asked to select which type of sports fields they are the most interested in.

- A multi-use field (133 of 227 responses), soccer fields (107 of 227 responses), and baseball fields (45 of 277 responses) were the most popular options.
- No playing fields (19 of 227 responses), a cricket pitch (6 of 227 responses) and a football field (5 of 227 responses) were the least popular option.
- 19 respondents did not have an opinion

What types of sports courts would you like to see included in this park? Please select up to two options.



Sports Court Preferences

The concept plan for Midnight Run Park did not identify specific sports courts. Participants were asked what kind of sports courts they would like to see built in Midnight Run:

- Basketball courts (101 of 224 responses), tennis (90 of 224 responses), and pickleball (72 of 224 responses) were the top-ranked preferences for sports courts.
- Multi-use courts (66 or 224 responses), ball hockey (31 of 224 responses) and no sports courts (8 of 224 responses) were the least popular options.
- 19 respondents did not have an opinion.

Additional Feedback

Open House

While the proposed concept for Midnight Run Park received positive feedback, several visitors to the public open house expressed concern about the proposed plan. Specifically, residents were worried the park would be noisy. Many participants with properties neighbouring Midnight Run Park were nervous that removing the existing vegetative buffer would raise privacy concerns and create undesirable views from their properties into the park; many residents would prefer if the buffer surrounding the parkland remained intact.

Parking

Due to the number of proposed amenities, several participants were concerned by the size of the proposed parking lot. Respondents noted that the playing fields - specifically the ball diamond - would draw in residents from surrounding communities who would be likely access the amenity by car.

Additionally, survey participants expressed concern that insufficient parking would lead to parking on the side of the road on Midnight Run, leading to increased traffic and potentially dangerous situations for pedestrians and cyclists trying to access Midnight Run Park. Many participants stressed the importance of including additional parking in the final park plan.

Noise and privacy

Similar to comments heard during the open house, many respondents were concerned about the increased noise levels park amenities may cause. Several respondents said that park amenities would lessen the appeal of the neighbourhood, as many residents like living in Indigo Shores because of the subdivision's tranquil nature.

Like open house attendees, survey respondents would like to see the existing vegetative buffer surrounding the parkland preserved to buffer noise and views of the proposed parkland.

Respondents also noted that the addition of destination amenities, specifically ballfields, would cause an increase of on-street parking, non-local traffic, and members of recreational leagues using the park after hours. Several participants also said the ball diamond's lighting would be disruptive.

Number of amenities

The number of proposed amenities was a divisive subject amongst participants. Several respondents were excited to see the range of amenities proposed in the concept plan.

Conversely, numerous participants also felt there were too many proposed amenities. Feedback included comments about how the proposed amenities would cause the removal of existing vegetation, an increase in non-local traffic, littering, and partying.

Playground

Many participants felt the playground should be the priority for development, and should be built if only one amenity could be developed.

There was some disagreement about locating a sole playground for the community in Midnight Run Park. Many respondents felt it would bring the community together and offer a place for parents and their children to meet; other respondents said the distance would be too far to travel by foot and was only accessible by driving.

"These recreation facilities are greatly needed for such a fast growing area. Sports fields and courts are great and the community could greatly benefit from a playground."

"I live next door to where the park will be and think this would be a great addition."

"...[there is only] around 25 parking spaces, this will not be enough for the amount of amenities proposed."

"I think the proposed plan is too much for our community. The majority of people live here because they love living in nature and appreciate the quiet."

Concept Plan Presented for Azure Court Park and Gaspereau Court Park

The concept plan for Azure Court Park and Gaspereau Court Park aims to provide a connective trail from Gaspereau Run to Midnight Run. The potential for park planning is considered by allocating space for future amenity areas.

Trail Development

- The proposed trail will be a standard 3m wide multi-use path to accommodate a range of users.

Crosswalk

- To ensure pedestrian safety amongst trail users, a cross walk is proposed on Azure Court to connect Azure Court Park to Gaspereau Run.
- A crosswalk was proposed between the two parks; however, HRM traffic said the crosswalk was unnecessary due Azure Court's low density.

Forest Discovery Nodes

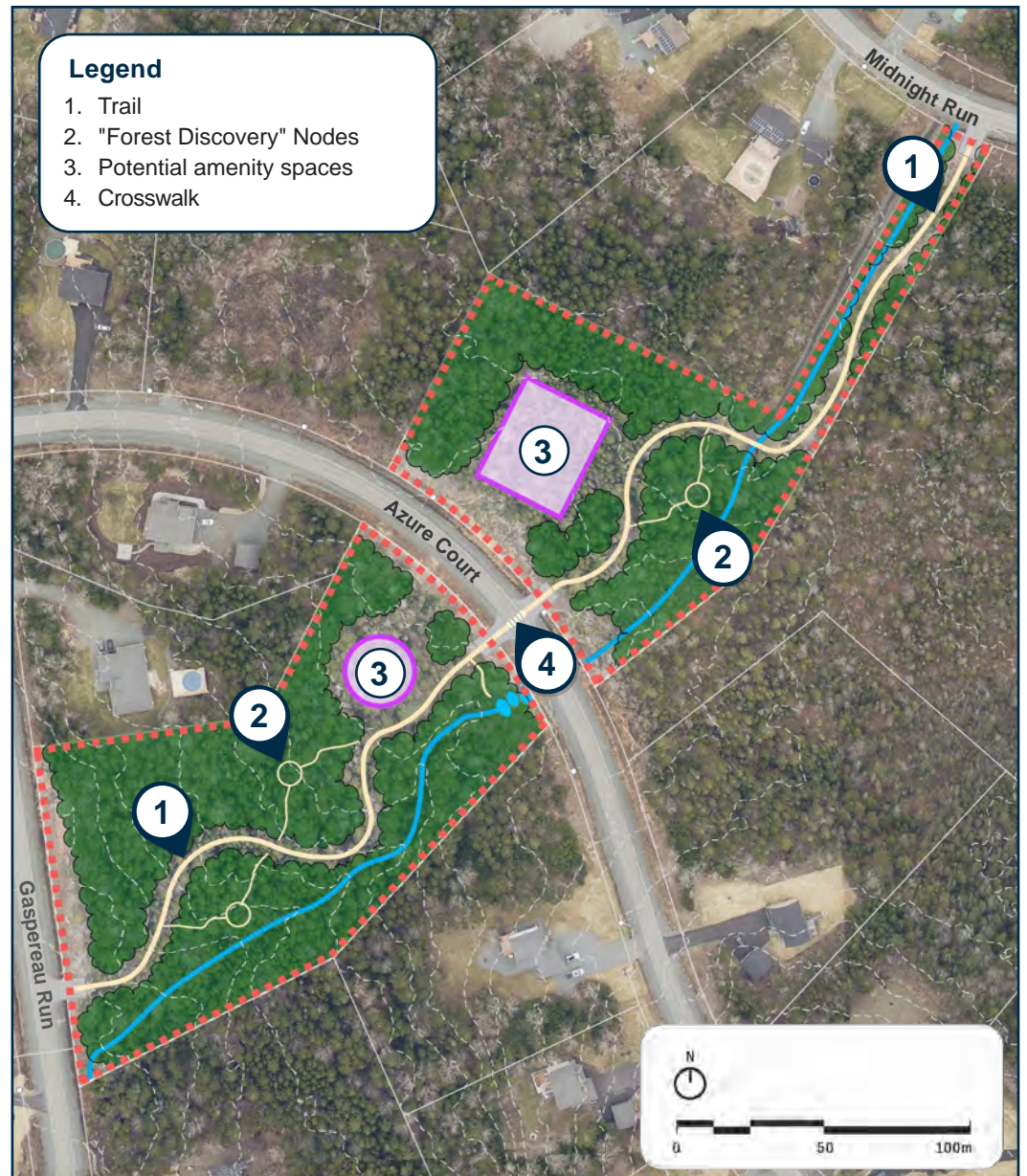
- To promote learning and nature play amongst the community's children, a series of interpretive nature panels is proposed along the trail.
- Panels and discovery nodes will highlight the area's natural fauna and the parks' history to teach children and encourage a sense of exploration.

