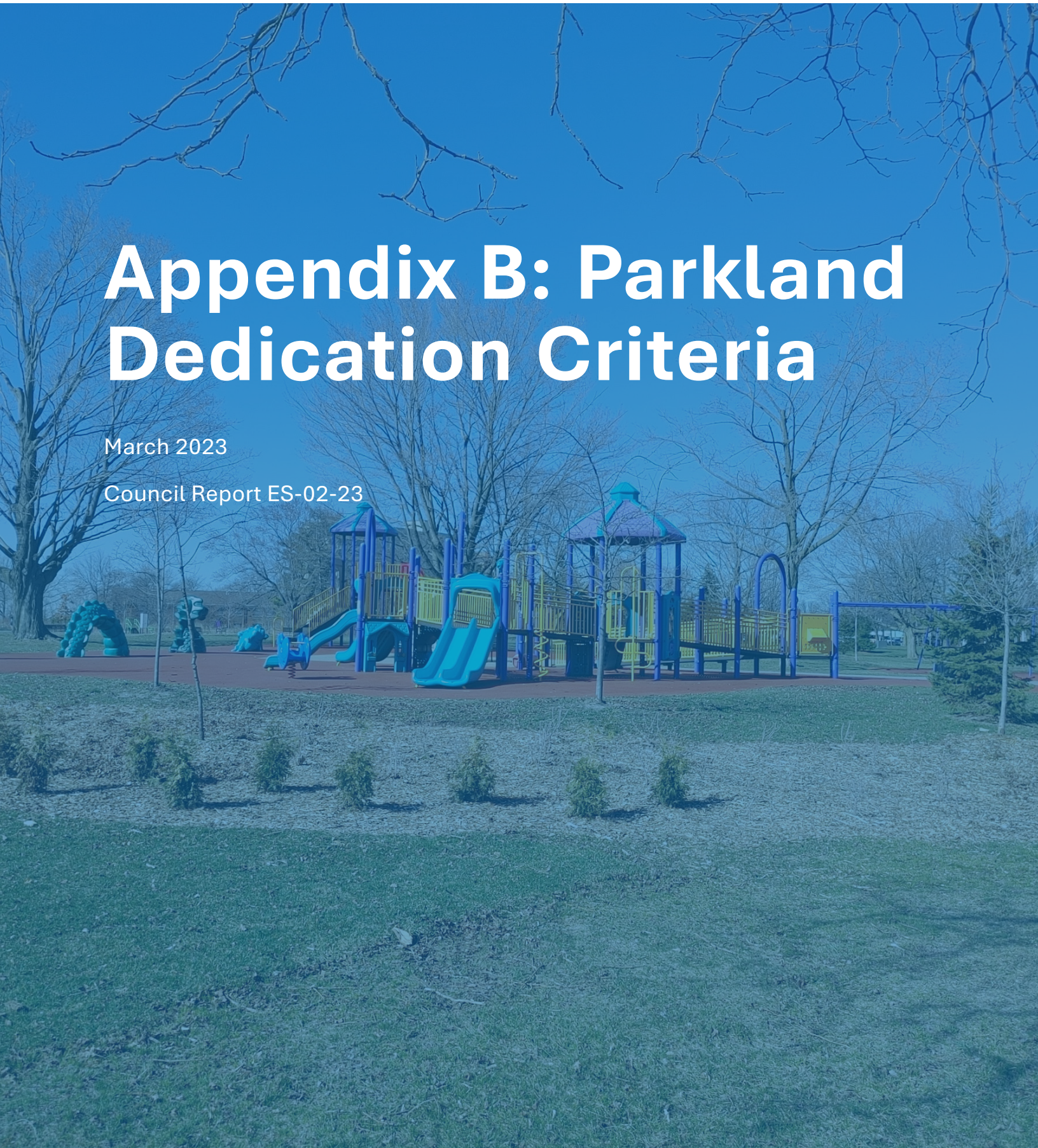


Appendix B: Parkland Dedication Criteria

March 2023

Council Report ES-02-23



In conjunction with this Park Provisioning Master Plan, the City of Burlington's Parkland Dedication Bylaws provide the legal mechanism that enables the City to take defined amounts of either land or cash-in-lieu for parkland purposes. In determining when and where parkland should be taken, there are many factors that the City considers. The most important consideration is meeting the parkland and recreation service needs of the community. Lands that are dedicated and/or acquired must be in a landform and condition to provide the service needs. General parkland criteria has been developed and included in this Appendix to help provide clarity and certainty around the City's requirements for land dedication and acquisition during development applications or City purchases. This criteria has been developed based on the information known at this time, however new information that arises concerning Bill 23 may require future modifications to the criteria outlined.

