



May 2025

The Future of 130 King St. West Survey

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1 Executive Summary

1.1 Introduction

The Town of The Blue Mountains is exploring the future use of the 2.9-acre municipal property located at 130 King Street West in Thornbury. Currently home to two outdoor tennis courts, the site is under consideration for potential recreational development. To inform this process, the Town conducted a community survey to gather resident input on how the site should be developed to meet current and future recreational needs.

1.2 Survey Framework

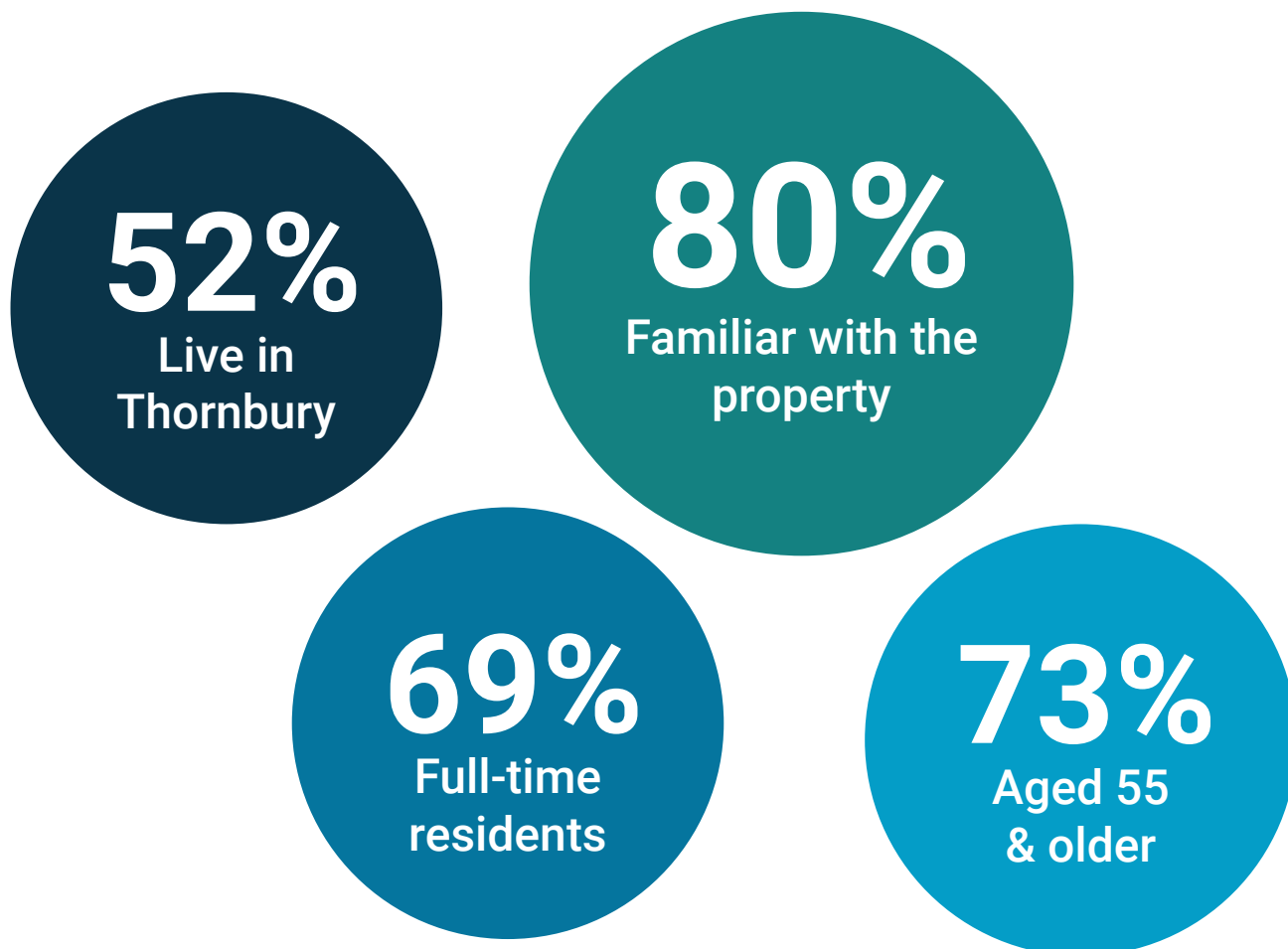
The survey was designed to assess community familiarity with the property, current use, and preferences for future recreational features. It also collected demographic information to better understand the respondent base. The survey was conducted before suggesting any specific development options, encouraging open-ended input from participants. Responses will be used to guide conceptual planning and ensure alignment with resident priorities, while considering space and cost limitations.

Respondents were invited to share their vision for the property, particularly the features and amenities that they would like to be considered. The survey was launched on April 11, 2025, and closed on May 3, 2025. It is important to note that the results of this survey are based on a convenience sampling method in which residents or parties interested in this survey's topic choose to respond to the survey and may have chosen to participate more than once. It appears, based on feedback from various community sources, several groups were actively encouraging their supporters and others to participate in this survey.

1.3 Survey Respondent Characteristics

In total, 819 respondents participated in the survey; however, responses to demographic and classification questions ranged from 702-819.

- The majority of respondents, 52%, reside in Thornbury, followed by a combined 24% living in Clarksburg, Craigleith, and Lora Bay.
- The majority of respondents, 69%, are full-time residents of the Town of The Blue Mountains.
- Eight out of 10 respondents are familiar with the property or have used it.
- Forty-six percent of respondents live in the immediate area or within a 5-minute drive, while another 33% live within a 10-minute drive.
- Driving is likely to be the most common method of accessing the site at 48%, followed by walking at 29% and biking at 19%.
- Seven out of 10 respondents are aged 55 and older, while 19% are aged 35–54.



1.4 Survey Highlights

Current use of the property

About 20% of survey respondents currently use the property. Of these, nearly half use it for tennis (49%), followed by walking (32%) and dog walking (19%).

Community suggestions on the best use of the property

A strong 80% of respondents offered input on the site's future. Before any amenity and usage options were offered, top suggestions included: A year-round indoor tennis facility (27%), repair or expansion of current tennis courts (18%), addition of pickleball courts (including combined with tennis) (12%), preserving natural green space and trails (10%), and creating a community park or gathering area (8%).

Importance of general enhancements to the property

The majority of respondents considered naturalized plantings/shade trees (75%) and walking paths (63%) to be very important or important. Other notable features included lighting (55%) and drinking water fountains (48%).

Importance of recreational enhancements to the property

The most important of these enhancements were deemed to be tennis courts (63%), accessible playground equipment (40%), pickleball courts (40%),

and seasonal ice-skating path/rink (34%). Additional comments reflected strong community interest in racquet sports and a perceived gap in current amenities. A significant number emphasized the importance of preserving green space and promoting passive uses such as walking trails and seating areas.

Likelihood of visiting 130 King St. West Park

A significant 85% of respondents indicated they are very likely or likely to visit 130 King St. West Park once it is complete.

