

HASSE LAKE DAY USE PARK **Redevelopment Plan**



parkland
county



Hasse Lake Redevelopment Plan

Submitted By:

Authenticcity Design Inc.
15, 51109 Range Road 271
Parkland County, AB T7Y 1G7
780.271.1689



info@authenticcity.ca
www.authenticcity.ca

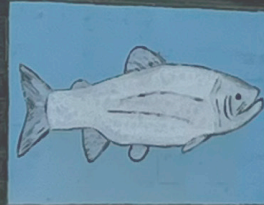
March 2025



PARKLAND
COUNTY

Welcome To

HASSE LAKE
PARK





CONTEXT

1.0	Introduction	1
2.0	Existing Conditions	8
3.0	Preliminary Concept Plans	13
4.0	Public & Stakeholder Engagement	19
5.0	Preferred Concept Plan	25
6.0	Proposed Phasing Plan & Estimated Costs	29
	Appendix	

1.0 Introduction

Parkland County has an expansive network of parks, open spaces and natural areas for residents and guest to the region to enjoy. With a wide range of ecosystems – from lakes and riparian areas to native grasslands and forests - Parkland County has a great diversity to encourage a strong human-nature connection. There are many documented health benefits resulting from routine nature contact for people, and amenities like Hasse Lake are important features to help promote our ability to immerse ourselves in nature. Parkland County is committed to ensuring a high level of service for our residents, and Hasse Lake has been a long-standing public amenity for people to participate in a wide range of recreational activities. Figure 1 identifies the location of Hasse Lake Recreational Area.

Hasse Lake Recreational Area is a municipally owned amenity located in the heart of Parkland County. The main features of the park include a network of trails dispersed in a forested area, and an open water Lake. The site contains a short road network, with several roadside parking opportunities and designated parking lots. As you first enter the park, there is an obvious signage system beginning with an entrance sign, then limited site maps and wayfinding signs. While these signs were developed with a cohesive look, they are not designed with any Parkland County standard brand in mind and are quite dated. While the site is fairly remote in a rural context, the entrance does have the perceived additional safety having private residential developments just outside the Park property.

A lot of the infrastructure in the park is derelict and beyond its service life. At the entrance, remnants of a mechanical gate as well as some guardrail material in the trees is an

indicator of the vintage of the Park's initial development decades ago. The roadway and parking areas are well-established and well-maintained. The majority of the upland area is covered in a deciduous-dominated forest, with small ponds featuring diverse wildlife activity such as high concentrations of bird nesting, beaver lodges and game trails. The current trail network does provide access throughout the Park, however doesn't take full advantage of accessing the range of ecosystems within. There are day use picnic areas with limited support furnishings nearby the core gathering spaces in the Park.

The Lake is the primary feature of the Park, with plenty of parking nearby and some support amenities such as power, a fish cleaning table, boat launch, floating docks and a portable washroom. There are a number of challenges with these amenities, and they are showing signs of their end-of-life use. Without running water and the disposal being just a waste can below the hole in the cleaning table, the fish cleaning station is not set up well for ease of maintenance and is highly dependent on users to upkeep cleanliness. The boat launch is not in service, due to significant sedimentation near the water's edge which is a result of both lower water levels and long-term accumulation of sediment. Over past years, the water quality of the Lake has degraded significantly, with the Lake experiencing water quality advisories early on each year. Attempts to renew the water quality are being taken, with an active aeration program overseen by the Alberta Conservation Association and several other contributing partners. The annual fish stocking of the Lake brings many recreational anglers, and over the numerous visits to this amenity over past years it appears to us that the most prominent use of the park is year-round recreational fishing.



Figure 1 - context plan



1.1 Project Goals & Objectives

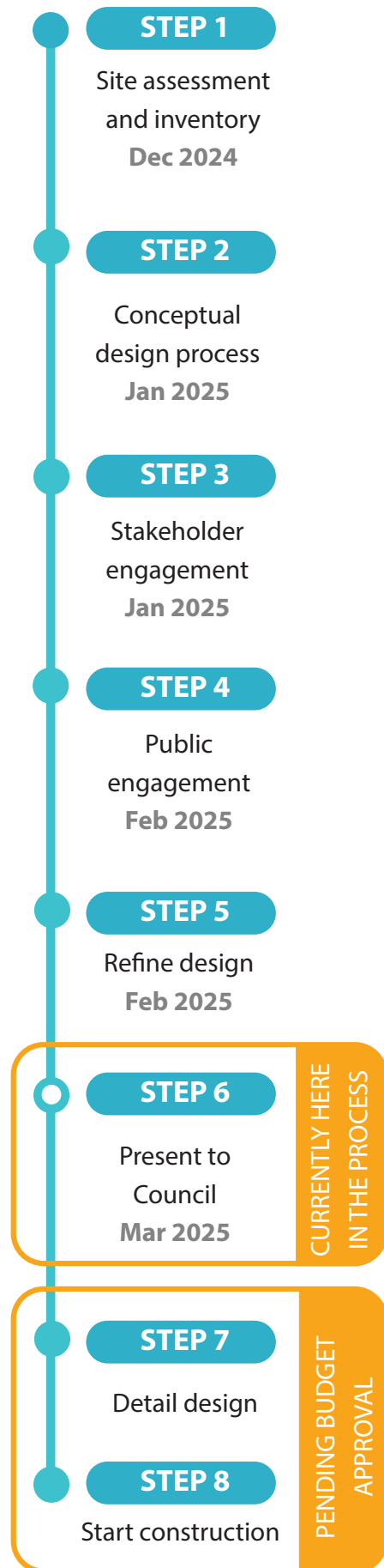
Ultimately, the purpose of this project is to develop a vision for a long-term strategy to improve Hasse Lake Recreational Area. The following goals and objectives helped to shape the sequence of steps taken to arrive at a final plan:

- Gather all known records, data and historical knowledge of this park area, and understand the history of its development and operations;
- Explore maintenance practices in the park to determine if the County is allocating sufficient resources to manage the Park;
- Create a concept plan that strikes an appropriate balance between human use of the site and ecological protection, and applying best practices to not exceed any ecosystem's carrying capacity;
- Develop a logical phasing strategy that will allow the County to implement the proposed plan over time, as financial and labour resources become available;
- Organize a series of meetings with stakeholders and County staff to test a preliminary concept plan and identify any potential opportunities and constraints of the site;
- Conduct a public engagement program to share the proposed concept plan with the broader community, and gather feedback through an online public survey;
- Refine the initial concept plan based on feedback from stakeholders, County staff, Council and residents as we learn more throughout the stakeholder and public engagement program; and
- Keep County Council informed of the study progress, and bring the final recommendations to Council for final acceptance.

