

Terms of Reference (ToR): Community Design Guidelines (CDG)

For Industrial Secondary Plans

Scoped Terms of Reference for Industrial Secondary Plans

The CDG for Industrial Secondary Plans shall be prepared following the below structure and as applicable. If there are any concerns, please contact Urban Design staff for guidance before advancing with the CDG.

1. Introduction:

- 1.1 Purpose of the Document
- 1.2 Location and Site Context
- 1.3 Opportunities and Site Context

2. Community Design Vision

- 2.1 Vision for the Secondary Plan in alignment with the Town's Policy framework (Reference ONLY specific sections implemented within the design, do not repeat/duplicate policy language)
- 2.2 Guiding principles for Secondary Plan Area

3. Community Design Framework Plan (Overview of the structuring elements that aligns with the vision and intend to inform the high-level secondary plan Land Use Schedule).

- 3.1 Primary Land Use
- 3.2 Major Road network
- 3.3 Transit network (if any)
- 3.4 Storm Water Management Facility Location

4. Community Design Plan

- 4.1 Interface with existing Natural Areas
- 4.2 Interface with existing development
- 4.3 Gateways and Entrances
- 4.4 Street Network and Mobility
- 4.5 Stormwater Management Facilities
- 4.6 Natural Heritage System (NHS)
- 4.7 Landscape and Streetscape Design

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5. Built Form Design with demonstration plans

- 5.1 Site layout and building orientation
- 5.2 Loading and Parking
- 5.3 Entrance
- 5.4 Façade articulation and external materials
- 5.5 Signage and wayfinding
- 5.6 Screening of mechanical equipment
- 5.7 Enhanced architectural treatment for priority locations and Prestige Employment
- 5.8 Amenity Area Design for employees

6. Sustainable Development & Smart Town Initiatives

(Highlight the initiatives that comply with the Town approved Green Development Standards (GDS) and the Region's Healthy Development Assessment (HDA) in this planned area)

- 6.1 Low Impact Development
- 6.2 Renewable Energy
- 6.3 District Energy (if any)

Please note that the Town has recently approved the Comprehensive Town Wide Design Guidelines (TWDG), and we would like to reiterate that the CDG should be concise and not replicate guidance provided in the TWDG's but instead offer supplementary details specific to the industrial area.