Support for tennis court options at 130 King St. West

The survey results show the strongest overall community support for maintaining two uncovered tennis courts, with 57% in favour and only 20% opposed. Support for four uncovered courts was more mixed, with 44% in favour and 38% opposed. The most divisive option was four covered courts, which received the highest strong support at 47%, but also significant opposition at 38%, highlighting a sharp split in community opinion.

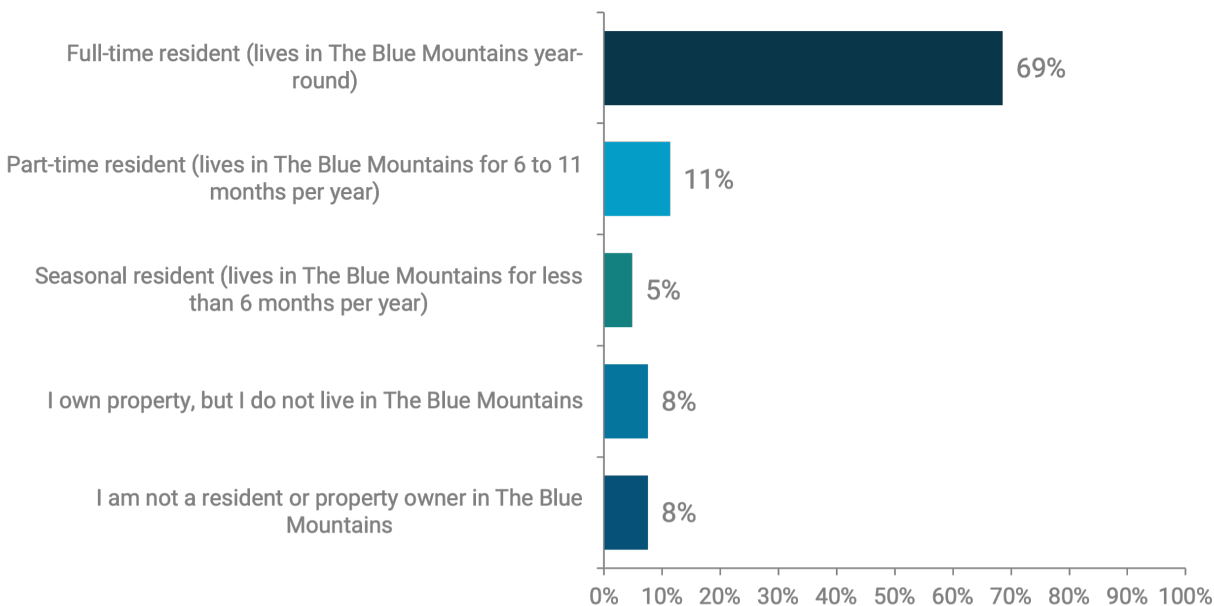
Likelihood of using the tennis courts at 130 King St. West

The majority of respondents (69%) indicated they are very likely or likely to use the tennis courts at 130 King St. West.

2 Survey Results

2.1 Respondent Profile: Resident type

Nearly 7 out of 10 respondents live in the Town of The Blue Mountains year-round, while 11% are part-time residents.



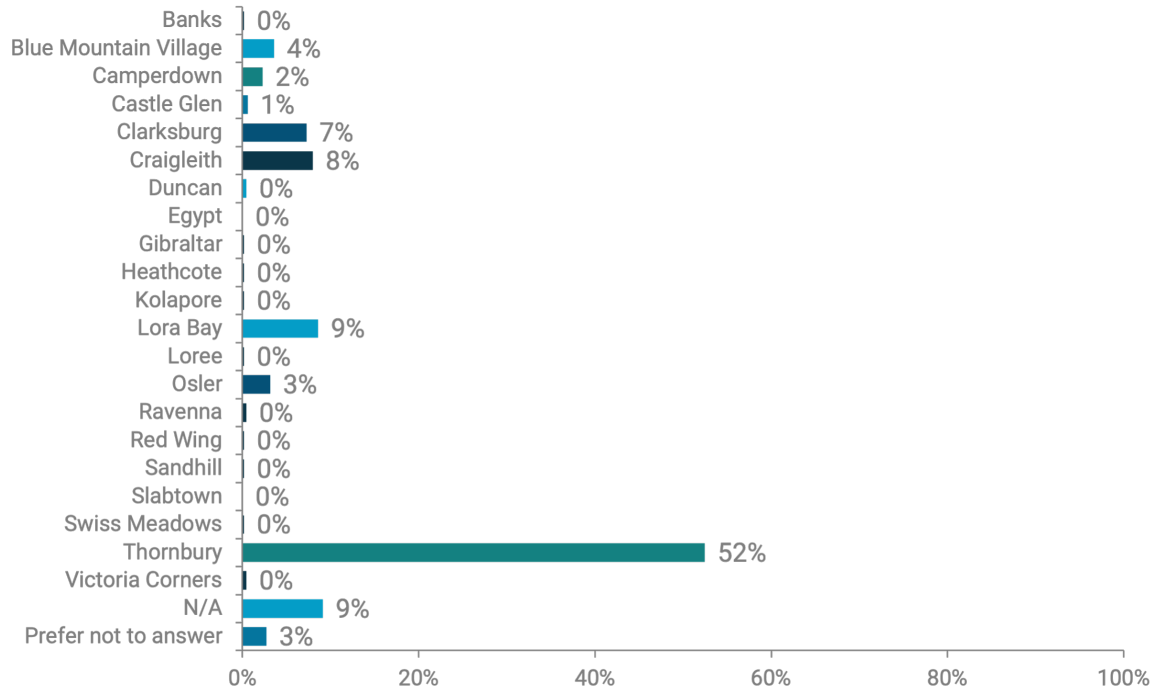
Q: Please select the option that best describes yourself.