1.2 Scope of Work

The following steps were taken in developing the final concept plan:

- Developing an engagement strategy to involve committees of Council, identified stakeholders, Council, County staff and residents;
- Conducting a comprehensive site investigation to understand current conditions, opportunities and constraints, current programming and potential activities, events and operations that are compatible with this site;
- Exploring other parks and open spaces in Parkland County, and identify what potential recreational activities Hasse Lake Recreational Area can offer that may be deficient within the County and region;
- Developing a preliminary site concept plan that can be used for presentation to stakeholders as a means of encouraging conversation and views of appropriate uses at Hasse Lake;
- Attending meetings with the three Parkland County Committees of Council to present the preliminary concept plan, and gather feedback from each committee for consideration to modify the proposed plan;
- Meeting with key stakeholders including representatives from Alberta Environment and the Alberta Conservation Association to gather input on the proposed plan;
- Conducting a public open house session to present the plan to the general public and gauge public views of redevelopment at this park;
- Completing a final report that summarizes the study findings and recommendations, highlighting a phased implementation plan; and
- Presenting the final proposed report and concept plan to County Council for endorsement.



1.3 General Trends in Recreation

Over the past decade communities in western Canada have experienced a number of trends in how people choose to recreate. As it relates to the use of regional, rural parks alike Hasse Lake, some of these trends include:

- The emergence of physical literacy, which involves people gaining the confidence, motivation and skills to engage in physical activities and to learn new ones. People are expanding their regime of activities. To promote this we need to implement strategies that allow people to try new activities in a safe, inviting and non-intimidating way. Through recreational programming and designing parks and amenities with new emerging recreational activities we can help promote physical literacy;
- More spontaneous and self-pursuit recreational activities, with people having less time for organized team sports and activities. Families are becoming increasingly busy often leaving little time for personal recreation, and the inability to commit to a set schedule that team sports often come with. Activities that involve small groups and individuals on a non-scheduled basis has become extremely popular;
- A stronger connection with nature, and people demanding more genuine and authentic recreational experiences. People have become increasingly intrigued with authentic parks experiences that allow safe, inviting and comfortable experiences to enjoy natural ecosystems. Nature trails, wildlife watching and nature appreciation have become highly popular;
- Using parks and recreation and immersing in nature as a means of reducing stress and mental health concerns. Post pandemic trends show that many people had come to realization of the mental health benefits of participating in outdoor recreation, whether a passive activity such as trail walking to more active pursuits such as cycling and running;
- The emergence of technology in recreation can't go un-noticed. Activities such as geocaching or using smart devices for wayfinding and interpretive programming have come to the forefront in outdoor recreation. E-sports are also prominent, highlighting the importance of safe places for youth to gather and play;
- With an aging population in most western Canadian communities, we need to be mindful of age-friendly and lifelong recreational pursuits. Activities that can be enjoyed by elderly people must be encouraged in parks and open space networks. Fishing, trail walking and general social gathering are some of many age friendly activities,;
- Unfortunately, volunteerism has declined dramatically in recent years. Municipalities now have higher pressures to staff programs and events opposed to relying on individuals to help realize many events. Many service groups and not-for-profit organizations have less funds to offer to public activities and events, meaning less of these groups have the funds and volunteer resources to help support parks, open space and programming as they have in past years; and
- Higher expectations from people that Municipalities will have a stronger environmental ethic. Environmental activism is on the rise, with people having low to no tolerance for governments not doing their part to protect natural ecosystems and wildlife. Municipalities have higher pressure to retain skilled staff that understand environmental management. Municipalities need to demonstrate a deliberate focus on environmental management and protection and offer more sustainable use of natural areas for recreation.



HASSE LAKE SITE OBSERVATIONS



Figure 2 - site observations over general site

2.0 Existing Conditions

The majority of the amenities that exist at Hasse Lake are near, or beyond their intended service life. While the County is keeping the park area tidy, safe and generally comfortable, the amenities at Hasse Lake are in need of upgrading and replacement. The following are general observations of the current park amenity, by category:

1. Access. The Park is accessed by a gravel road, with limited signage directing people from nearby major roads such as Hwy 627 which is three miles to the south. At the time of completing this study, it was anticipated that some road improvements were proposed for the following calendar year. At the main entrance there are remnants of a past park gate, however the remaining components are not useful;
2. Parking lots and interior roadways. Parking lots and the internal road network is very well maintained and appears to provide sufficient parking for day to day use of the Park. Should any significant new amenities be implemented that might attract more vehicles, a more detailed study of parking requirements may be required;
3. Water quality. One of the primary concerns from park users is the sharp decline of water quality of Hasse Lake in the past generation. Many people interviewed spoke of the popularity of Hasse Lake as a swimming amenity many years ago, however current conditions do not support safe or comfortable use of water for swimming. It is understood that the poor water quality is a direct result of avian influence and the buildup of bird feces along the shorelines and on the large island;
4. Water levels. The normal water level of Hasse Lake has dropped significantly in past years. This is very prevalent from observing the silty shoreline of the lake, making walking into the water or using the boat launch at the Lake impossible. As a result of lower water levels, an island feature has emerged in the middle of the Lake, and an area of the Lake at the west end has now become physically segregated because of receding water levels;