Watercourse

- There is a small watercourse running through the two parks.
- Seating amenities, forest discovery nodes, and interpretive panels will be located nearby.

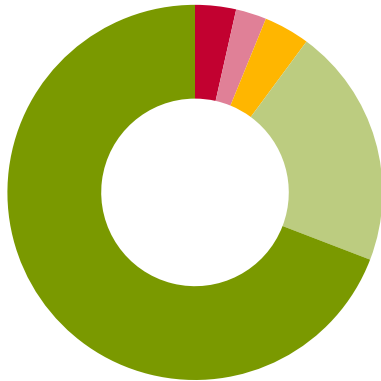
Future amenity spaces

- The concept plan allocates space for future amenities with access from the road or the proposed trails.
- The amenity spaces are sized to potential accommodate a playground or sports courts.



Azure Court Park and Gaspereau Run Park Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for Azure Court Park and Gaspereau Run Park



- Definitely agree (69%)
- Somewhat agree (21%)
- Neither agree nor disagree (4%)
- Somewhat disagree (3%)
- Definitely disagree (3%)

Level of Support

Survey participants were asked to rank their level of agreement with the concept plans for Gaspereau Run Park and Azure Court Park

- 90% of participants definitely agree with the proposed concept plan: 69% definitely agree and 21% somewhat agree.
- 4% of respondents neither agree nor disagree with the proposed concept plan.
- Less than 10% of survey participants disagree with the proposed concept plans: 3% of respondents somewhat disagree; 3% of respondents definitely disagree.

Additional Feedback

Connectivity

Survey participants liked the trail connectivity proposed in the concept plan and said the proposed trail would make the neighbourhood more walkable. The lack of sidewalks in the subdivision has led many residents to feel unsafe as pedestrians; many respondents said they would frequent the trail frequently to access different parts of the subdivision without having to walk or bike along the shoulder of the road.

Some respondents said they would like the trail to be paved to better accommodate biking, roller blading, and jogging in the community.

Potential for Vandalism

Though participants supported the proposed trail system, they were worried the secluded nature of the trail would lead to vandalism. Respondents noted the inclusion of garbage bins would be beneficial in reducing the amount of litter in the future park space.

Amenity Spaces

Respondents said the success and overall use of the park would be determined by how the potential amenity spaces were eventually programmed. Several participants noted that the park may be hard to access if amenity spaces were desirable, as there is not space allocated for parking. The most requested amenity was a small playground.

Environmental Protection

Several participants would like to see the parks' natural setting preserved. Many noted that these

"I love the connective nature of the park and the addition of educational signage, although I am concerned about the vandalism that is typical of unsupervised park sites."

"We all need this - kids, families, dogs - everyone in the community would benefit from accessible outdoor space."

"I like this idea and would definitely use a longer trail in the neighbourhood. I would like to see a paved trail if possible. We currently travel to Lower Sackville for our child to use their scooter."

parks were the more likely to have wildlife compared to other parkland parcels. Respondents would like to see the parkland left as close to its natural state as possible, and would prefer one amenity space rather than multiple to preserve as much forested area as possible.

Off-leash Dog Area

Several respondents noted said they would frequent the trails with their dogs. Some respondents requested that the trails be off-leash, while others said the amenity space could be used for a fenced-in off-leash area. Participants suggested a dog park would be a good place to meet other dog owners in the neighbourhood and socialize their dogs.

Concept Plan Presented for Unnamed Park 22

Unnamed Park 22's primary intent is to provide water access to McCabe Lake to launch non-motorized watercraft such as kayaks, canoes, and paddleboards.

Parking lot with turnaround

- Of the two park parcels with water access, Unnamed Park 22 has the shortest distance to the shoreline. The parcel is wide enough to provide a driveway with a turnaround, allowing visitors to drop off their boats close to the shoreline and park nearby.

Gazebo and lawn area

- A gazebo is proposed to provide a scenic seating area for users.
- A small lawn area allows visitors to have a space to relax, lay down, or enjoy a picnic.

Floating dock and change stall

- A floating dock for launching kayaks/canoes will allow residents without private lakefront access to use McCabe Lake.
- A changing stall will offer privacy to visitors who wish to change before and after using the lake.