Total Respondents: 737



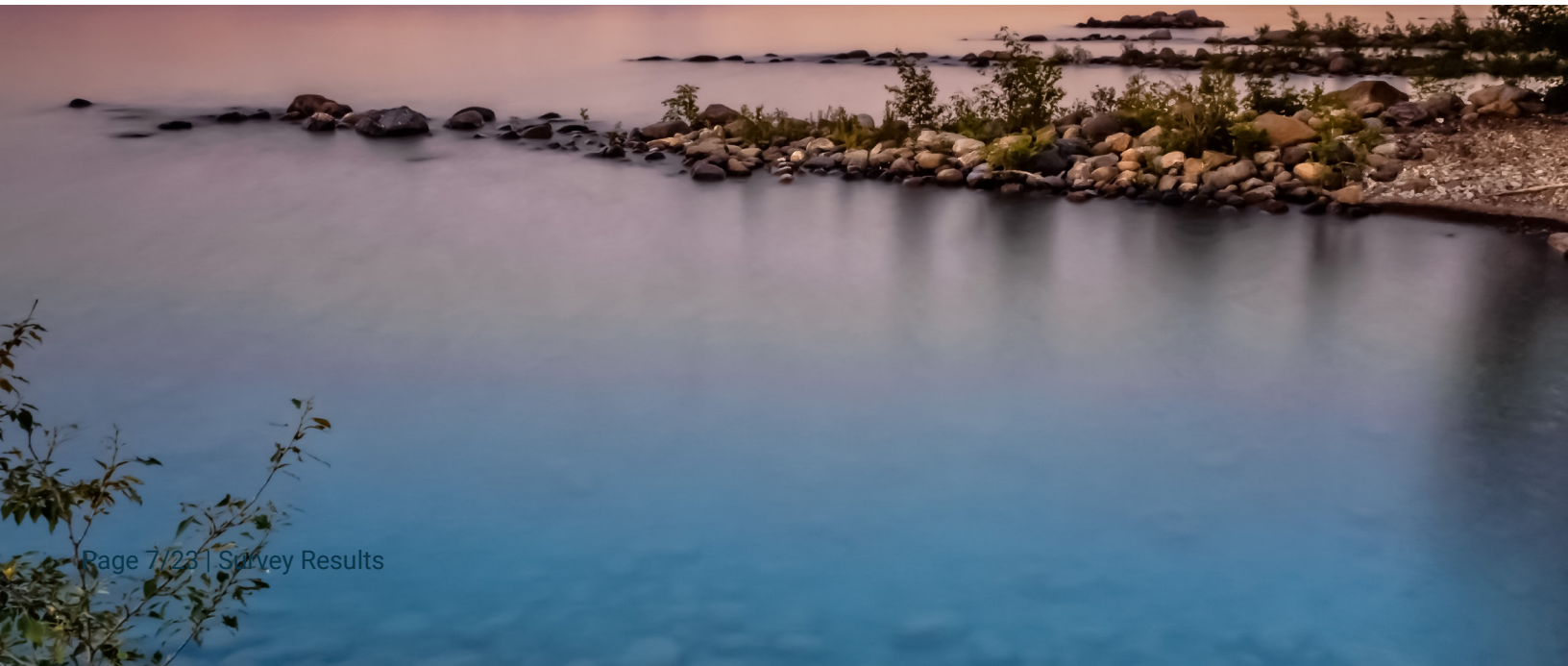
2.1 Respondent Profile: Property location

The majority of respondents (52%) reside in Thornbury, while 24% reside in Clarksburg, Craigleith and Lora Bay combined.



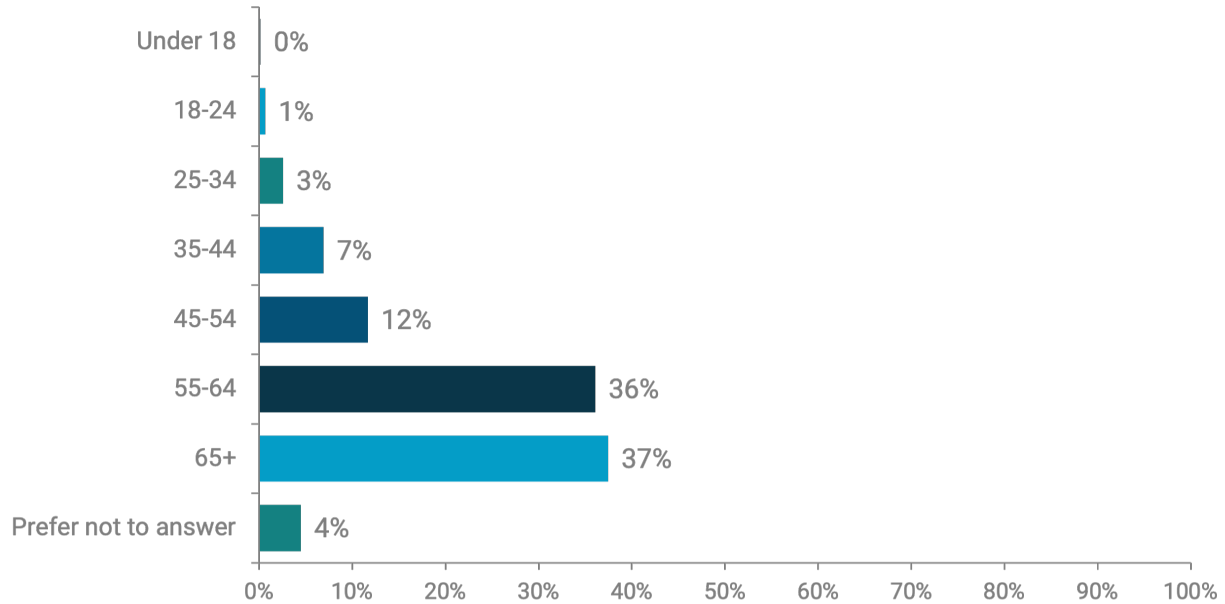
Q: Where is your property located in the Town of The Blue Mountains?

Total Respondents: 702



2.1 Respondent Profile: Age range

Seven out of 10 respondents are aged 55 and older (73%), with those aged 35-54 years accounting for 19%.

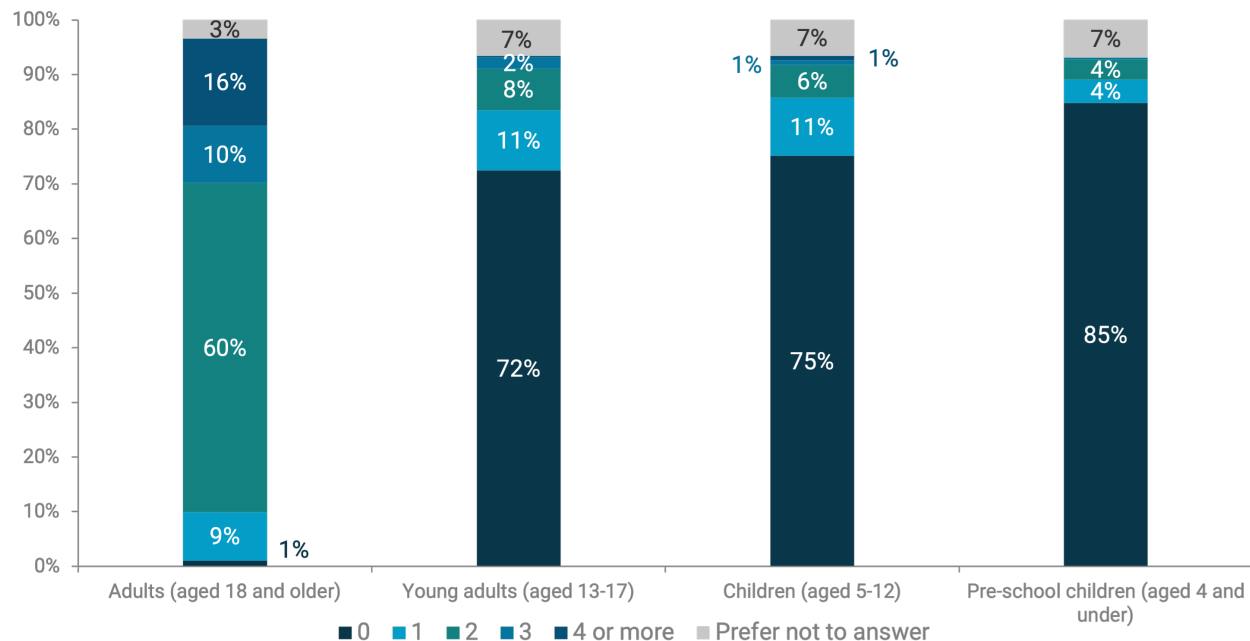


Q: What is your age?

