



Interim Parkland Impact Assessment (PIA) Terms of Reference

The Interim Parkland Impact Assessment (PIA) Terms of Reference is based on current [Urban Parks Management Plan](#) principles, targets, and guidelines, but also takes into consideration recently adopted policies and guidelines to assemble parks and open space. Policies from The City Plan and Breathe can be included in the PIA to assess parks and open space distribution. As further work on Breathe implementation is completed, these Terms of Reference will be comprehensively updated to reflect the new standards.

Breathe and The City Plan provide policies to plan and sustain a vibrant city by encouraging connections and integration of parks and open spaces. The Top of Bank policy and Natural Area Systems preserve the ravine system and conserve, protect and restore the biodiversity. Key aspects of these policies are highlighted below:

- [Breathe: Edmonton Green Network Strategy](#) provides strategic direction and policy action to guide open space development, management and use in the future. [The City Plan](#) outlines how the Green and Blue Network is integrated into the built environment through parks, waterways and water bodies, greenways and urban trees. The Green and Blue Network consists of the River Valley and Ravine System, Habitat Greenway, Urban Green Way, Major Recreational Parks and Major Ecological Connections. The Green and Blue Network provide opportunities for people to connect and experience open space and features within districts. The City Plan policies state that Edmonton has full authority in the provision of Environmental Reserve, Municipal Reserve or cash-in-lieu in accordance to Municipal Government Act.
- [The Top of Bank Policy C542A](#) provides a framework to preserve the North Saskatchewan River Valley and Ravine System. The objectives of the policy are to ensure private and public property are protected from slope failure, the river valley is protected from urban development, to provide public access and ensure preservation of the river valley and ravine system.
- [The Natural Area Systems Policy C531](#) provides a framework for conserving, protecting and restoring natural uplands, wetlands, water bodies and riparian areas, as an integrated and connected system of natural area. It also provides information on waterbody delineation and required setbacks.
- [Edmonton's Urban Parks Management Plan \(UPMP\)](#) provides the management framework for decision making and strategic direction to guide City and partner actions in acquiring, developing and maintaining parkland. The UPMP identifies a series of initiatives needed to facilitate implementation, which include creation and submission of a "Parkland Impact Assessment Strategy" for new areas or to assess the impact of development on approved or developed park networks or sites.

Purpose

A Parkland Impact Assessment is a tool to ensure the compilation of open space related data to enable parks planners and developers to plan for and assess parkland requirements. The PIA is prepared by the applicant having regard for the parkland classification system, and UPMP principles, standards and guidelines. The PIA will assist in the timely and constructive review of development application(s). Developers are encouraged to discuss their proposals at an early stage so that unique characteristics of new development areas and identified municipal needs are taken into consideration.

Report Content

1.0 Introduction

- Provide a brief description of the plan area and surrounding area.
- Provide a summary of the Gross Developable Area and the Municipal Reserve and Environmental Reserve that will be dedicated.
- Reference the purpose of preparing the PIA with respect to the existing/approved and proposed parks and open space system.

2.0 Relevant Plans and Policies

- Outline key policies and implementation pertaining to the proposed parks network.
- Outline key policies and implementation pertaining to the conservation of natural areas within the interconnected ecological network.
- Outline key policies and implementation for other Open Spaces pertaining to corridors, utility right of ways, pipelines and stormwater management facilities.

3.0 Proposed Open Space Network

Provide a description of the overall development proposal with a focus on parkland, school and open space components of the proposal.

3.1 Municipal Reserve

- Provide a description of the overall development proposal with a focus on Municipal Reserve (MR) parks. Calculate the approximate allocation of Municipal Reserve/1,000 people.
- Provide an explanation of how allocation and distribution of MR entitlement conforms to The City Plan, Breathe, UPMP, Top of Bank, and Natural Area Systems policies, principles, guidelines and standards.
- If the parkland component of the proposed development is not in compliance with the above policies, the report must provide an explanation and supportive rationale.
- Discuss how the proposal also takes into consideration other factors, such as proximity to parkland in adjacent areas, viewpoint opportunities, concentrations of higher density residential development, and the location of non-residential land uses.
- Describe park type, configuration, road frontage, location and distribution.
- Describe park classification, with respect to UPMP (district park, school parks, urban village parks, pocket parks, and greenways) and respect to Breathe (metropolitan park, district park, community park, pocket park, ecological park).
- State the proposed programming for each park, if known.
- State the proposed location of community league buildings and schools.

3.2 Environmental Reserve

- Summarize background information that affects natural areas, ecology and open spaces as guided by conclusions from technical studies such as Geotechnical Studies, Top of Bank Walk, Ecological Network Reports and Natural Area Management Plans.
- Identify Environmental Reserve claimed by the Crown for participating landowners.
- Identify Environmental Reserve as per Municipal Government Act and other statutory plans.
- Identify natural areas to be retained, waterbodies, and top of bank.
- Describe how natural areas and features of interest have been incorporated into the parkland plan or system.

3.4 Top of Bank Walk

- Indicate whether a Top of Bank (TOB) walk has been conducted for ravine lands to be dedicated as Environmental Reserve, where applicable.
- If a TOB was conducted, the applicant should include the surveyed TOB line agreed between the City Administration and Applicant.
- If a TOB walk is to be conducted in the future the applicant should indicate when the TOB will be conducted, if known.

3.3 Other Open Space

- Provide an overall description of other planned open spaces that include non-credit MR, corridors, utility rights of way, pipelines and stormwater management facilities.
- Describe how other planned open spaces have been incorporated into the parkland plan or system.