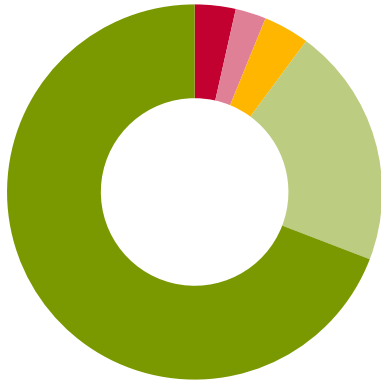
Trail

- An informal trail will allow pedestrians to access the lake without having to share the driveway with vehicles.
- The trail will provide additional recreational uses for visitors who wish to visit the gazebo or use Unnamed Park 22 for non-boating related purposes.



Unnamed Park 22 Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for Unnamed Park 22?



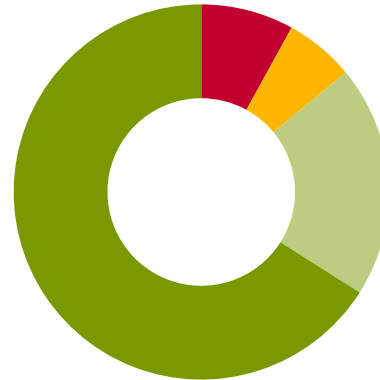
- Definitely agree (69%)
- Somewhat agree (21%)
- Neither agree nor disagree (4%)
- Somewhat disagree (2%)
- Definitely disagree (3%)

Level of Support

Participants were asked to indicate their level of support for the proposed concept plans for Azure Court Park and Gaspereau Run Park.

- 90% of respondents were favourable to the concept plans: 69% definitely agreed and 21% somewhat agreed.
- Only 5% of respondents disagreed with the proposed concept plans. 2% disagreed and 3% definitely disagreed.

How important is it for your to have amenities for launching kayaks and other small, non-motorized watercraft at Unnamed Park 22?



- Very important (66%)
- Somewhat important (20%)
- Not important (8%)
- No opinion (6%)

Non-motorized watercraft

Participants were asked whether they considered non-motorized boat launches to be important amenity for Unnamed Park 22.

- The majority of participants felt that a non-motorized boat launch is an important amenity: 66% said they are very important; 20% said they were somewhat important.
- 8% of participants indicated that non-motorized boat launches are not an important amenity.

Similarly to McCabe Lake Park, residents who did not have private lakefront access were more interested in the non-motorized boat launch than those who do:

- Over half (52%) of users without private lake access considered a non-motorized boat launch very important; 34% of users with private access to McCabe Lake said a non-motorized boat launch is an important amenity.
- 11% of respondents without private lake access said a non-motorized boat launch was not an important amenity; over one-quarter (26%) of participants with private lake access said the same.

Additional Feedback

Open House

Open house attendees were concerned about alterations to the riparian zone, as a significant amount has already been removed along the lake's shoreline. Additionally, many expressed concerned about rising temperatures and lake levels - especially as it relates to lake health and the potential for algae blooms in the future. Several participants stressed that water health must be monitored for pH levels if additional recreational activities are being proposed to ensure the health of McCabe Lake and its users.

Ultimately, open house attendees identified a desire for environmental and zoning policies to be considered to ensure the health, safety, and privacy of McCabe Lake and nearby residents are met.

"I agree with giving access to the lake. I wouldn't want to see a large number of trees cut down. The park would lose its appeal. Perhaps the parking is okay, but the less tree clearing the better."

"The water level here is very low during the late summer months. I worry about the privacy of neighbouring lots. The changing stall is a nice touch as long as the city maintains it. I wouldn't want to see anyone take advantage of this space (drugs, drinking, etc.)."

"So excited to see this. We need more spots to access the lake. Such a beautiful lake to explore with paddle boards or kayaks. This my favourite idea I saw."

Non-motorized Boat Launch

The subject of a motorized boat launch was a divisive subject during the initial survey and during the open house. Though participants communicated an interest in a motorized boat launch, the majority of responses indicated an overall lack of interest in the proposed amenity. Similar to the first survey, several participants indicated they were supportive of a non-motorized boat launch.

Fewer participants expressed their disappointment in there not being a motorized boat launch included in the proposed concept plan.

Changing Stalls

Many respondents were concerned about the changing stalls proposed by the concept plan. Many participants felt the unsupervised changing stalls would be a target for vandalism and become a hang out spot for teenagers. If changing stalls were implemented, respondents would like to see frequent visits from staff to ensure they are properly maintained.

Many participants suggested a change stall was insufficient and requested a washroom facility instead. The inclusion of a washroom facility would

in the final park plan would include significant cost analysis and consultation with HRM's Park Capital and Operations staff. Additionally, the proposed washroom does not align with the municipality's Washroom and Drinking Fountain Strategy.

Lake Access

Several participants expressed excitement about the proposed lake access. Many residents said they are unable to use the lake as often as they would like due lack of private lakefront ownership.

Several respondents mentioned the distance from the parking lot to the shoreline at Unnamed Park 23 is too far to comfortably carry a kayak or canoe; many said they would be more likely to use Unnamed Park 22 due to the relatively shorter walking distance from the drop-off area to the shoreline. However, some participants felt the distance still too far and the proposed road should be lengthened for easier access.

Private Island

Survey participants and Open House attendees expressed concerns about the possibility of people using the proposed boat launch to access the private island across the channel. Past incidents of

littering and fires on the island have already caused concern. Respondents worry the provision of a boat launch would increase accessibility to the island and exacerbate issues, ultimately leading to a greater number of future occurrences.

Privacy Concerns

Similar to concerns that were raised for the previous park concepts, respondents were worried about the impact the proposed park would have on traffic and the privacy of nearby residences.

Participants were worried that a public open space with access to the water would become a popular hangout spot for teenagers and young adults at nighttime. Additionally, many were worried the proximity to the water would cause safety issues related to unsafe boating conditions and increased noise from sounds travelling across McCabe Lake at nighttime. Respondents expressed a desire for fencing and park hours to ensure cleanliness, privacy and the protection of neighbouring properties.