Total Respondents: 737

2.1 Respondent Profile: Household composition

In terms of household composition, 2 in 10 respondents (20%) indicated having at least one young adult (13-17 years old), while a similar proportion (19%) have at least one child aged 5-12 years. Only 8% have a preschool child (aged 4 years or younger).



Q: Please tell us how many people live in your household (including yourself) who are:

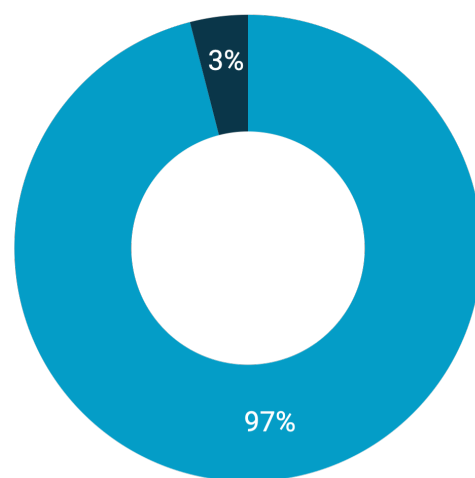
Total Respondents: 349-734

2.1 Respondent Profile: Household members using accessibility aids

A relatively small 3% mention that a household member makes use of accessibility aids. Accessibility aids mentioned included canes, walkers and wheelchairs.

Q: Do any members of your household make use of accessibility aids?

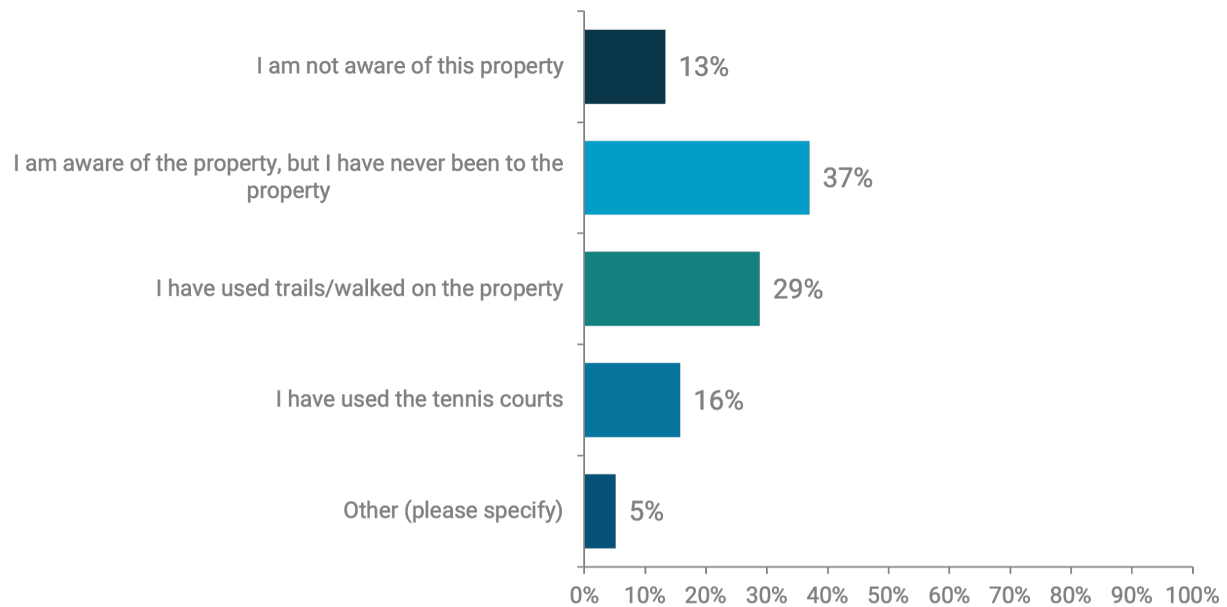
Total Respondents: 728



■ No ■ Yes, please describe...

2.2 Familiarity with 130 King St. West

Eight in 10 of the respondents are either aware of the property, have walked on the property, or have used the tennis courts on the property. Only 13% indicated they were not aware of this property.



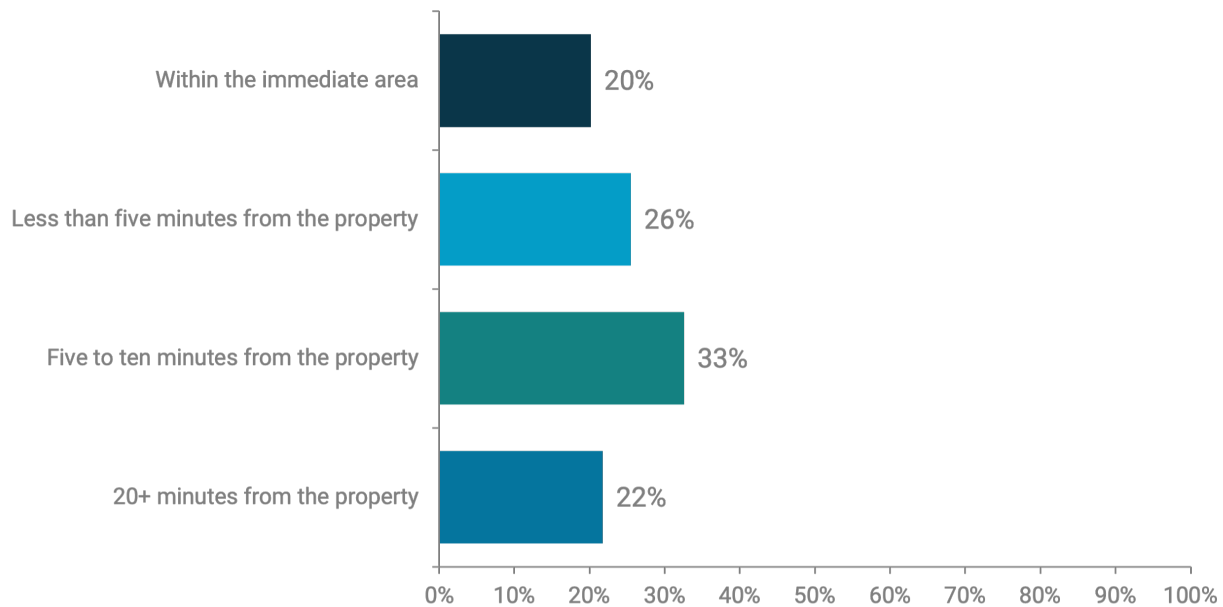
Q: How familiar are you with the property?

Total Respondents: 819



2.3 Proximity of home to property at 130 King St. West

Forty-six percent of respondents reported living within the immediate area or less than 5 minutes' drive from the property, while 33% report they live within 5 to 10 minutes drive from the property.