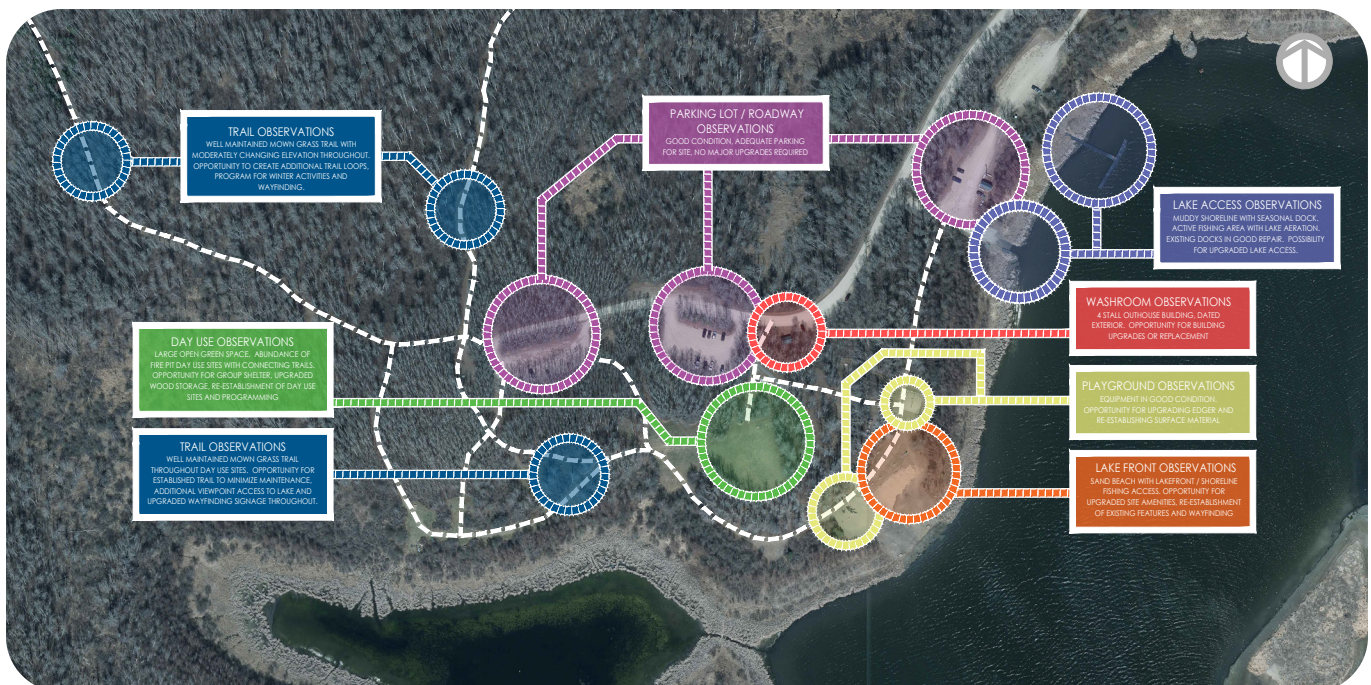


Figure 3 - site observations at day use area

5. Trails. There are limited trails within the recreational area, with opportunities to expand on this network. Trails are used in the summertime for nature walking and cycling. There is no evidence of equestrian or motorized ATV use of trails. During the winter, cross country skiing is a common activity, however due to the limited length of trails the amenity does not encourage significant skier usage. There is no formal club or organized group for skiing in the County. Trails are predominantly mowed grass paths that are well-maintained with few ruts and irregularities;
6. Natural areas. The primary ecosystems found at Hasse Lake Recreational Area include the primary waterbody, riparian edges, forested land and wetland features. Upland areas of the property are primarily old growth forest with significant deadfall and a well-established understory;
7. Signage. There appears to be several vintages of signage, some appearing to have been installed over 30 years ago with some other more contemporary signage. There is no consistency of signage, and the regime of signs do not conform to current signage standards or corporate branding of Parkland County. Many signs are far outdated and does not provide value to patrons using the Park;
8. Playground. There is an existing playground on site that is now at the end of its anticipated service life. At the time of completing this report, we learned that this playground was scheduled for replacement in the following calendar year;
9. Buildings. Over past years we learned that the majority of structures on site were vandalized and burned down. Today there are two main structures. The first is a four-stall public washroom that is in working condition however very dated and in need of renovation. A second structure was built in recent years to house a pump system that supports the aeration program of the water body. This structure is not accessible to the public. To meet the needs of visitors, Parkland County arranges for a porta-potty that is located near the main parking lot at the north end of the Lake;
10. Site furnishings. There are a number of picnic tables, fire pits, waste receptacles and benches throughout the day use areas of the Park. Many of these amenities are dated, while they are still useful and in good service condition. There are numerous day use areas with a variety of furnishings; and
11. Water access. The shoreline is currently quite muddy during non-frozen conditions, primarily due to receding water levels. There is a significant seasonal dock installed each year by the County which does provide excellent access from the upland area to the water for viewing and launching hand craft such as paddle boats. There is an existing boat launch that once allowed for trucks and trailers to access the water with trailered boats, however the low water levels make the boat launch unusable.

Figures 4 and 5 identify the general location of various existing features on site. Observations were made during summertime site visits and evaluated during warm conditions with trees in full leaf.



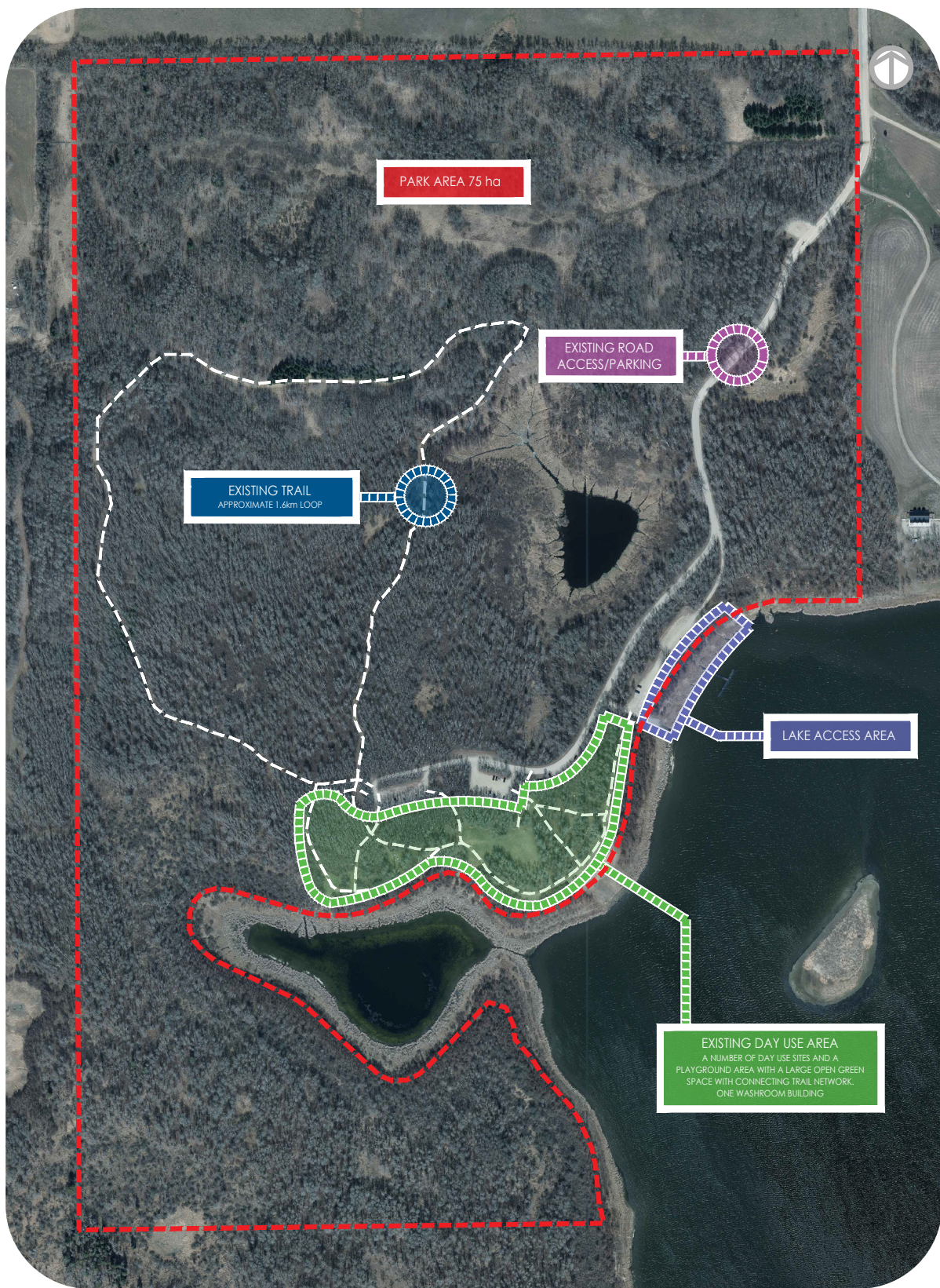


Figure 4 - existing conditions throughout site

HASSE LAKE EXISTING CONDITIONS



Figure 5 – enlargement of existing conditions at day use area



3.0 Preliminary Concept Plans

Upon completing the initial site investigations, meetings with County staff and preliminary site programming, two concept plan options were developed. These plans were intentionally at “either end of the spectrum”, with Option 1 including passive amenities (ie. nature trails) with Option 2 being more substantive (ie. paved trails) infrastructure. The intent of the spectrum approach to the two plans was to determine public opinion and where people’s views were for a number of themes. The various themes included trail type, extents of new trail development, commercialization of the primary day use area, extents of proposed boardwalk and dock features, number of new washrooms and whether they are seasonal versus year-round, amongst others.







