

Neyagawa Urban Core (NUC) Area Design Plan

DRAFT Terms of Reference – December 20, 2023

Background

- The future development of the Argo Neyagawa property requires a coordinated approach to address servicing, vehicular access, stormwater management, conveyance of natural heritage system and natural hazard lands, etc.
- Preparation of an Area Design Plan will facilitate determination of the net developable area and identify all development constraints for this area.

Content

- An Area Design Plan shall be prepared for the Neyagawa Urban Core Study Area delineated in the October 4, 2021 Planning Services Department report to Planning and Development Council.

The Area Design Plan shall:

- Identify constraints in the context area that impact the Argo Neyagawa property.
 - o Specific constraints will include, but are not limited to, natural hazards and natural features. Identification of these constraints shall be based on a scoped Environmental Implementation Report for the Argo Neyagawa property.
- Provide a comprehensive development framework for the entire focus area.
- Demonstrate how development on individual sites within the Argo Neyagawa property will integrate into the comprehensive development framework for the entire focus area.
- Demonstrate conformity with the following:
 - o Proposed Official Plan Amendment policies and figures of the North Oakville East Secondary Plan
 - o Region of Halton Official Plan
 - o Growth Plan for the Greater Golden Horseshoe
 - o Provincial Policy Statement
- Provide details, including but not limited to:
 - o The location, size and general configuration of stormwater management ponds
 - o The detailed road pattern with access point(s)
 - o The specific boundaries of neighborhood land use categories and other designations,
 - o The density and distribution of residential building types,
 - o How the proposal addresses the Town's Implementation Strategy,
 - o The location, alignment and boundaries of medium constraint streams, natural heritage system areas and provincially-significant wetlands (PSWs), and
 - o Co-ordination with land uses and road patterns for lands outside the Argo Neyagawa property and within the Neyagawa Urban Core Study Area.