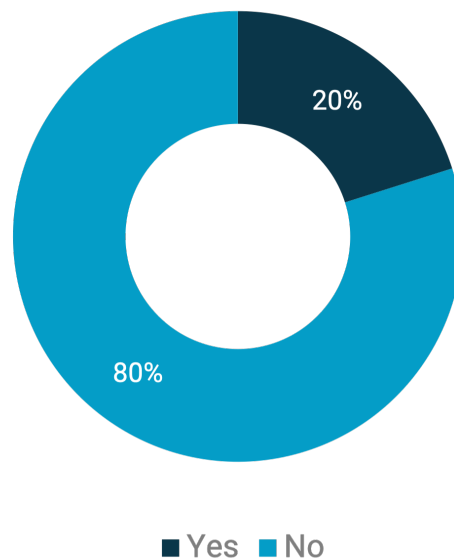


Q: How far do you live from the property at 130 King St. West when driving?

Total Respondents: 819

2.4 Frequency of visiting 130 King St. West

Twenty percent of respondents indicated they currently visit the property. When asked the purpose of their visit, tennis was the most mentioned reason (49%), followed by a strong secondary interest in general walking (32%) and dog walking (19%). A smaller but notable group values nature appreciation and hiking. Some participants expressed frustration with restricted access or the conditions of the courts.



Q: Do you currently visit the property for any activities?

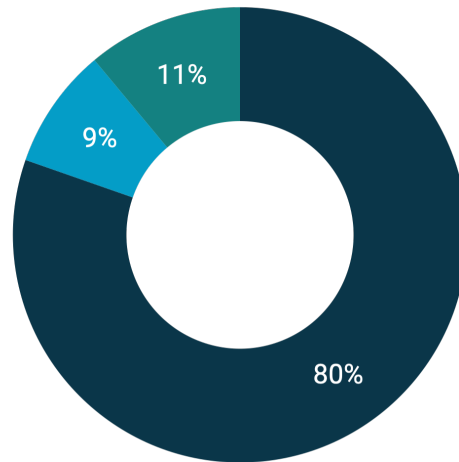
Total Respondents: 810

Q: If you do visit this property for any reason, please let us know for what purpose?

Total Respondents: 225

2.5 Suggestions for the best use of the property

When asked, 8 out of 10 respondents had suggestions or ideas for the best use of the property.



■ Yes ■ No ■ Unsure

Q: Do you have any suggestions or ideas for the best use of this property?

Respondents: 768



2.5 Suggestions for the best use of the property cont.

These survey comments were collected before any specific amenities or usage options were suggested to participants. The most frequently mentioned theme was strong support for a year-round indoor tennis facility (27%), followed by interest in repairing or expanding existing tennis courts (18%) and the inclusion of pickleball (12%). A number of respondents also emphasized the importance of preserving green space and natural trails (10%) or creating a community-focused park or gathering area (8%). Additional comments highlighted concerns about indoor tennis domes, as well as suggestions for an indoor pool, affordable housing, and dog-friendly spaces.

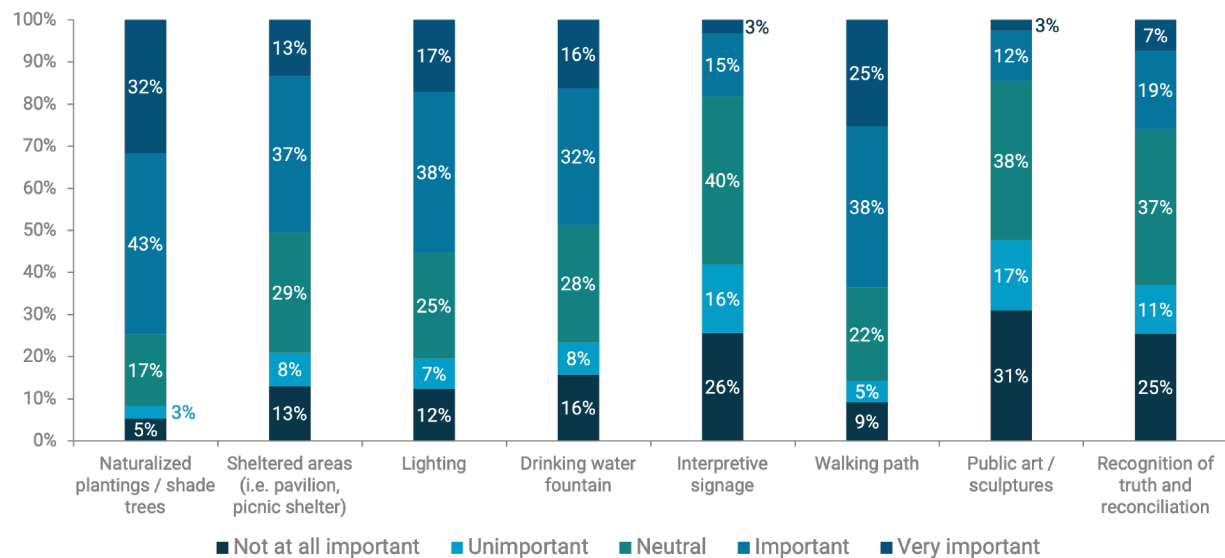
Key Themes	% responses
Indoor tennis facility (4-court, year-round, bubble)	27%
Tennis court improvements (repair, resurfacing, more courts)	18%
Pickleball courts (including combined use with tennis)	12%
Preserve green space / natural parkland / trails	10%
Community park / playground / family use	8%
Opposition to indoor tennis dome at this location	5%
Indoor pool / recreation center (multi-use)	5%
Dog park or pet-friendly green area	3%
Affordable or non-profit housing / community housing	2%
Infrastructure concern (parking, traffic, safety, Peel St.)	2%
Public washrooms / picnic / shaded space / gathering area	2%
Outdoor multipurpose courts (basketball, volleyball, etc.)	2%
Opposition to pickleball (noise, inappropriate location)	1%
Public access and inclusive usage concerns	1%

Q: Considering your and your household's needs, what suggestions do you have for using the property located at 130 King Street? (Optional)

Total Respondents: 671

2.6 Importance of general enhancements in the park

As with the development of any park space, there are always limitations to the number of enhancements that can be incorporated into the park's design. These limitations include both physical space and the cost of the enhancements. The next set of questions is intended to identify resident priorities for the future park space. The Town will use the results to help draft preliminary renderings of the park, taking into consideration the physical space and cost limitations of the enhancements.