Several participants also commented on the lack of parking proposed in the concept plan. Respondents worried that lack of parking space would lead to visitors parking along the roadside and cause safety concerns for vehicular traffic and pedestrians.

Concept Plan Presented for Unnamed Park 23

The primary intent for Unnamed Park 23 is to improve access to McCabe Lake and the Sackville River.

Existing Terrain

- The eastern portion of the site is a wetland with emergent vegetation. Future amenities should be avoided in these areas.

Amenity Space

- A small amenity space is allocated for future phases of parkland development.

Trail Access and Boardwalk

- The current trail system allows visitors to access McCabe Lake's shoreline. Trail expansion is currently limited due to existing wetland.
- The proposed boardwalk creates a looped walking system and extends the current trail network.

Non-motorized Boat Launch

- The long distance from the parking lot to the shoreline makes it unfavourable for launching non-motorized watercraft
- A non-motorized boat launch is proposed closer to the parking lots to accommodate people carrying kayaks and canoes.

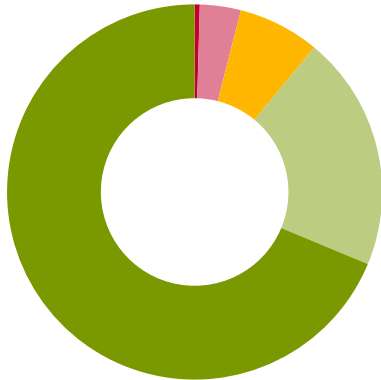
Swimming Access

- The southern shoreline is rocky with gentle, shallow slopes. Shoreline improvements would improve water access.
- Swimming access can be improved with an anchored floating dock and changing stall.



Unnamed Park 23 Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for Unnamed Park 23



- Definitely agree (69%)
- Somewhat agree (20%)
- Neither agree nor disagree (7%)
- Somewhat disagree (3%)
- Definitely disagree (1%)

Level of Support

Participants were asked to specify their level of support for Unnamed Park 23's concept plan.

- Almost 90% of participants agreed with the proposed concept plan: 69% definitely agree, and 20% somewhat agree.
- 7% of participants neither agree nor disagree with the proposed concept plan
- Under 5% of participants expressed disapproval for the proposed improvements to Unnamed Park 23: 3% somewhat disagree; 1% definitely disagree.

How important is it to have a dock for launching kayaks and other small, non-motorized watercraft at Unnamed Park 23?



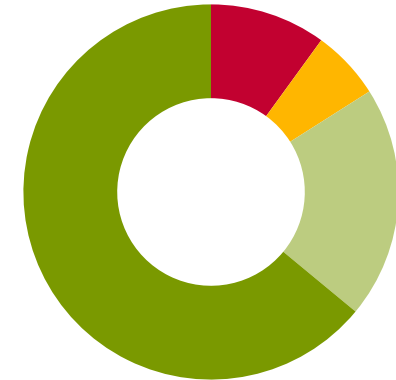
- Very important (47%)
- Somewhat important (32%)
- Not important (12%)
- No opinion (9%)

Non-motorized boat launch

Respondents were asked whether they felt a non-motorized boat launch would be beneficial in improving Unnamed Park 23.

- Comparatively, less respondents felt a dock would be a very important amenity for Unnamed Park 23 than Unnamed Park 22. 47% said a dock was very important; 32% said a dock was somewhat important.
- 8% of respondents said a dock was not important in developing Unnamed Park 22; 12% of participants said that a dock was not an important amenity for Unnamed Park 23.

How important is it to have swimming amenities at Unnamed Park 23?



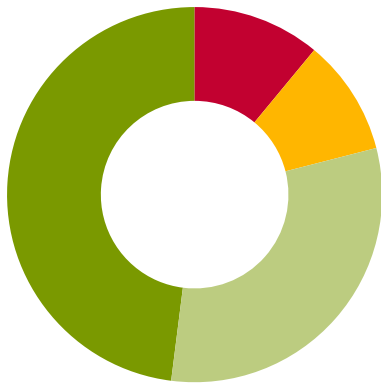
- Very important (64%)
- Somewhat important (20%)
- Not important (10%)
- No opinion (7%)

Swimming Amenities

The survey asked users to indicate how important Unnamed Park 23's proposed swimming amenities (i.e., swimming platform and changing station) are to the park's development.

- More users selected very important for swimming amenities (64%) than a dock for non-motorized boats (47%)
- More users felt a dock was somewhat more important (32%) than swimming amenities (20%)
- 10% of respondents said swimming amenities were not important; more users (12%) said a dock was not important.

How important is it to have a boardwalk through the wetland at Unnamed Park 23?



- Very important (48%)
- Somewhat important (31%)
- No opinion (10%)
- Not important (12%)

Boardwalk

Respondents were asked to rate the importance of the proposed boardwalk through the wetland at Unnamed Park 23.

- Almost half (48%) of participants said they consider the proposed boardwalk to be very important. Over one-quarter (31%) consider the boardwalk to be somewhat important.
- Less than one-quarter (12%) of participants said the proposed boardwalk was not important.
- 10% of respondents did not have an opinion.

Additional Feedback

Boat Launch Location

Survey respondents and open house attendees were concerned about the location for the proposed boat launch, as the lake level is significantly lower in this area during the summertime. Several participants suggested that the boat launch be relocated closer to the swimming area.

Swimming Access

Many survey participants expressed enthusiasm for the proposed swimming access. Currently, the swimming access for Unnamed Park 23 is rocky and difficult to use. Many respondents said they would be likely to use this area for swimming if the beach were groomed and access was improved.

Changing Stall

The comments regarding the proposed changing stall were similar to comments left for the other park plans where changing stalls are proposed. Many respondents discouraged the proposed amenity, suggesting they were likely to become a hangout spot and a target for vandalism - especially if left unsupervised.

Boardwalk

Respondents were favourable to the proposed boardwalk. Several noted they would appreciate the longer walking trail the proposed boardwalk provides.

"The boat launch is a poor location... I have lived here for years and the water level drops too low nearly every year in this location. The boat launch should be moved to the #6 area."

"Would be wonderful to access the water easily. The current access point is rocky and dangerous. Very difficult to get in and out of safely. This would be a dream!"