Figures 6 and 7 depict Option 1 concept plan, with Figures 8 and 9 depicting Option 2 concept plan.

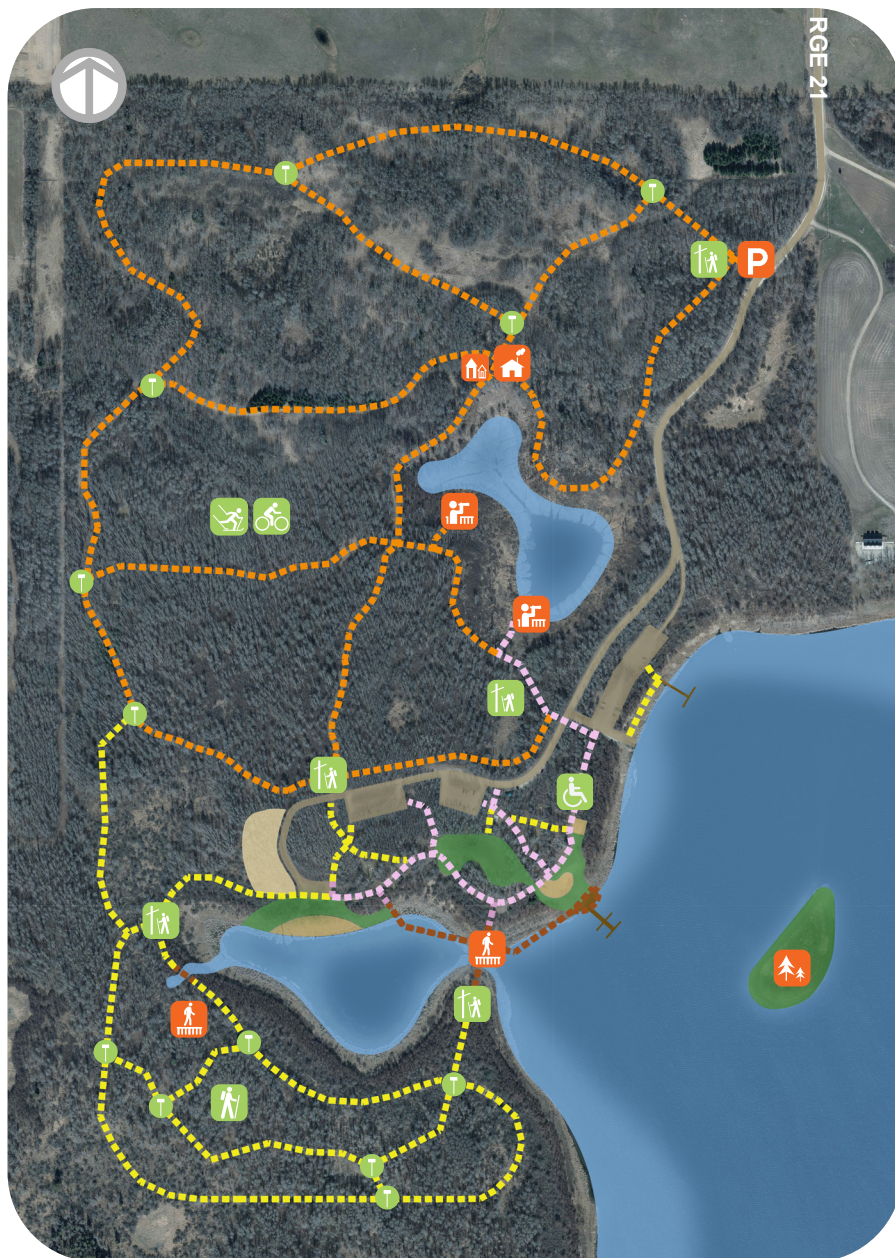


Figure 6 – Option 1 overall site amenities



Figure 7 – Option 1 day use area enlargement

-  Replace existing washroom building
-  Enhanced day use (re-organize existing fire pit/table to ensure optimal layout for users)
-  Additional fishing dock near playground area
-  Wood storage structure
-  Existing playground to remain with surface improvements
-  Enhanced boat launch/fishing dock with proper grading and additional surface materials



















-  North trail network ski/biking (grass/natural)
-  South trail network pedestrians only (natural)
-  Day use accessible trail network (paved)
-  View point to wetland with boardwalk access
-  Ski warm up shack with pit toilet
-  New parking lot and access to north trails
-  Boardwalk connection to south trails from day use area
-  Enhance island with planting and seed

Figure 8 - Option 2 overall site amenities

option two



Figure 9 - Option 2 day use area enlargement

-  New fish cleaning station with running water
-  Additional fishing dock near playground area (enlarged)
-  Four additional washroom buildings (one year round)
-  Small business opportunities (rental items/food services)
-  Rentable glamping/campsite sites (third party operator)
-  Create swim pond with a sandy beach area
-  Winter time pond skating area
-  New ground water well to feed fresh water into swim pond



As part of creating the high-level concept plans, more clarity was established on the potential structures included in the concept plans. The following images were produced as precedents for structures that can be built to support the concept plans. It was commonly heard from stakeholders, County staff and participants of the open house that any proposed buildings would need to have non-combustible materials given the prominence of vandalism and number of historic structures burned at this park.



Image 1 - fish cleaning station



Image 2 - paddle boat rental kiosk / concession



Image 3 - washroom building



Image 4 - wood storage shed

The two proposed concept options have obvious differences in level of service. Figures 10 and 11 identify the range in level of service for both trail amenities (Figure 10) and park amenities (Figure 11).