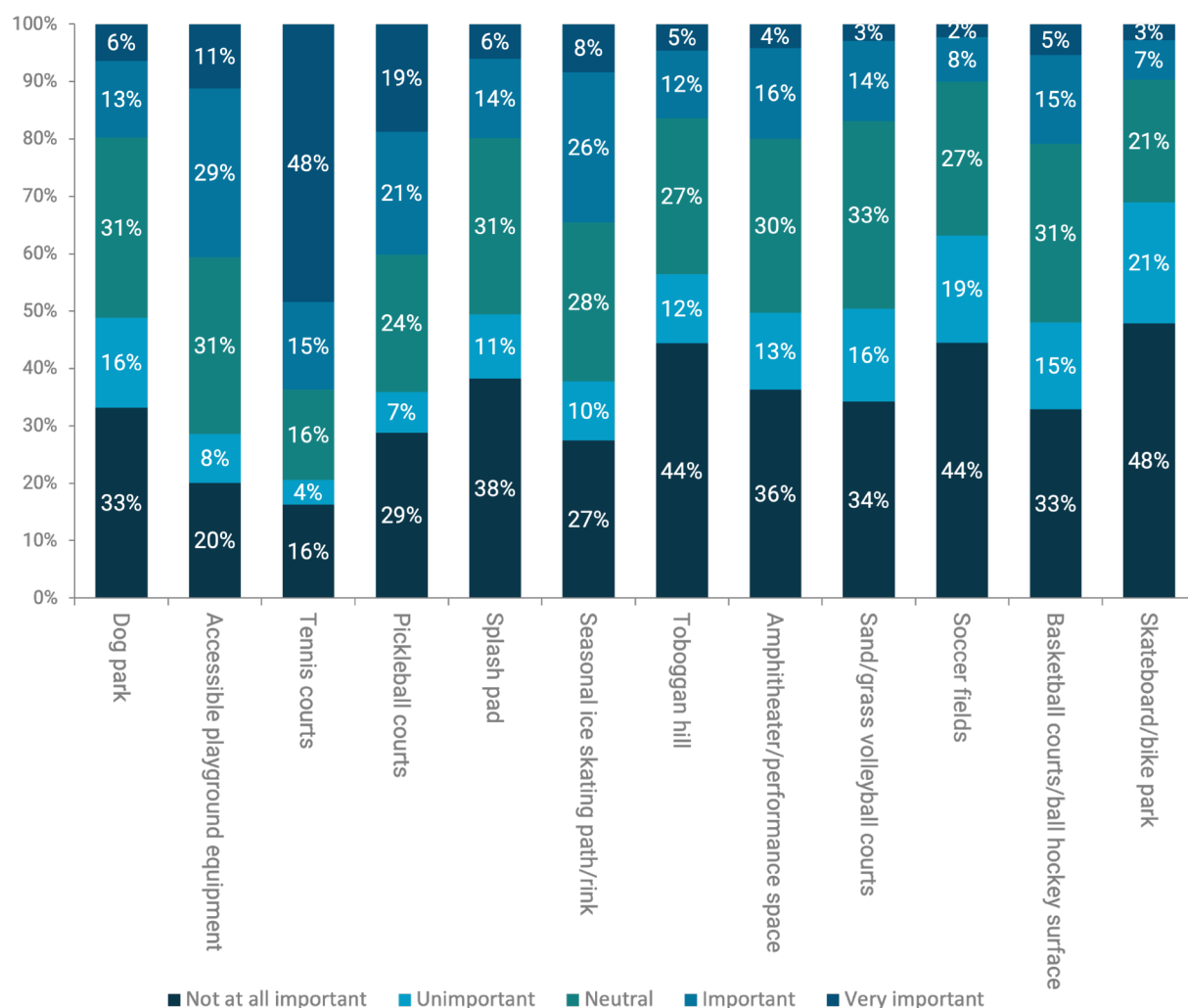
As illustrated in the chart above, naturalized plantings/ shade trees and walking paths are considered to be *very important* or *important* by the majority of respondents – 75% and 63% respectively.

Respondents are less supportive (rating them as *not at all important* or *unimportant*) of public art/ sculptures (48%), interpretive signage (42%) and recognition of truth and reconciliation (36%) as a general enhancement in the park.

2.7 Importance of recreational enhancements in the park

The development of the 130 King St. West property may include several recreational enhancements. The most important of these enhancements (*very important* or *important* ratings) are deemed to be tennis courts (63%), accessible playground equipment (40%), pickleball courts (40%), and seasonal ice-skating path/rink (34%).

Respondents are less inclined (*not at all important* or *unimportant*) to support a skateboard/ bike park (69%), soccer fields (63%) and a toboggan hill (56%), an amphitheatre/performance space (44%) – more than 4 out of 10 respondents rated each of these as not at all important.



Q: The development of the 130 King St West property will include several recreational enhancements. Please rate each of the following on how important they are to you to have in the park.

Total Respondents: 756

2.8 Comments regarding recreational enhancements

One-third of comments mentioned the development of a year-round indoor tennis facility, reflecting strong community interest in racquet sports and a perceived gap in current amenities. A significant number of responses also emphasized the importance of preserving green space and promoting passive uses such as walking trails and seating areas (21%). Other suggestions included pools, picnic spaces, and maintaining or improving current tennis courts, while concerns about over development and noise were also noted.

Key Themes	% responses
Indoor Tennis Facility (Year-Round/Bubbled Courts)	34%
Preserve or Enhance Green Space / Passive Use Only	11%
Walking Trails and Benches	10%
Swimming Pool (Indoor or Outdoor)	7%
Picnic Tables / Seating Areas	6%
Public Access and Maintenance of Existing Tennis Courts	5%
Opposition to Overdevelopment / Noise / Parking Concerns	4%
Outdoor Pickleball Courts	4%
Clubhouse / Community Space	3%
Outdoor Fitness / Gym Equipment	3%
Accessible Playground or Child-Focused Features	3%
Amphitheater / Movies in the Park	2%
Outdoor Skating / Multi-Use Rink	1%
Biodiversity / Native Gardens / Wildlife Habitat	1%
Other Ideas (e.g., Padel, Bike Repairs, Barbecue Pits, Splash Pad, Farmer's Market)	5%

Q: Are there any additional recreation enhancements you would like to see included in the new park? If so, please note them below.

Total Respondents: 231

2.9 Comments regarding the development of 130 King St. West

Additional comments regarding the future of the 130 King St. W. site revealed divided views, with nearly equal levels of opposition to an indoor tennis dome (13%) and support for a year-round facility (12%). Preserving green space and minimizing impacts like noise, traffic, and light pollution were also frequently cited concerns. Many respondents expressed a desire for inclusive, multi-use recreation that serves a broad range of ages and interests, beyond just tennis or pickleball.

