

1. Purpose

The purpose of the Park Dedication Study is to demonstrate the proposed park meets City requirements as listed below for unencumbered land conveyance for park purposes. These requirements are in accordance with the Parkland Conveyance By-law, Parks Plan, Future Directions Parks, Forestry and Environment Plan, Mississauga Official Plan and the *Planning Act*.

2. Who should prepare the Park Dedication Study?

The Park Dedication Study should be prepared, signed, and dated by a Landscape Architect (OLA).

3. When is the Park Dedication Study required?

A Park Dedication Study is required when the Parks and Culture Planning Section has established and confirmed a need for unencumbered park on a site subject to a development application(s) as determined through the review of the Parks Plan and Future Directions. The Park Dedication Study is required to be submitted for the following development applications or as identified by Parks and Culture Planning staff:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Plan of Condominium
- Site Plan Approval

4. Park Dedication Study Requirements

a. Description of the proposal:

- Description of the proposed development
- Description of the site and surrounding area including site location, site configuration and characteristics, applicable Character Area and context map
- Eligible Park Block(s) size as required under the *Planning Act*
- Site statistics
- Site topography and natural features
- Master Plan and associated Phasing Plan including description (if applicable)

b. Site Concept Plan:

- Key map
- Proposed Park Block(s)
- Dimensions and overall size of Park Block(s)
- Proposed building setbacks to Park Block(s)
- Ground floor uses in proposed building(s)
- Adjacent land uses
- Existing and proposed road network including private driveways and laneways
- Internal pedestrian network
- Above and below grade parking
- Existing and proposed easements on development site

c. Demonstration of how the proposed Park Block(s) meets the following criteria by submitting supporting drawings, studies, and documentation:

- **Sun Access Factor:** Demonstrate and describe how the Park Block(s) meets the City's Standards for Shadow Studies (Urban Design Terms of Reference)
- **Pedestrian Wind Comfort and Safety:** Demonstrate and describe how the Park Block(s) meets the City's Pedestrian Wind Comfort and Safety Studies (Urban Design Terms of Reference)
- **Street Frontage:** The Park Block(s) should maximize frontage on a public road(s) to allow access for parks and public recreational purposes and provide a safe environment through clear sightlines, openness and visible entrances
- **Size, Shape, and Configuration:** The shape, size and configuration of the Park Block(s) should be suitable to allow for park facilities, and programming needs identified by Parks and Culture Planning staff
- **Complementary Adjacent Land Uses:** Land uses and development adjacent to the Park Block(s) will complement and be compatible with the Park Block(s). Negative impacts shall be minimized. For example, the Park Block(s) should not be in proximity or adjacent to existing or proposed areas which involve operational activities or negative impacts such as a garbage storage facility, service or delivery entrances and operational infrastructure such as exhaust and intake vents
- **Location:** The Park Block(s) should be located to maximize public access and walkability. The Park Block(s) should not be adjacent to major transportation corridors such as highways and railway lines. Exceptions may be permitted on a site-specific basis subject to appropriate justification and buffers to the satisfaction of the Parks and Culture Planning Section
- **Encumbrances:** The Park Block(s) shall not be subject to any encumbrances by existing or proposed infrastructure such as an underground parking structure, utilities or stormwater infrastructure. Exceptions may be permitted on a site-specific basis by the Parks and Culture Planning Section.

The Park Block(s) will not be subject to heritage designation or listing and not contact any built, landscape or archeological resources or burial sites. Exemptions may be permitted on a site-specific basis by Indigenous Relations, Heritage and Museums, Parks and Culture Planning and Park Operations, Cemeteries.

- **Connectivity:** Demonstrate how the Park Block(s) connects to the City's existing park and open space network (if applicable)
- **Condition:** The Park Block(s) shall not include land used for stormwater management facilities, natural hazard lands, susceptible to flooding, valley slopes, natural area, private amenity areas, heritage buildings or other lands unsuitable for programmable park as identified in the Parkland Conveyance By-law.

5. Summary and Conclusion

The Park Dedication Study should include a conclusion which summarizes how the proposed Park Block(s) meets the above criteria.

6. Other Information

The applicant should ensure all development application materials consistently and accurately identify the proposed Park Block(s) including the architectural drawings, landscape drawings, Planning Justification Report, Draft Official Plan Amendment and Draft Zoning By-law Amendment. Proposed zoning exceptions related to the Park Block(s) should also be identified and accompanied by rationale for why the proposed exceptions are appropriate.