"A changing stall would be an eyesore and an invitation for potentially inappropriate behaviour. It would also likely be a target for vandalism."

"I like these improvements to the current trail. It's definitely very short would be nice to have the boardwalk to make it longer."

Concept Plan Presented for the Future Parkland on Bondi Drive

The primary intent for the Future Parkland on Bondi Drive is to retain the existing hill for winter recreation and panoramic views.

Parking Lot

- A small parking lot is proposed at the southwest portion of the site.

Foot Bridge

- There is a small stream running from Drain Lake along the site's western edge to the southern border.
- A footbridge currently exists over the stream, allowing access to the hill portion of the parkland.
- Depending on future site access, the footbridge may have to be reinforced to allow HRM maintenance vehicles to access the site.

Existing Terrain

- The existing hill has been cleared and would be suitable for sledding during the wintertime.
- The top of the hill offers panoramic views to the western and southern areas of the site.

Trails

- The site's size lends itself towards an extensive trail system and an off-leash area.
- The dog off-leash trails will be separated from the children's play area.

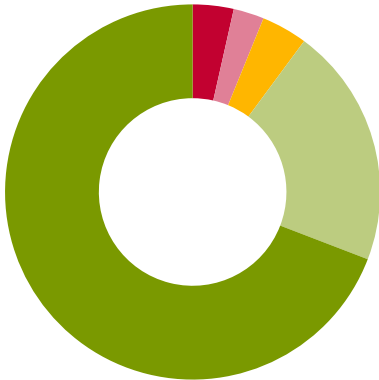
Potential Amenity Space

- A future amenity space has been allocated for later phases of parkland development.



Future Parkland on Bondi Drive Feedback

Please rate your level of agreement with the following statement: I support the primary intent and proposed park concept for the future Parkland on Bondi Drive.



- Definitely agree (69%)
- Somewhat agree (20%)
- Neither agree nor disagree (8%)
- Somewhat disagree (2%)
- Definitely disagree (0%)

Support for the Future Parkland on Bondi Drive's Concept Plan

Participants were asked to indicate their level of support for the concept plan proposed for the Future Parkland on Bondi Drive.

- Over half the respondents (69%) definitely agree with the concept plans proposed for the Future Parkland on Bondi Drive. Almost one-quarter (20%) somewhat agree.
- The proposed concept plan had the least amount of disagreement compared to the other plans: None of the participants expressed any kind of disapproval; 2% of respondents somewhat disagreed with the proposed plan.

How important is it to have designated area for off-leash dogs at this location?



- Very important (45%)
- Somewhat important (20%)
- No opinion (13%)
- Not important (22%)

Off-leash Dog Area

Respondents were asked to rate the importance of an off-leash dog area in the Future Parkland at Bondi Drive.

- Almost half (45%) of users said the off-leash area is very important; 20% of participants said it was somewhat important.
- Almost one-quarter (22%) of participants expressed that the off-leash dog area was not an important amenity.
- 13% of respondents did not have an opinion.

Concept Plan Feedback

Off-leash Dog

Overall, respondents were favourable to the proposed off-leash dog area and said it was a much needed amenity in the area. Many participants said the off-leash areas must have regularly-maintained garbage bins at regular intervals to ensure the park's cleanliness. Participants also said visitors and dogs should not be able to access Drain Lake from the off-leash dog area due to bacteria levels in the lake.

Drain Lake

Attendees to the Open House encouraged signage detailing Drain Lake's unique ecology. Attendees also asked the HRM to conduct a floodplain study for Drain Lake, and would like Drain Lake Brook to be protected due to its importance as a connective link for migrating gaspereau.

Proposed amenities

Many respondents expressed support about the proposed trail system and sledding hill. Several participants expressed an interest in picnic and seating areas.

One of the main concerns was the overlap between the proposed amenities. Respondents were particularly concerned about potential overlap off-leash and children's play areas. Additionally, respondents did not want walking trails to interfere with the off-leash areas or cyclists who may use the trails.

4.0 Parkland Development

This section of the survey focused developing strategies for the development of the overall park system. Information gathered from this section will be used to determine the priority for parks development and the location of proposed amenities.

Park Visitation

Survey participants were asked how often they would visit the respective parkland parcels if they were developed.

Overall, the majority of respondents are very likely to visit all of Indigo Shores' proposed parks:

- "Very likely" was the most popular response for all of Indigo Shores' parks.
- Unnamed Park 23 is already developed and visitation is already occurring.

Top ranked parks people are very likely to visit:

- Unnamed Park 23 (173 of 226 responses)
- Midnight Run Park (168 of 227 responses)
- McCabe Lake Drive Park (157 of 226 responses).