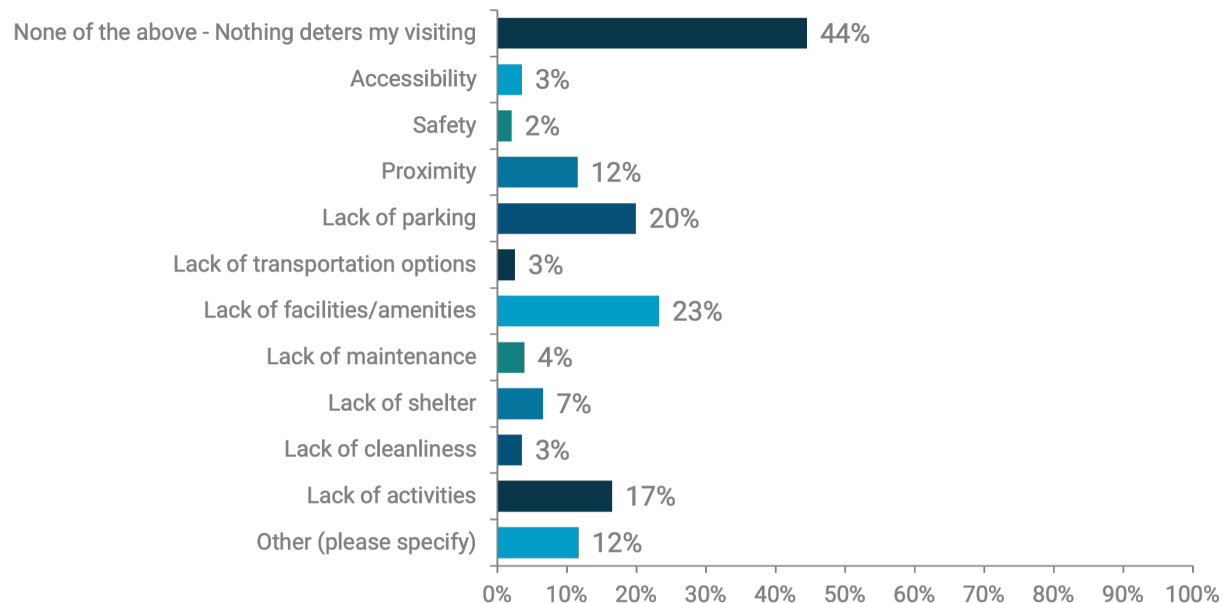
Key Themes	% responses
Opposition to indoor tennis dome at this location	13%
Support for indoor tennis facility (4-court bubble)	12%
Preserve green space / natural environment	12%
Noise, traffic, and light pollution concerns	10%
Equitable and inclusive access / not private or exclusive	8%
Recreation diversity (walking trails, splash pad, basketball, playgrounds)	7%
Opposition to pickleball courts (especially due to noise)	6%
Suggestion to move facilities to Tomahawk or better location	6%
Opposition to commercial use / privatization	5%
Need for year-round public recreation (especially indoor pool)	4%
Infrastructure concerns (Peel & Hwy 26 safety, parking, traffic)	4%
Desire to reflect neighborhood character / small scale	3%
Support for a general community park (inclusive, multipurpose)	3%
Desire for long-term planning / master plan / resident trust	3%
Concern over survey validity / undue influence of racquet group	2%
Use for attainable housing / long-term care suggested	2%

Q: Please provide any additional thoughts, comments or concerns regarding the development of the 130 King St West property in the space below. (Optional)

Total Respondents: 288

2.10 Barriers to visiting parks in the Town of The Blue Mountains

Over 4 out of 10 respondents (44%) are undeterred from visiting existing parks in the Town of The Blue Mountains, while for others, the primary reasons include the lack of facilities or amenities (23%), lack of parking (20%) and lack of activities (17%).

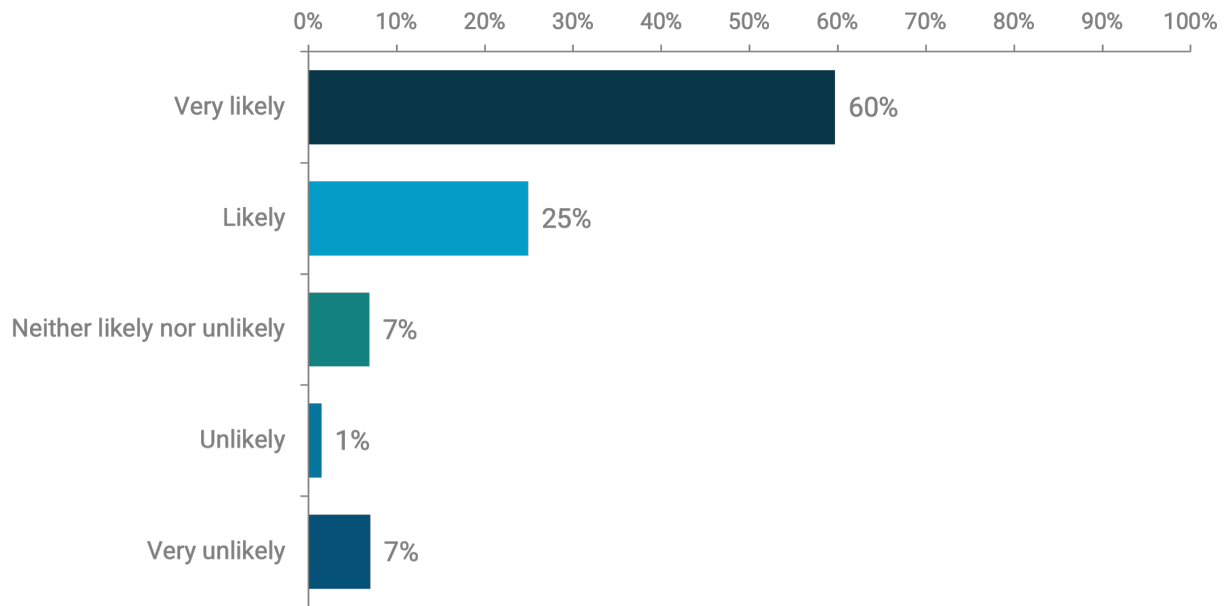


Q: What barriers, if any, prevent you from visiting existing parks in The Town of The Blue Mountains at all or more frequently? (Select all that apply)

Total Respondents: 744

2.11 Likelihood of visiting 130 King St. West Park

A very positive finding is that 85% of respondents indicated that they are very likely or likely to visit 130 King St. West Park once it is complete.

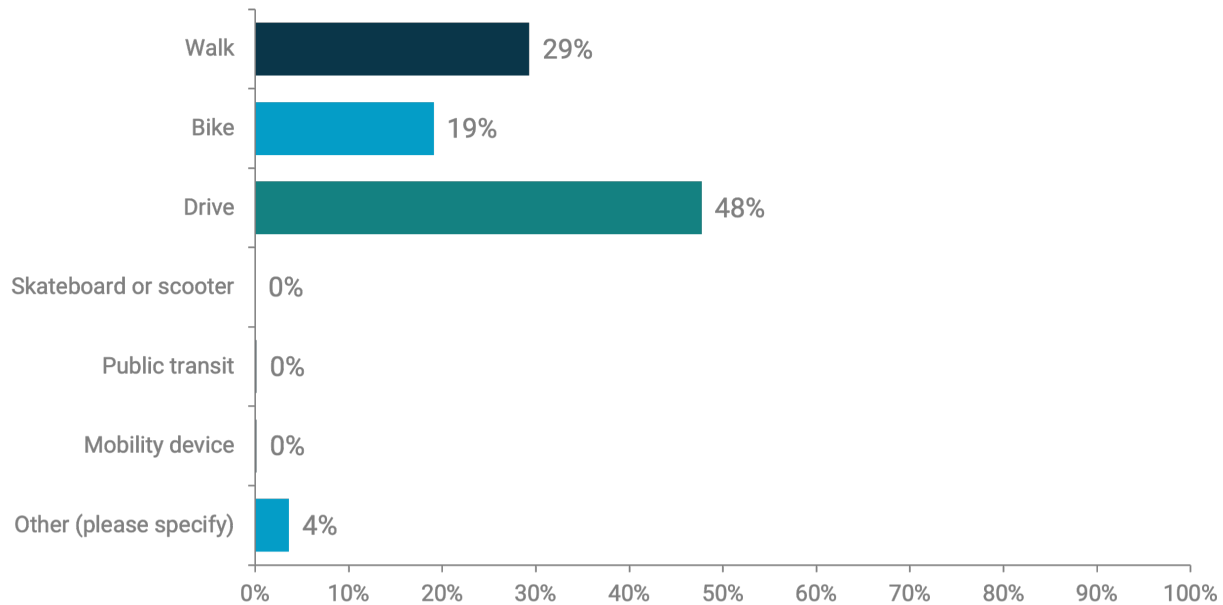


Q: How likely are you and/or your family members to visit the 130 King St West park once completed?