4.0 Maps & Statistical Tables

- Prepare a map showing overall parks and open space distribution, including all types of open space.
- Prepare a map of Municipal Reserve parks, showing classification, perimeter and size of each park.
- Prepare a map showing distribution of Municipal Reserve parks. Identify a 0.5 km radius 'circle' from the boundary of all parkland parcels greater than 2.0 hectares located within the plan area. Identify (different line weight, colour, or style) a 0.5 km radius circle for parks between 0.5 and 2.0 hectares. A radius circle is not required for parks less than 0.5 and greenways.
- Prepare a map of Environmental Reserve park and natural areas, showing the estimated size of each park.
- Prepare a statistical table showing Municipal Reserve breakdown and include park classification (UPMP/Breathe), area, perimeter, and percentage of road frontage for parks greater than 0.5 ha (see Appendix I for an example).

For further questions, please contact the Open Space business account:
openspacecircs@edmonton.ca

Parkland Impact Assessment (PIA) Amendments

Neighbourhood Structure Plans are amended from time to time, and if parks and open space are impacted a PIA amendment or PIA memo is required. A PIA amendment is required for major changes and reconfiguration of parks and open space. A PIA memo is required for proposed small shifts to parks and open space. A PIA amendment and PIA memo are required to review if proposed park changes conform to policies, standards and guidelines. Both documents help track changes from the original approved PIA when the Neighbourhood Structure Plan was adopted.

PIA Amendment Report Content

1.1 Introduction

- Provide a brief description of the plan area and surrounding area.
- Reference the purpose of preparing the PIA update with respect to the existing/approved and proposed parks and open space system.

1.2 Existing and Approved Conditions

- Outline existing and approved conditions with a brief description of parkland, school and open space distribution.
- Describe existing park classification, with respect to UPMP (district park, school parks, urban village parks, pocket parks, and greenways).
- Describe existing natural areas, water bodies and top of bank.

1.3 Proposed Amendment

- Provide a description of the overall proposal with a focus on the amendment to parks and open space.
- Outline key policies and implementation pertaining to any new or changed parks within the proposed parks, ecological, and open space network.
- Describe proposed park classification of any new or changed parks, with respect to UPMP (district park, school parks, urban village parks, pocket parks, and greenways) and respect to Breathe (metropolitan park, district park, community park, pocket park, ecological park).
- Provide an explanation of how allocation and distribution of any new or changed parks conforms to The City Plan, Breathe, UPMP, Top of Bank, Natural Area Systems policies, principles, guidelines and standards.
- Provide an explanation of how the new or changed parks impact other factors such as proximity to parkland in adjacent areas, viewpoint opportunities, concentrations of higher density residential development, and the location of non-residential land uses.
- Proposed programming for any new or changed parks, if known.
- Proposed location of community league buildings and schools.

1.4 Maps & Statistical Tables

- Prepare a map showing approved parks and open space distribution, including all types of open space.
- Prepare a map showing the proposed change to parks and open space distribution, including all types of open space.
- Prepare a map of approved Municipal Reserve parks, showing classification, perimeter

and size of each park.

- Prepare a map of the proposed change to Municipal Reserve parks, showing classification, perimeter and size of each park.
- Prepare a map showing approved distribution of Municipal Reserve parks. Identify a 0.5 km radius 'circle' from the boundary of all parkland parcels greater than 2.0 hectares located within the plan area. Identify (in a different colour) a 0.5 km radius circle for parks between 0.5 and 2.0 hectares. A radius circle is not required for parks less than 0.5 and greenways.
- Prepare a map showing proposed change in distribution of Municipal Reserve parks. Identify a 0.5 km radius 'circle' from the boundary of all parkland parcels greater than 2.0 hectares located within the plan area. Identify (in a different colour) a 0.5 km radius circle for parks between 0.5 and 2.0 hectares. A radius circle is not required for parks less than 0.5 and greenways.
- Prepare a statistical table showing approved Municipal Reserve breakdown and include park classification (UPMP/Breathe), area, perimeter, and percentage of road frontage for parks greater than 0.5 ha (see Appendix I for an example).
- Prepare a statistical table showing proposed change Municipal Reserve breakdown and include park classification (UPMP/Breathe), area, perimeter, and percentage of road frontage for parks greater than 0.5 ha (see Appendix I for an example).

PIA Memo Requirements

To support applications that propose small shifts to parkland size or configuration, please provide a short 1-2 page memo addressing:

- A short rationale for the proposed change.
- Illustrations of the approved/proposed park configuration. These can be taken directly from the plan map or NDR.
- The approved and proposed park size (ha).
- The approved and proposed road frontage (please do not include alleys).
- Measurements should be to three decimals.

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Appendix I

	Breathe Classification	UPMP Classification	Area (ha)	Perimeter	Road Frontage (%)
Municipal Reserve					
P1	<i>Eg. District Park</i>	<i>Eg. District Activity Park</i>	40.500	3,600 m	75%
P2	<i>Eg. Community Park</i>	<i>Eg. School and Community Park</i>	7.125	1,003 m	50%
P3					
P4					
P5					
NA1 (NW123)	<i>Eg. Ecological Park</i>	<i>Eg. Natural Area</i>	3.120	450 m	30%
NA2					
Greenway MR	<i>Eg. Greenway</i>	<i>Eg. Greenway</i>	0.351		n/a
etc.					
Total MR			51.096		
Environmental Reserve					
W1 (NW333)	<i>Eg. Ecological Park</i>	<i>Eg. Natural Area</i>	1.600 + 0.510	575 m	27%
W2			Feature + Buffer		
etc.					
Total Wetland ER			2.110		
Non-Reserve Open Space					
Greenway (not MR)					
Other (specify) <i>Pipeline</i>	<i>Eg. Utility Corridor</i>	n/a	14.450		
etc.					
Total Other			14.450		
Total Open Space			67.656 ha		