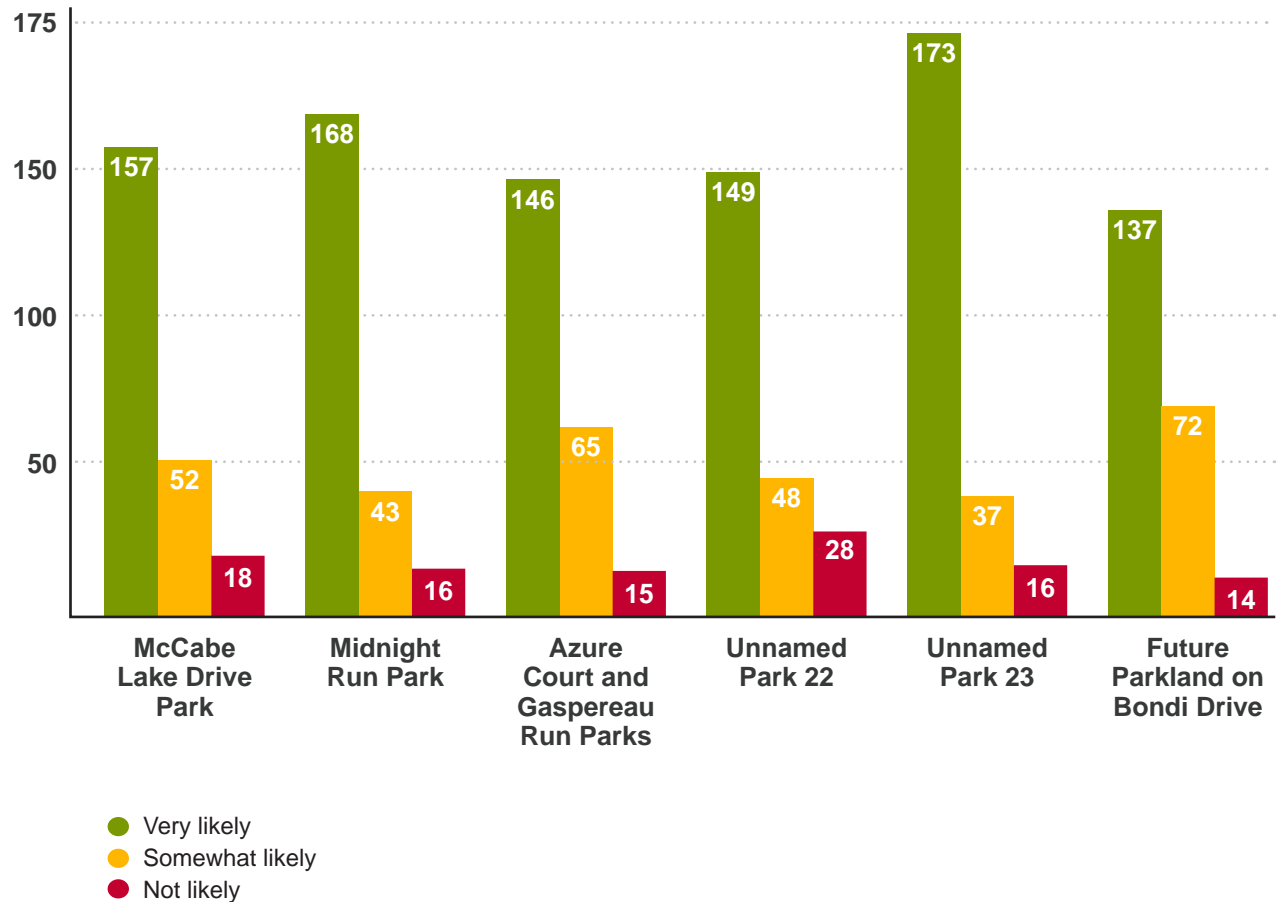
Top ranked parks people are somewhat likely to visit:

- Future Parkland on Bondi Drive (72 of 223 responses)
- Azure Court Park and Gaspereau Run Park (65 of 226 responses)
- McCabe Lake Drive Park (52 of 227 responses)

Top ranked parks people not likely to visit:

- Unnamed Park 22 (28 of 225 responses)
- McCabe Lake Park Drive (18 of 227 responses)
- Midnight Run (16 of 227 responses) and Unnamed Park 23 (16 of 226 responses)

How likely are you to visit the following parks:



Implementation Priorities

Respondents were asked to rank proposed amenities in their preferred order of implementation. Please note: Lower numbers mean the proposed amenity was ranked higher by more respondents.

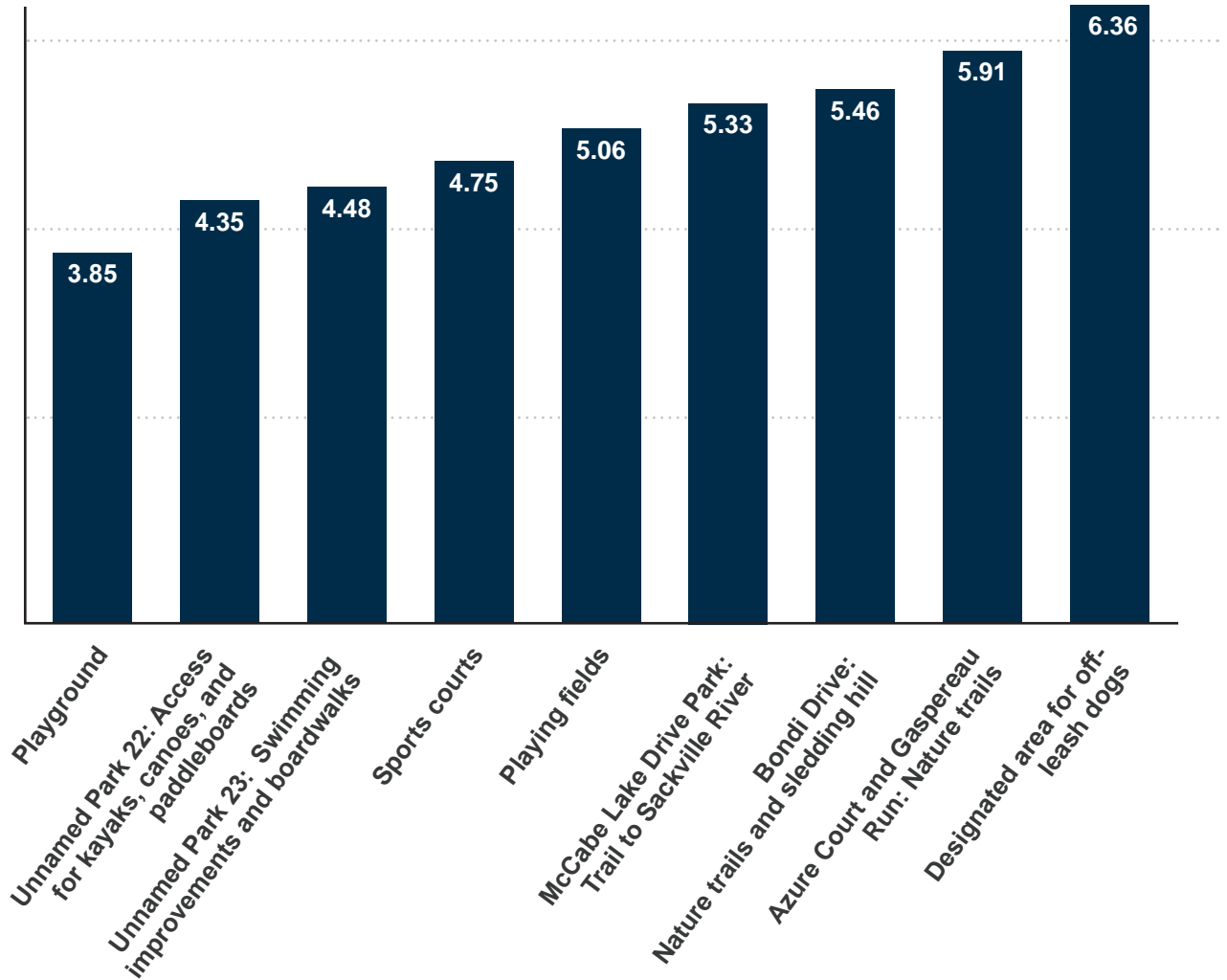
Participants were the most interested in developing playgrounds and water-based recreational amenities. The features that participants would like prioritized for implantation are:

1. Playgrounds (3.85)
2. Access for kayaks, canoes, and paddleboards at Unnamed Park 22 (4.35)
3. Swimming improvements and boardwalks at Unnamed Park 23 (4.48)

Participants were the least interested in trail development and off-leash areas for dogs. The lowest ranking features for implementation priority are:

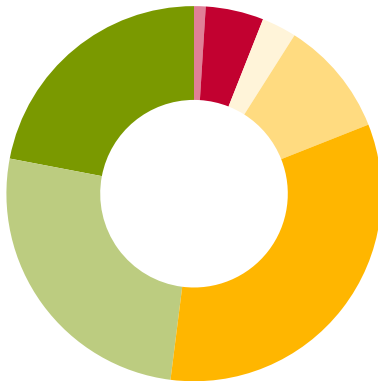
1. Nature trails and sledding hill at Bondi Drive (5.46)
2. Nature Trails at Azure Court Park and Gaspereau Run Park (5.91)
3. Designated area for off-leash dogs (6.36)

Please rank the following features of the Parkland Development Plan in order of importance to you for implementation:



Parkland Development Feedback

What type of playground would you be most interested in for Indigo Shores?



- Traditional (22%)
- Nature (26%)
- Adventure (33%)
- Inclusive (10%)
- Community-built (3%)
- No opinion (5%)
- Other (1%)

Indigo Shores Playground

Respondents were asked to specify the type of playground they would like to see implemented:

- Respondents were the most interested in adventure playgrounds (33%), nature playgrounds (26%), and traditional playground (22%).
- The least popular playground options were inclusive playgrounds (10%) and community-built playgrounds (3%).

Please rate your level agreement with the following: The priority should be to develop Midnight Run as the central recreational area for the community.



- Definitely agree (51%)
- Somewhat agree (24%)
- Neither agree nor disagree (14%)
- Somewhat disagree (3%)
- Definitely disagree (8%)

Central Recreational Hub

Participants were asked to indicate their level of agreement with the statement that Midnight Run should become a central recreational hub for the Indigo Shores community

- Three-quarters of respondents agreed that designing Midnight Run to become a central recreational hub would be a good idea: 51% of respondents definitely agree and 24% somewhat agree.
- 14% of respondents did not have an opinion on Midnight Run becoming a central recreational hub.
- 11% of respondents disagreed with the concept of a central recreational hub: 3% somewhat disagree and 8% definitely disagree.

Please rate your level agreement with the following: One large playground has more advantages than multiple smaller playgrounds.



- Definitely agree (38%)
- Somewhat agree (21%)
- Neither agree nor disagree (13%)
- Somewhat disagree (17%)
- Definitely disagree (11%)

Central Playground Area

Respondents were asked whether a central playground would better serve the Indigo Shores community.

- Over 50% of participants agreed that a central playground would be good for the community: 38% definitely agree and 21% somewhat agree
- 13% of respondents neither agree nor disagree.
- Survey participants expressed more disinterest in a central playground than Midnight Hub becoming the main recreational hub for the community: 17% somewhat disagree and 11% definitely disagree.

Additional Amenities

Several concept plans allocated spaces for future amenity spaces for future phases of parkland development. Participants were asked which amenities they would like to be considered for these spaces, and whether there were amenities they would like to be prioritized.

Playgrounds

Playgrounds were the most popular option participants would like to see included in the future amenity space and prioritized for implementation. Several respondents stressed that if development is delayed, their children would be too old for the playground by the time the proposed concepts are built.

Participants also voiced concern about a centralized playground; many felt smaller playgrounds in multiple parks would prove to be more beneficial to the entire community. However, over 50% were in agreement (38% definitely agree; 21% somewhat agree) that a central playground was more advantageous to the community than multiple, smaller playgrounds.

Sports Courts and Seating Areas

Respondents were equally interested in seeing sports courts and seating areas developed in the allocated amenity spaces. Many respondents specifically asked for a gazebo or picnic area where community members can gather.

Water Access

Participants did not specifically mention which type of water-based recreational facility they would like developed. Rather, many respondents said that being able to access the water - whether to use a boat, for swimming, or to visit a scenic look-off point - would be beneficial to them. Additionally, several survey participants said that water access was the second most important amenity.

Additional Feedback

Participants were asked to any further feedback regarding the proposed concept plans:

Priority in Implementation

Several participants stressed that the parks should be implemented as quickly as possible. Respondents did not want to see a delay between the adoption of the Indigo Shores Park Plans and the inclusion of the Indigo Shores' parkland into the Parks Capital budget.

Privacy

Participants voiced that residents of the Indigo Shores subdivision purchased property due to the area's quiet, tranquil nature. However, several respondents felt that the proposed concept plans would add too much noise, traffic, and cause privacy concerns for community members.

To ensure the proposed plans improve the lives of Indigo Shores' residents, participants made the following suggestions: Fence parkland, maintain vegetative buffers, implement park hours, and omit amenities that encourage loitering, noise, and after-hours use.

"I have elementary school children who really need close access to a playground before they are too old to benefit. This is my number one wish list item, followed by swimming access to the lake for those of us who do not have lakefront properties."

"I think it is very important for a community this size to have playgrounds and sports courts, along with walking trails for the community."

"We are all really hoping to get these things going as soon as possible. I want my kids to be able to use these fun things before they are too old."

