

# Additional Options Considered

## Play and/or Recreational Amenities

Administration considered five options for play and/or recreational amenities. Option 1: *Provision of a park/playground space within the multi-residential site*, as outlined in the cover report, was chosen by Administration as the preferred option. The following four options were also considered, but not chosen for reasons stated below.

### 2. *Provision of a park/playground space on a separate lot*

Administration and the applicant considered creating a new parcel for a park within Chaparral Meadows, however as the Municipal Reserve dedication has already been met, Administration cannot require additional land dedication.

### 3. *Provision of play stations located along the public utility lot that between Chaparral Valley and Chaparral Meadows*

The idea of play spaces in the public utility lot (PUL) was also discussed at Council. Administration and the applicant investigated this further. Administration also looked at clustering this equipment at the south end of the PUL, away from existing houses as well. Administration is supportive of this option, however the Community Association indicated that they are not in support of this option due to how close the equipment may be located to their back fences. Additionally, the applicant would be required to enter in an optional amenities' agreement, which they are not willing to do at this time and therefore Administration is not pursuing this option further.

### 4. *Provision of a park/playground space at the north end of the subject site, close to the stormwater pond*

Administration also reconsidered a park space at the northern tip of the development, adjacent to the stormwater pond. This option is not supported primarily due to access and maintenance issues along with minimum area standards for parks and open spaces that would require a larger land contribution.

### 5. *Recreational opportunities in the dry pond.*

Finally, Administration investigated opportunities for recreation in the dry pond, located at the southeast corner of the subject site. This option was not supported by Administration due to safety concerns and the grade difference and slope of the pond would not support recreation opportunities.

Administration supports the Direct Control (DC) District which will provide additional outdoor recreational amenity space for residents of Chaparral Meadows and Chaparral Valley to enjoy.

## Community Integration

Administration considered three options for community integration. Option 3: *adding a pathway connection in Chaparral Meadows between homes on the west side of the subject site to*

*provide an additional connection to the future pathway in the PUL* was chosen to implement. The following two options were also considered, but not chosen for reasons stated below.

1. *Placing an easement on an existing home in Chaparral Meadows with an existing utility right-of-way and constructing a pathway connection in Chaparral Valley*

Administration considered placing an easement on an existing home in Chaparral Meadows with a utility right-of-way and constructing a pathway connection in Chaparral Valley. This option would have a significant impact to the homeowner where the easement pathway would be located and would provide a minimal benefit to the community, therefore Administration is not pursuing this option.

2. *Purchasing a single-detached dwelling and removing the home to construct a pathway connection in Chaparral Valley*

Similar to the previous option, purchasing a home in Chaparral Valley to create a pathway connection would be costly with limited benefit to residents in Chaparral Valley and Chaparral Meadows. Some homes along the PUL in Chaparral Valley already have back gates that open onto the pathway. Administration is not pursuing this option.