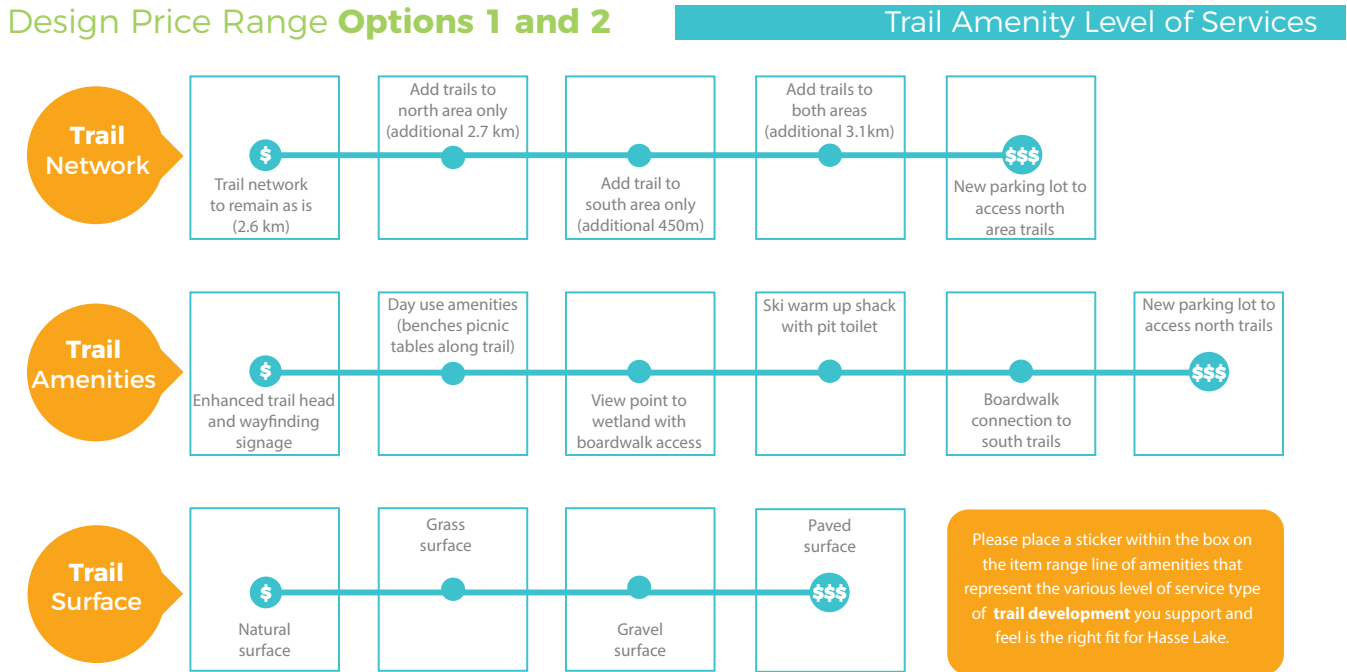


Figure 10 - Level of Service for Trail Amenities

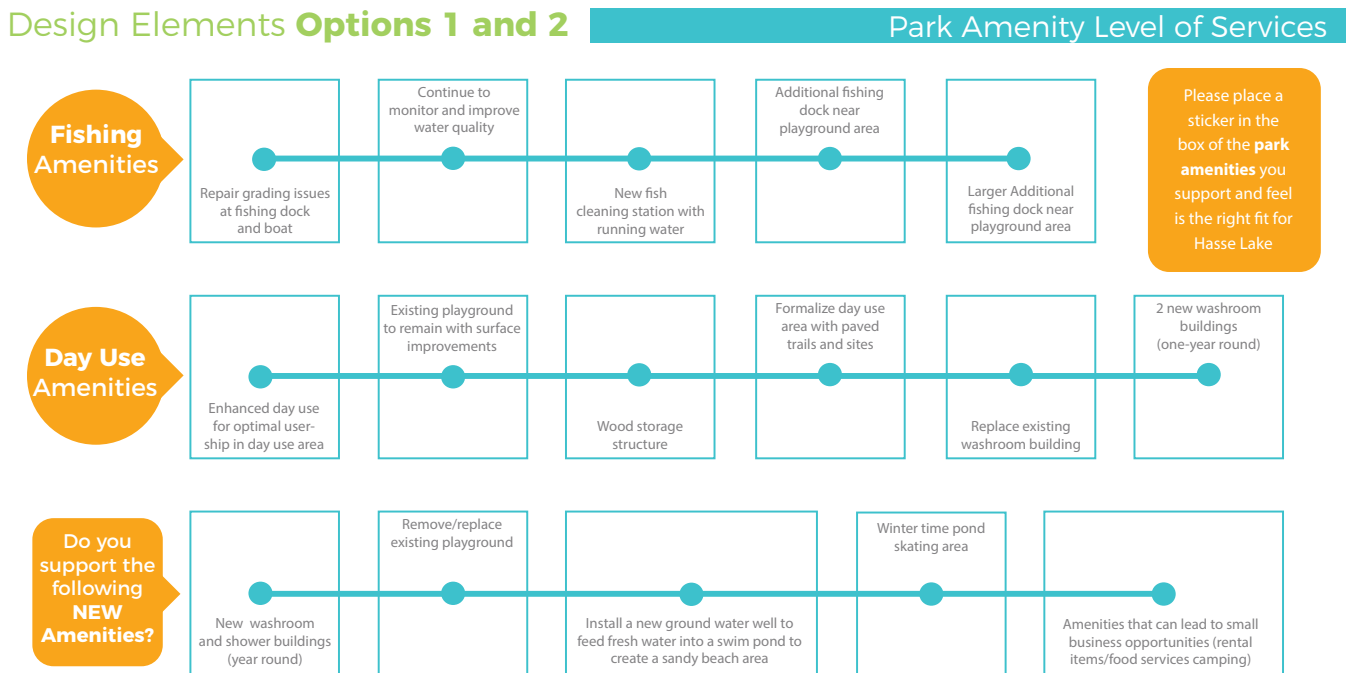


Figure 11 - Level of Service for Park Amenities

4.0 Public & Stakeholder Engagement

At the onset of the project, the consulting team prepared a draft engagement strategy that outlined the general audience of various engagement sessions, the information sought and tactics used to obtain this information. The following summarizes the different engagement activities that helped to refine the proposed concept plans and to develop the preferred plan option.

4.1 Parkland County Committees of Council

The consulting team and County staff met with the three Parkland County committees of Council, including the Agricultural Services Board, Economic Diversification Committee, and the Community Sustainability Committee. Parkland County Council appoints a combination of Councilors and public members to these three committees for the purpose of providing Council with strategic advice of a variety of matters. A presentation was delivered to each committee; slides have been included in Appendix A. The presentation included background information, observations from site investigations and existing conditions. After each presentation, comments were gathered from each of the groups.

The following are common themes of feedback heard between the three committee meetings. These are commonalities amongst the three groups:

- The proposal to vegetate the island as a means of deterring birds from congregating there (hence reducing avian feces from accumulating) is well received. There may be partnership opportunities with entities like Alberta Environment to obtain logistical support and funding to do this;
- Proposed network of cross-country ski trails is highly supported, however the limited length of the overall trail network isn't extensive enough to attract serious skiers . . . the amount of potential trails would be compatible with goals of promoting physical literacy and for youth use, but not adult recreation and for skiing enthusiasts;
- General concern with the proposal to extract groundwater for use in importing fresh water into the westerly pond basin for better swimming experiences. Once it was explained that only shallow aquifers would be pulled from the concerns seemed to subside;
- Mixed views on the introduction of commercializing things like glamping / comfort camping, concession or paddle boat rentals. While many saw these as great additions to promote attractive park uses, there was skepticism that these were reasonable considering the poor water quality and low potential use of the waterbody for active recreation;
- Developing Hasse Lake more extensively will help popularize the amenity however will likely not take the pressure off overused parks in Parkland County such as Chickakoo Lake Recreational Area. Hasse Lake does not have the potential to become a significant tourist attraction mostly due to the very poor water quality. Without great water quality there will most likely be a big hindrance to use;
- Excitement for a significant growth of the trail network and agreement with the proposed segregation of uses. It was agreed that equestrian and OHV use of trails should not be permitted due to limited trails and sensitivities of the land. Committee members supported separating biking from walking trails (generally having passive trails to the north half, active uses to the south) as a means of preserving land and allowing for a more genuine and quaint human-nature connection for certain users;
- The proposed features such as glamping, trail development, more extensive docks and boardwalks, paddle boat rentals and promoting more fishing year-round will not have an economic benefit to the County and will likely create a higher subsidization and operating cost to the County; and
- General support for the County to explore partnership opportunities with service clubs and other entities to help with the operations and programming of Hasse Lake.