Total Respondents: 739

2.12 Travelling to 130 King St. West Park

In general, driving is likely to be the most prevalent mode of transportation to reach 130 King St. West Park, according to 48% of respondents. Walking and biking are the next most popular choices for 29% and 19%, respectively.



*Q: How would you or your family most likely travel to the planned 130 King St. West park?
(Select the most frequently used method.)*

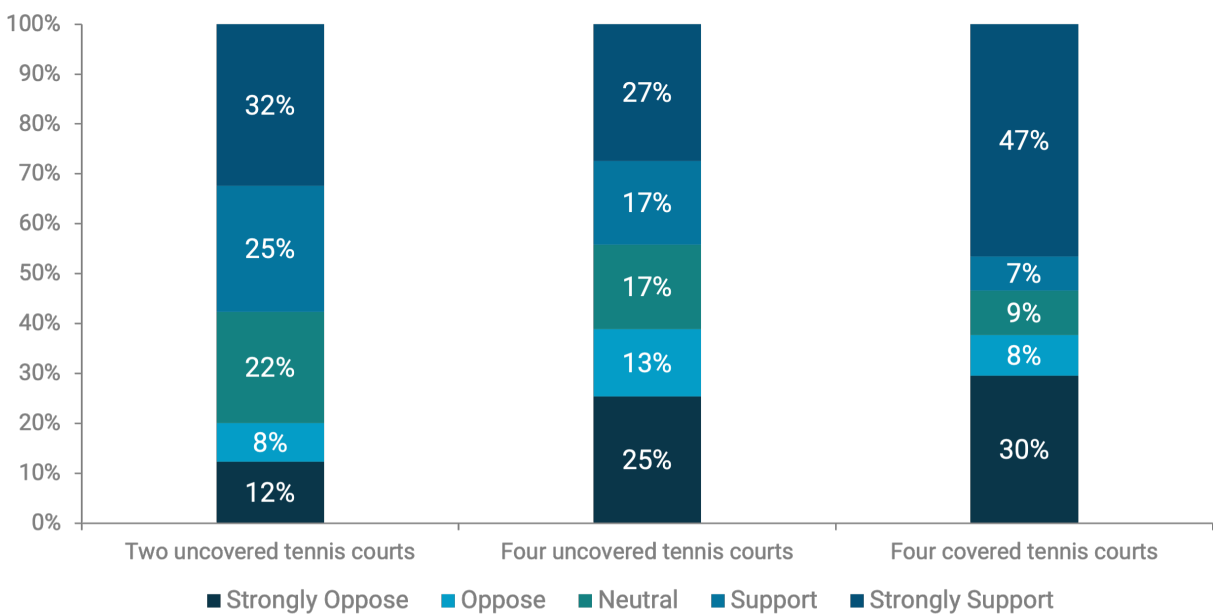
Total Respondents: 744

2.13 Support for tennis courts at 130 King St. West

Survey results indicate the highest level of support was for maintaining two uncovered tennis courts, with 57% of respondents either supporting or strongly supporting that option, while only 20% expressed opposition.

In contrast, opinions were more divided regarding four uncovered courts, with 44% in favour (*strongly supported* and *supported*) and 38% opposed (*strongly opposed* and *opposed*).

The most polarized responses were for four covered courts: while a substantial 47% strongly supported this option, the highest strong support rating of any, opposition was also significant at 38% (*strongly opposed* and *opposed*), showing a sharp divide in community preferences.



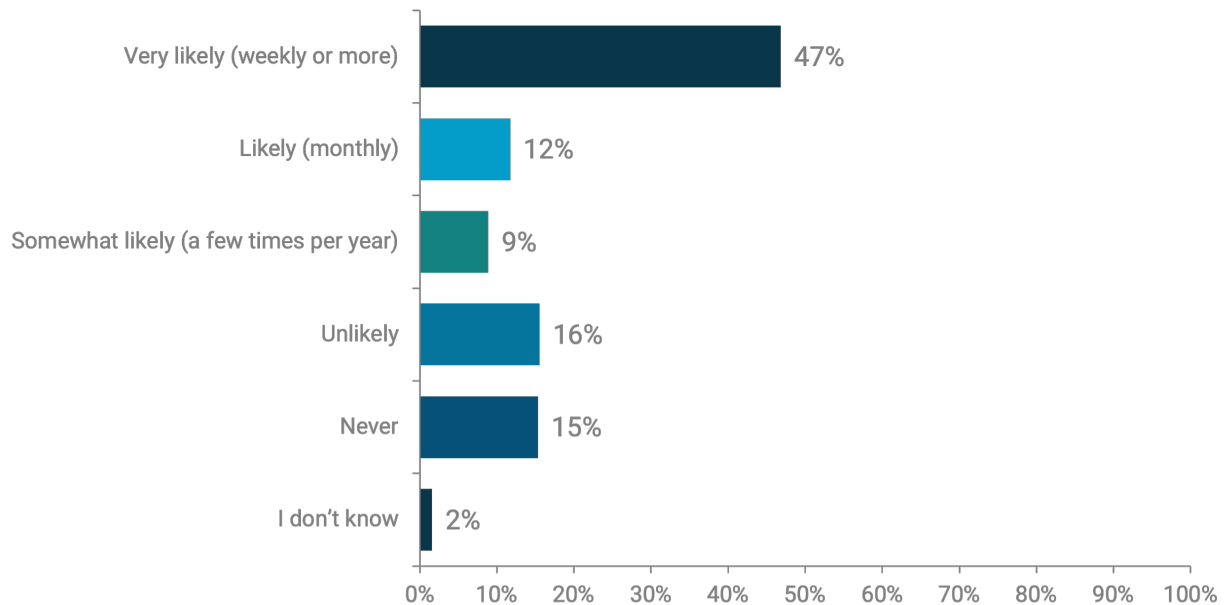
Q: The property currently has two outdoor tennis courts that require renovation. Do you support or oppose the following number of tennis courts on the 130 King St. West property (for public use)?

Total Respondents: 740



2.14 Likelihood of using tennis courts at 130 King St. West

Nearly 6 out of 10 (59%) respondents indicated they are very likely or likely to use the tennis courts at 130 King St. West.



Q: How likely would you or members of your household be to use the tennis courts on this property?

Total Respondents: 741