

Wednesday, May 20, 2020

Mr. Hugo Lalonde
Director of Land Development
Caivan Communities
2934 Baseline Road suite 302
Ottawa, Ontario
K2H1B2

Hello Mr. Lalonde:

Re: Park Analysis Drummond Property

I have reviewed the existing parks in the area surrounding the Drummond property and determined that there will potentially be three Neighborhood parks and one Community park within 400 to 800 meters (5 to 10 minutes walk) of the center of these lands. Black Raven Park which is a large Community Park is in just over a five minute walk, from the center of the Drummond property.

The parks which are near the Drummond property are as follows:

1. Black Raven Park is 3.1 hectares in size and is an existing Community park with multiple high level recreational facilities.
2. Dowitcher Park is a 2.1 hectares Neighborhood to be built in 2020.
3. Half Moon Bay West Neighborhood Park is 3.09 hectares and may be built in the next five years.
4. Caivan Communities Brazeau Neighborhood Park is 1.74 hectares in size and may be built in the next five years.

Please see the attached plan which shows the proximity of these parks to the Drummond property.

The first two parks, which will both be available for use by 2020 include a wide range of facilities:

Black Raven Park : Full size soccer field, community size lit permanent boarded rink/multi use hardcourt with basketball court, extensive play areas , junior senior, swings and sand play, toboggan hill , Water play , shade structure with picnic area, , fitness equipment, pathway system, open lawn.

Dowitcher Park : intermediate soccer and two mini soccer fields, junior, senior play area and swings, sand plan. Bike track for kids 5-2. Shade structure with picnic area, pathway system with bench fit, open space for unstructured play, parking .

Additionally, within the next few years two more parks will be built.

Half Moon Bay West Neighborhood Park fit plan shows a baseball diamond , play area, water play, shade structure, fitness stations, pathways open space. The HMBW Parkette which will be built in 2020 and is just beyond the 800 meter radius will have a double tennis court.

The most recent park fit plan for the Caivan Brazeau Lands indicates various facilities including a full size soccer field , play areas, pathways and open space. The park planner for the area requested that a full

size soccer field be shown in this park as she wants one such facility west of Greenbank road. Therefore, there should be no requirement for a large soccer field in the Drummond Park .

Given the nearby proximity of the three neighborhood size parks and the one community size park and the extensive recreational facilities they will provide, there is no justification for a large neighborhood park or community sized park within the Drummond property.

A park of 1.47 hectares in size would be more appropriate for this development and provide typical facilities that could be accessed in a 5 -10 minute walk such as junior and senior play areas with sand play, shade structure seating, games tables , half basketball key, unstructured play area as well as a passive open space and pathways. A mini soccer field and a single pickleball court could also be included in the park. A water play /splash pad could also be included if funding is sufficient.

All other higher level recreation facilities and full sized fields could easily be accessed in the surrounding neighborhood and community parks.

Best Regards,

Diane Emmerson
Senior Project Manager

Cc: Jennifer Hemmings, Associate