WELCOME

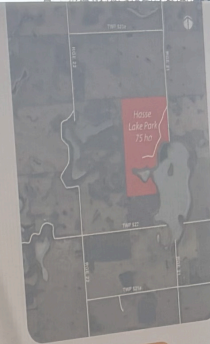
Hasse Lake Day Use Park Redevelopment Plan

Hasse Lake is one of the Parkland County's key day use parks that for many years has been a destination for residents and visitors to the County. Recently, this park has experienced a sharp decline in usership and this project is the first step in reinvigorating public and stakeholder interest in park use.

The project is being led by the Parkland County Community Services department, and the plan will result in a long-term vision that will modernize park amenities, maximize recreational experiences for our residents and provide an appropriate level of service for County parks and open space.

The following boards illustrate the existing conditions, our site observations of the existing features and two conceptual designs for the area. Option 1 is a low budget passive user experience. Option 2 is a more costly option that would provide a variety of experiences for visitors.

We would appreciate your feedback on the options we have on display which will help guide us to produce the final version of the concept design.



Step 1
Site assessment
and inventory
Dec 2024

Step 2
Conceptual
design process
Jan 2025

Step 3
Stakeholder
engagement
Jan 2025

Step 4
Public
engagement
Feb 2025

Step 5
Refine
design
Feb 2025

Step 6
Present to
Council
Mar 2025

Step 7
Detail
design

Step 8
Start
construction

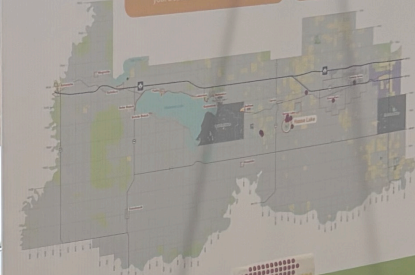
yourparkland.ca/hasse-lake



Where do you live?

Thank you for your interest

Using the map below please visit an opportunity where you live with a sticker if you don't live in Parkland County you can place your sticker in the box below right.



Please fill out a survey by scanning the QR code or visiting the website yourparkland.ca/hasse-lake



yourparkland.ca/hasse-lake

4.2 Parkland County Council Meeting

Mid-way through the development of the preferred concept plan, the consulting team delivered a progress report and presentation to County Council. The purpose of the update was to inform Council of preliminary feedback from committees of Council, highlights of the proposed concept plans and the plans for upcoming public engagement and the open house session. Council accepted the update as information, and showed enthusiasm toward a phased action plan that might allow support of the plan over a reasonable period of time. At the time of the presentation, the current approved capital budget did not include any funding for any proposed improvements to Hasse Lake Recreational Area, and any near-term development resulting from the plan would require a budget amendment.

4.3 External Stakeholders

Administration and the consulting team met with two key stakeholders, including Alberta Environment and the Alberta Conservation Association. Both entities have been actively involved in Hasse Lake over the past decade as they have been working with Parkland County to help mitigate for poor water quality, and for implementing and maintaining the water aeration program in place today. The following describes common themes and what was heard as a result of communications with these two key stakeholders;

- The proposed strategy to vegetate the island to help reduce avian feces from accumulating and negatively impacting water quality was well received. It was felt that this would not only be highly effective, but would be much more cost effective than other suggested concepts (such as dredging and removing the island altogether). It was felt that this recommendation would also likely be approved by Provincial departments under standard regulatory approval processes;
- The annual fish stocking program that was at one point suspended was again reinvigorated in 2020. This site has become a very popular year-round fishing destination for people, especially for those with small

children and those without access to motorized boats that are required on other larger waterbodies;

- There are no concerns with the proposed modifications to the shoreline at the westerly water basin, including a modified beach with imported sand and pumping shallow aquifer groundwater into that basin to promote water-contact recreation;
- The proposal to extract groundwater from a shallow aquifer and help replenish water in the westerly waterbody to promote active swimming was very well received. Both organizations felt that this would help bring a feasible alternative to active recreational swimming, be an attraction to make the adjacent proposed comfort camping and day use areas more successful and would not have any adverse effects on fish and fish habitat; and
- The focus on upland development such as expanded trails, interpretive programming and improved day use areas would help bring the Park a great attraction for park users while the time needed to improve water quality passes. Improving the water quality of Hasse Lake to get back to where it was a generation ago will take some time at the current pace of intervention.

4.4 Public Open House

A public open house was held on the evening of February 10, 2025 at Brightbank Hall. In conjunction with the open house, a public online survey was available. A series of display boards were posted, with staff from the consulting team and County Administration available as facilitators. Approximately 15 people attended the open house, primarily residents living nearby Hasse Lake. The following describes overall feedback received from attendees of the open house:

- Participants were concerned about history of fires being set to structures and more recent criminal activity that goes on all through the night;
- Keep boat launch for hand launch only;
- Need to reduce speed limit on range road coming into the park before TWP Rd 523A;

Figures 12 and 13 identify the results from the open house. The red dots identify support for park elements.