"Anyone living next to a park should have their privacy respected. We purchased large, wooded lots. We should not have to look at parking lots, etc. As much as possible, trees should remain between parks and residents to provide sound barriers. Parking should be provided so that anyone living next to the park is not having others park or use private property as a turnaround."

Dog Off-Leash Area (OLA) Administrative Order Selection Criteria for Bondi Drive Park

Administrative Order OLA Selection Criteria	Review Comments
13a-i: Distance to existing designated OLA and service gaps	Bondi Drive Park has been identified as a service gap for OLA within the Municipality. The nearest OLA is 9.4km at the Superstore Ball Diamond (winter-use only) and 12.4km away Eddie LeBlanc Memorial Ball Park (Winter and Summer-time use depending on the specific ball diamond). The closest year-round sites are Sandy Lake Park (15.7km) and Hemlock Ravine Park (19.9km).
13a-ii: Extent of conflicts within existing OLA	Bondi Drive Park's OLA is not a response to ongoing conflicts in nearby OLA, but instead addresses service gaps
13b: Population distribution	The population within the subdivision and the surrounding area is growing. Additionally, there is a lack of OLA in Middle Sackville and the area to the south of Highway 101. Bondi Drive Park's proposed year-round OLA will service Indigo Shores and nearby communities, such as Glen Arbour, Lucasville, and Hammonds Plains.
13c: Park size (min 2.5 acres/ 1 hectare)	Bondi Drive Park is 11.8 hectares (29.1 acres) and has ample room to accommodate the proposed OLA.
13d: The existing function and classification of the park	The park is currently undeveloped. Its proposed concept considers the location of proposed on-leash trails and nearby facilities to reduce potential conflict between park users. As a community-level park, it is unlikely to attract a high number of visitors, which limits possible disturbances.
13e: the compatibility of an OLA with recreational activities and events that occur in the park	The park is undeveloped, but the proposed concept limits interaction between the OLA and nearby park facilities.
13f: whether an OLA will negatively impact any other uses of the Park such as: 13f-i: play structures 13f-ii: wading pools or splash pads 13f-iii: beaches that are supervised 13f-iv: sports fields during active seasons 13f-v: sports courts including tennis courts and basketball courts	These facilities do not exist within Bondi Drive Park and they are not proposed within the concept plan.
13f-vi: environmentally sensitive features	Drain Lake is environmentally sensitive. The proposed trail in the park's central area and separated by a series of vegetative buffers to prevent dogs from accessing the lake.
13f-vii to xi: cultural features, monuments and public arts, gardens including community gardens, memorial parks, or similar facilities or	Bondi Drive Park does not have any cultural features, monuments, public art, gardens or community gardens, memorial parks, or similar facilities or features that would be affected by an OLA.

features	
13g: whether the use is compatible with the physical and environmental capabilities of the Park and is designed to take into account topography, hydrology, vegetation, and property configuration	Bondi Park is large. The proposed trail network considers existing slopes, lake, vegetation, and neighbouring properties to ensure the least amount of impact possible.
13h: where the use as an Off-leash Dog Area would jeopardize public safety	Wide vegetative buffers separate the OLA from the park's main trails. The buffers will reduce conflict between users and potential negative impacts to the park's public safety.
13i: the type and proximity of nearby land uses outside the Park, and whether there are adequate measures available to provide sufficient and visual and acoustic buffer from such uses	Bondi Drive Park is surrounded by residential properties; however, the park's large size ensures there is substantial distance between the OLA and nearby homes. Additionally, vegetative buffers consisting of existing, mature tree canopy will provide visual and acoustic buffers from the park to nearby properties.
13j: the availability of sufficient and appropriate parking	The concept plan proposes a sufficiently sized parking lot to accommodate the anticipated number of park users. The detailed design process will also ensure that the parking lot is sufficient.
13k: the intended level of service to be provided, the park infrastructure required for off-leash use, and the design of the OLA	The OLA consists of 1.4km of trails within a 11.8 hectare park. Signage will be included to differentiate the OLA from the on-leash areas. A vegetative buffer separates dogs from nearby facilities. There is a minimum 10m buffer between the OLA and nearby residential properties.
13l: any appropriate site-specific restrictions on use, including hours of operation and seasons of use	The OLA is intended for year-round use and would be open during regular park hours per Parks By-law (P-600).
13m: Opportunities for active use by dog owners	The trail creates opportunities for active use. Connecting the OLA to the hill-top viewing area and the additional on-leash trail area creates additional recreational opportunities for visitors.
13n: Community Engagement	The OLA was proposed and discussed during the engagement process for the Indigo Shores Park Plan.
13o: Financial implications	The overall capital costs will be considered along with the detail design process and implementation of the Indigo Shores Park Plan.

Class D – Cost Estimates for Indigo Shores Park Development

McCabe Lake Drive Park
Estimate includes: Gravel parking lot, clearing/grubbing existing vegetation, seating area, and trail
Total: \$400,000
Midnight Run Park
Phase 1 includes: Clearing/grubbing, paved parking, sports courts, and pathways
Phase 1a Total: \$1,200,000
Phase 1b includes: Playground and additional pathways
Phase 1b Total: \$300,000
Phase 2 includes: Clearing/grubbing, additional paved parking, ball field (excluding lights), sport field, and additional pathways
Phase 2 total: \$1,500,000
Midnight Run Park Total: \$3,000,000
Azure Court and Gaspereau Run Parks
Estimate includes: Clearing/grubbing and trails
Total: \$300,000
Unnamed Park 22
Estimate includes: Clearing/grubbing, gazebo, dock, lawn, paved parking lot/driveway
Total: \$350,000
Unnamed Park 23
Estimate includes: Dock, swimming platform, shoreline improvement, boardwalk, change stall, and minor improvements to the existing parking lot
Total: \$300,000
Bondi Drive Park
Estimate includes: Clearing/grubbing, gravel parking lot, foot bridge, grass area, trails
Total: \$500,000
Total Estimated Cost: \$4,850,000

Please note: The supplied costs are not budget figures. Future capital budget requests will follow based on site assessments (survey, geotechnical, etc.), and detailed designs.