

Parkland First Policy

Approved By:

Approval Date:

Effective Date:

Revision Approved By:

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Policy Statement

In order to increase parkland provision, where sites subject to development or redevelopment applications are also subject to the City's *Parkland Dedication By-law*, the City will, as a first priority in the development review process, request the dedication of parkland over Cash in Lieu of Parkland (CILP).

Purpose

The purpose of this policy is to increase the availability of parkland as per the Parks and Recreation Facilities Master Plan (2021).

Application

This policy applies to all development and redevelopment sites subject to the City's *Parkland Dedication By-law*.

This policy applies primarily to staff from the Planning, Real Estate and Economic Development department (PRED) and Recreation Cultural and Facilities Services department (RCFS).

Policy Requirements

Staff shall prioritize land over CILP.

Prime consideration for RCFS requesting land dedication instead of CILP will occur when:

- The provision rate of parkland is lower than 2 hectares per 1,000 people, as demonstrated in Map 2 of the Parks and Recreational Facilities Master Plan (2021), and as amended and / or updated from time to time

On development or redevelopment sites that generate a minimum of 400m² of parkland RCFS, at its discretion, may take the maximum amount of parkland permitted as specified by the *Parkland Dedication By-law*. The land dedicated as parkland will meet

the requirements of the *Parkland Dedication By-law* and Park Development Manual, to the satisfaction of RCFS in consultation with PRED.

On development or redevelopment sites that generate less than 400m² of parkland,

- RCFS will generally take CILP. However, where such sites abut an existing or planned municipally owned park, or municipally owned greenspace, land, or a combination of land and CILP may instead be taken. In such cases, the dedicated land will meet the requirements of the *Parkland Dedication By-law* and Park Development Manual, to the satisfaction of RCFS in consultation with PRED.

In all cases, the decision of requesting land dedication over CILP, resides within the purview of RCFS in consultation with PRED.

City departments will work in a coordinated manner to increase acquisition of parkland to:

- Achieve the targets established in the Parks and Recreation Facilities Master Plan, as approved by Council
- Implement Official Plan Policy 4.4.1.2 b, which prioritizes the acquisition of land.

Responsibilities

Staff from PRED must:

- Include the RCFS Parks Planner in all pre-consultation and planning application meetings
- Circulate all planning applications, supporting information and relevant information to the RCFS Parks Planner
- Circulate draft and final Delegated Authority Reports to the RCFS Parks Planner

Staff from RCFS must:

- Determine whether the parcel of land, that is the subject of development or redevelopment, meets the minimum criteria for municipal parkland as per the Parkland Dedication Bylaw and Park Development Manual
- Inform the assigned Planner from PRED and the applicant of the parkland dedication requirements.
 - The General Manager of RCFS may, at their discretion, request land, CILP, or a combination of land and CILP.

The RCFS Parks Planner will approve the location, size and orientation of the park, as informed by the Park Development Manual, the site conditions and proposed development.

Monitoring/Contraventions

All reports to Council and its Standing Committees, as applicable, to the Committee of Adjustment, and delegated authority reports, shall include a statement regarding compliance with this policy.

References

[Park Development Manual](#)

Legislative and Administrative Authorities

[City of Ottawa Official Plan \(2021\)](#)

[City of Ottawa Parks and Recreation Facilities Master Plan \(2021\)](#)

[City of Ottawa Parkland Dedication By-law \(as amended\)](#)

[Planning Act](#)

Definitions

Parkland – A City-owned property that includes land acquired through the development review process under the provisions set out in the *Parkland Dedication By-law*, and lands that are expropriated or purchased by the City for park or recreation purposes. Parkland may be developed to include community buildings, soft and hard surfaces, and active recreational facilities such as play structures, water play and sports fields.

Parkland Dedication By-law – A by-law permitted under Ontario's *Planning Act*, which allows municipalities to require developers to contribute land for parks and / or Cash in Lieu of Parkland (CILP) as part of the municipal approval process for land development and redevelopment.

Enquiries

For more information on this policy, contact:

Manager, Parks and Facilities Planning

Recreation, Cultural and Facilities Services

City of Ottawa