Design Price Range Options 1 and 2

Trail Amenity Level of Services

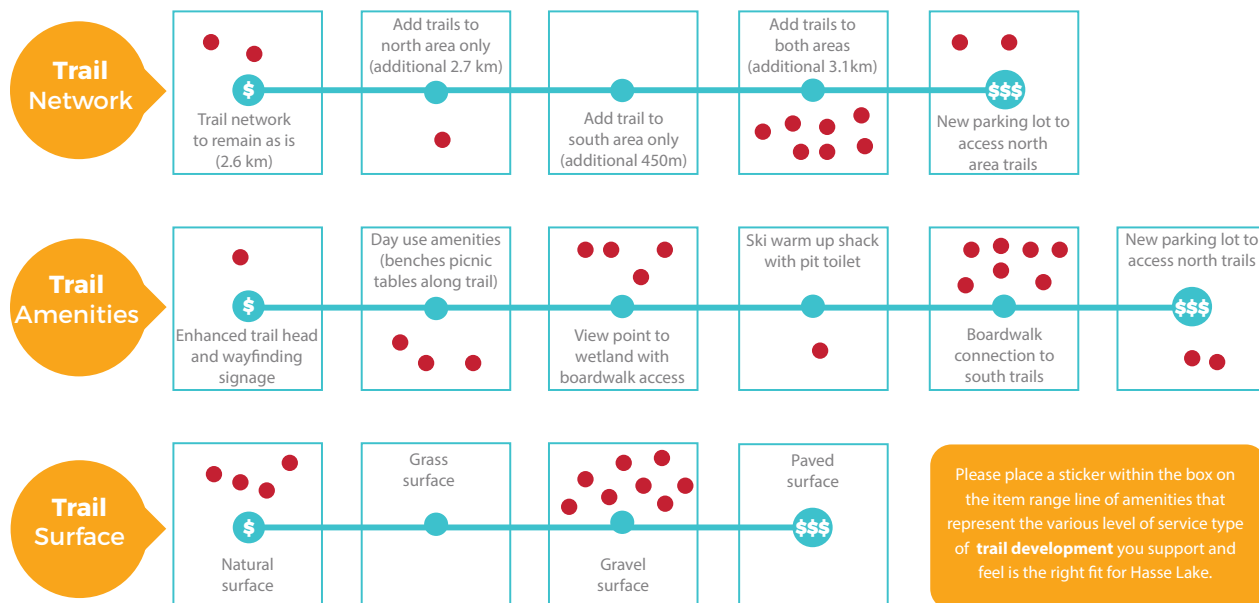


Figure 12 - Level of Service for Trail Amenities - Public Open House Results

Design Elements Options 1 and 2

Park Amenity Level of Services

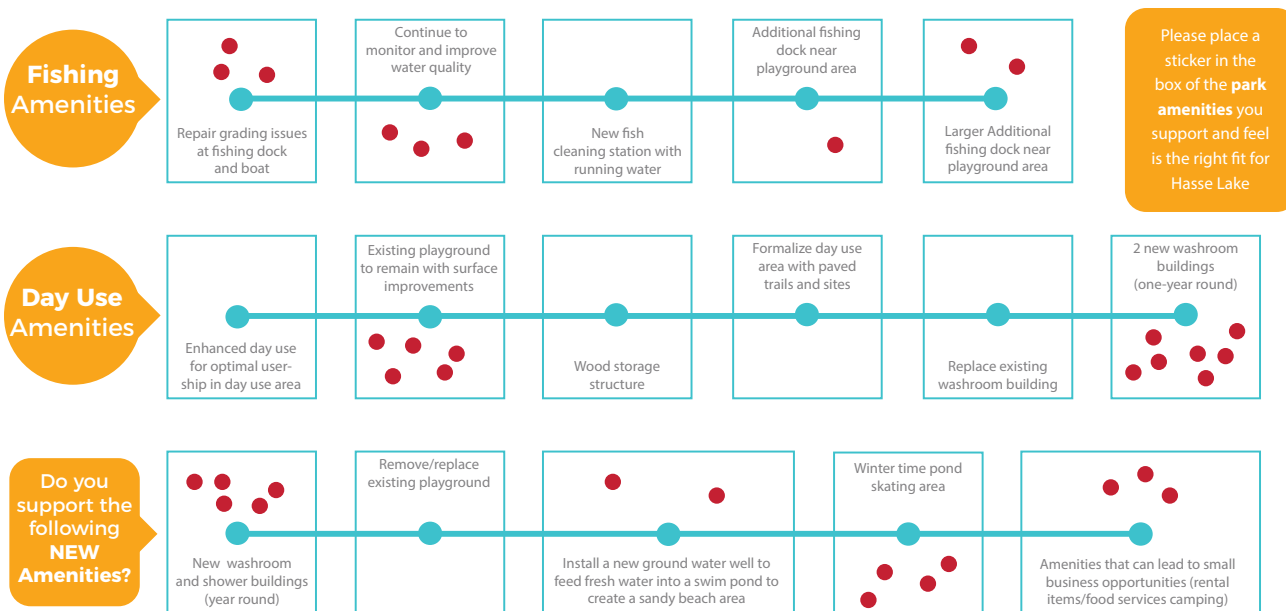


Figure 13 - Level of Service for Park Amenities - Public Open House Results

- Support for adding destination type amenities was discussed as a way to populate the park to keep criminal activity out;
- Not allowing horses was well received to reduce user conflicts on trails;
- There was concern about making some new trails wide enough in order to get emergency services into the trail network if needed; and
- Winter ski track is set on main loop and through some of the trails in the day use area currently. Users would like to see a track set on the lake if possible. The one main loop is well used.

Display boards from the open house were left on public display for a week long period, available in the main lobby of County Centre. A copy of the display panels are included in Appendix B.

A total of 34 surveys were received during the engagement period. Appendix C includes a summary of the survey results. General themes and highlights of survey results are as follows:

- The largest age group to submit a survey (62%) was 41 to 64 years of age. Approximately 2/3 of respondents have lived in Parkland County for more than ten years. Approximately 2/3 of respondents also live within 15km of the Park;
- The vast majority of respondents use the park for trails and nature appreciation. Two much less prominent uses reported included fishing and dog walking;
- The top three redevelopment priorities for Hasse Lake included adding overnight camping or glamping to the site, improved access for boating on the Lake, and creating an interpretive learning program with more signage;
- When asked about their general point of view on redeveloping the Park, 41% of respondents supported a significant investment to make this a great destination for County residents, and 29% felt the park should be redeveloped to become a regional destination. Only one respondent (3%) felt the Park is not worth significant investment and that money should be allocated elsewhere;
- As for preference between the two options, there was equal support for both plans;
- Of the proposed features, the most supported proposed amenities included #1 more trails, #2 enhanced washrooms, #3 improved boat launch for non-motorized watercraft, #4 boardwalk structures and more docks, #5 environmental restoration of disturbed shorelines; and
- When asked if any potential amenities were missing from the two concept plans, there were no significant trends or common responses.

the most supported proposed amenities included:

#1 more trail

#2 enhanced washrooms

#3 improved boat launch for non-motorized watercraft

#4 boardwalk structures and more docks

#5 environmental restoration of disturbed shorelines

50%

of respondents visit
Hasse Lake monthly

93%

of respondents support
some level of upgrades
to the park



5.0 Preferred Concept Plan

As a result of stakeholder engagement, committee involvement and public input, a final preferred concept plan was developed for Hasse Lake Recreational Area. Figures 14 and 15 depict the final “preferred concept plan”. Legend items clearly indicate the proposed amenities and features of the plan.

HASSE LAKE CONCEPTUAL DESIGN



Figure 14 - Preferred Concept Plan, Overall Site

Phase 1



Trail heads wayfinding signage and picnic seating along trail



North trail network ski/biking (natural)



South trail network pedestrians only (natural)



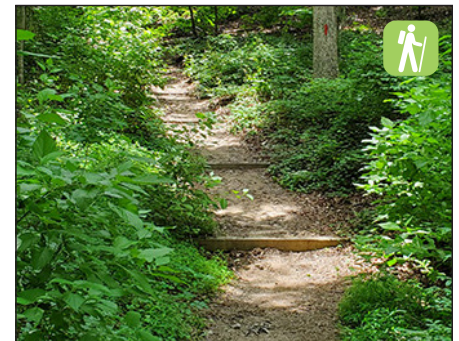
New permanent outhouse toilet at fishing dock



Day use accessible trail network (gravel)



Enhance island with planting and seed



Phase 2



Additional trail heads and wayfinding signage



Day use accessible trail network (gravel)



View point to wetland with boardwalk access



New permanent outhouse toilets



New parking lot and access to north trails

----- Day use accessible trail network (2m width gravel surface)