General Criteria

1. **OFFICIAL PLAN** – New parks should be consistent with and satisfy Official Plan policies, related expressions of Council and all applicable approved City documents.
2. **STREET FRONTAGE** - Except for Linear Parks & Greenways and Ecological Parks, parks should provide a minimum of 50% block frontage onto adjacent street(s) to allow visibility and natural surveillance. A minimum of one pedestrian and one vehicular access point should be from a local road where applicable.
3. **SIZE AND SHAPE** - The shape and configuration of a park should be provided in a regular (square and rectangular) form to allow for flexible and viable programming. Exceptions include Linear Parks & Greenways.
4. **LOCATION** - Where possible, parks should be in close proximity to school blocks, and other civic services (eg. recreation and leisure facilities) to maximize opportunities for facility sharing (e.g. parking, playfields)
 - a. Parkland should not be located adjacent existing or proposed noxious (harmful, poisonous or unpleasant) uses (e.g. garbage storage facility). Refer to all applicable, city, regional, provincial and federal land use guidelines and documents.
 - b. Parkland should be provided in a location that can provide access points from multiple directions.
 - c. Parkland should not be dedicated abutting provincial highways and rail lines; an exception could be park dedicated as a transit plaza. Additional exceptions may be permitted for destination, community, linear & greenways and ecological parks on a site

by site basis. Where permitted, the applicant should provide appropriate buffering to the satisfaction of City staff.

d. On-street parking will not be supported adjacent new parkland.

5. **SITE ASSESSMENT** - Prior to parkland dedication and conveyance by the City, the submission of a Phase 1 Environmental Site Assessment, a Phase 2 Environmental Site Assessment (if applicable) and a Record of Site Condition must be submitted to the City, to ensure the proposed parkland is clean and free of contaminants.

<https://www.halton.ca/Repository/Halton-Region%E2%80%99s-Database-Search-for-Environmental>

6. **SITE CONSTRUCTION** - Land that is to be dedicated as a park should not be used for construction staging or stockpiling of material unless otherwise permitted by the City.
7. **GRADING** - Where parkland is to provide a playfield or sports field, the programmable portion of the park block should be within range of a 2-4% slope to limit the need for retaining walls and the consumption of open space to accommodate grade changes or drainage enhancements. Where retaining walls or similar structures are required to provide viable programming in proposed park blocks, they should be installed entirely on adjacent property.
8. **RESTRICTIVE LANDS** - Lands required for drainage and shoreline protection purposes, lands susceptible to flooding, steep valley slopes, hazard lands and other lands unsuitable for programmable park use, shall not be accepted as parkland conveyance unless otherwise permitted by the City for viable passive recreation purposes (eg. trails).
9. **PARK BASE** – The applicant will be responsible for the design, construction and installation of the required park base improvements/conditions as determined by City staff at the sole cost of the applicant.
10. **DEVELOPMENT APPROVAL** – Where applicable, the applicant shall submit a park block facility fit plan as part of the development approval process. The plan should represent that the park block can be viable to provide for the prescribed amenities as directed by City staff through the approval process.

- 11. URBAN FOREST** – Proposed parkland should be consistent with the goals as set out in the latest version of the City’s Urban Forest Master Plan.

Additional Criteria for POPS, Strata and Encumbered Lands:

- 12.** Land(s) must meet zoning by-law requirements.
- 13.** Fill and/or soil should be proposed at viable depths (1.8m min.) to accommodate structural footings as per the Ontario Building Code and to support tree planting where applicable to specific site design.
- 14.** Land(s) must be at grade and accessible/visible from existing or proposed road right-of-ways or other City owned property. Lands with non AODA compliant grade differences or roof tops will not be considered for parkland credit.
- 15.** Where underground utilities/servicing are proposed on lands considered for parkland credit, all underground utilities/servicing should be amalgamated in a shared concrete sleeve and/or corridor to reduce conflicts during construction. The proposed location of utilities/servicing should be coordinated with City staff through the development approval process.
- 16.** Land(s) should be considered in locations to compliment and/or expand on existing/ proposed parks, open spaces and other planned public spaces where possible. Also consider locations that may highlighting views and heritage structures. Look to integrate design as much as possible.
- 17.** Land(s) should be considered in locations that maximize sunlight and reduce shadow from buildings on the same and adjacent properties.
- 18.** Land(s) adjacent to ground level residential units or service/delivery entrances on the same or adjacent properties should not be considered for parkland credit. Lands adjacent existing or proposed parking lots may be considered. Where permitted, the applicant should provide appropriate buffering to the satisfaction of City staff.

- 19.** Land(s) containing at or above ground infrastructure (vents, grates, etc.) that may cause physical and/or noise obstructions should not be considered for parkland credit.
- 20.** Land(s) containing drainage infrastructure should tie into internal (private) resources unless otherwise directed by City staff.