----- North trail network ski/biking (2-4m width natural surface)

----- South trail network pedestrian only (0.5-1m width natural surface)






----- Boardwalk connection to south trails

No horses/hunting/motorized vehicles







[illegible]










Phase 1

-  Replace existing washroom building
-  Enhanced day use (re-organize existing fire pit/table to ensure optimal layout for users)
-  Wood storage structure
-  Existing playground to be replaced with surface improvements
-  Enhanced paddle boat launch/fishing dock with proper grading and additional surface materials

Phase 3

-  Day use accessible trail network (gravel)
-  Additional fishing dock near playground area (enlarged)
-  Boardwalk connection to south trails from day use area
-  New fish cleaning station with hand pump water

Lagoon Enhancements












-  Day use accessible trail network (gravel)
-  One additional washroom/shower buildings (one year round)
-  Small business opportunities (rental items/food services)
-   Rentable glamping/campsite sites/ wood storage structure (third party operator)
-   Create recreational lagoon with a sandy beach area with picnic shelter area
-   New ground water well to feed fresh water into recreational lagoon



6.0 Proposed Phasing Plan & Estimated Costs






Items from the preferred concept plan have been segregated into three phases of development. In addition, enhancements to the “lagoon” feature (improving the westerly lake basin into a modified beach experience) has been separated into its own phase, given the scale of the improvements and likelihood that this component would require significant third-party funding or a special grant. The following summarize the proposed phasing and estimated cost of proposed park elements. Prices are in 2025 dollars and should be appropriately increased if delayed until future years.

Phase 1

ITEM	ITEM DESCRIPTION	TOTAL COST
	Trail heads wayfinding signage and picnic seating along trail	\$45,000
	North trail network ski/biking (2700m natural surface)	\$120,000
	South trail network pedestrians only (2400m natural surface)	\$95,000
	Day use accessible trail network (900m gravel surface)	\$90,000
	Enhance island with planting and seed	\$80,000
	New permanent outhouse toilet at fishing dock	\$40,000
	Replace existing washroom building	\$180,000
	Enhanced day use (re-organize existing fire pit/table to ensure optimal layout for users)	\$80,000
	Wood storage structure	\$15,000
	Existing playground to be replaced with surface improvements	\$130,000
	Enhanced paddle boat launch/fishing dock with proper grading and additional surface materials	\$60,000
	PHASE 1 COST	\$935,000






The following chart identifies Class D (+/- 30-50%) estimates of probable costs. Given the high-level nature of the concept plan recommendations many items would require further site evaluation and design before compiling more accurate estimates.

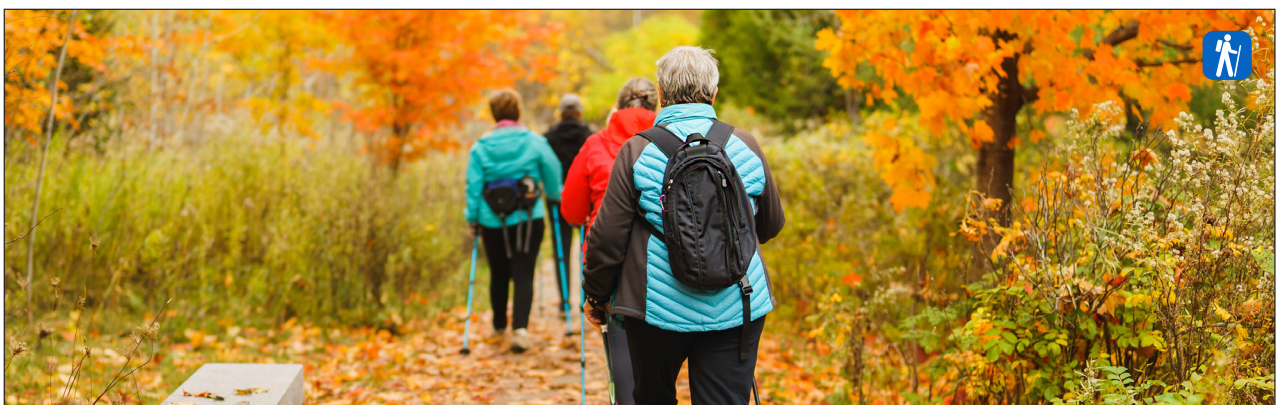
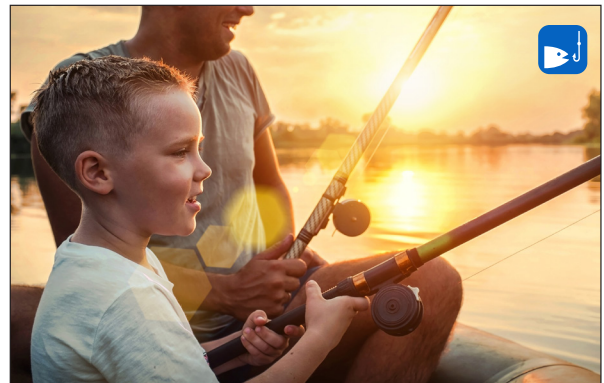
Phase 2

ITEM	ITEM DESCRIPTION	TOTAL COST
	Additional trail heads and wayfinding signage	\$40,000
	Day use accessible trail network (200m gravel)	\$20,000
	View point to wetland with boardwalk access	\$250,000
	New permanent outhouse toilets	\$60,000
	New parking lot and access to north trails	\$120,000
PHASE 2 COST		\$490,000












Phase 3

ITEM	ITEM DESCRIPTION	TOTAL COST
	Day use accessible trail network (300m gravel surface)	\$30,000
	South trail network pedestrians only (100m natural surface)	\$80,000
	Additional fishing dock near playground area (enlarged)	\$80,000
	Boardwalk connection to south trails from day use area (400m boardwalk surface)	\$750,000
	New fish cleaning station with running water	\$15,000
PHASE 3 COST		\$955,000



Lagoon Enhancements

ITEM	ITEM DESCRIPTION	TOTAL COST
	Day use accessible trail network (300m gravel surface)	\$30,000
	One additional washroom/shower buildings (one year round)	\$250,000
	Small business opportunities (rental items/food services)	\$80,000
 	Rentable glamping/campsite sites/ wood storage structure (third party operator)	\$75,000
 	Create recreational lagoon with a sandy beach area with picnic shelter	\$350,000
 	New ground water well to feed fresh water into recreational lagoon (25m boardwalk crossing)	\$175,000
	LAGOON ENHANCEMENT COST	\$960,000

Estimated Probable Cost

ESTIMATED PROBABLE COST	TOTAL COST
Phase 1	\$935,000
Phase 2	\$490,000
Phase 3	\$955,000
Lagoon Feature	\$960,000
TOTAL ESTIMATE	\$3.5M

HASSE LAKE DAY USE PARK **Redevelopment Plan**

Appendix

A: Committee of Council Presentations Material

HASSE LAKE DAY USE PARK **Redevelopment Plan**

Appendix

B: Public Open House Display Panels

HASSE LAKE DAY USE PARK **Redevelopment Plan**

Appendix

C: Public Online Survey Summary

