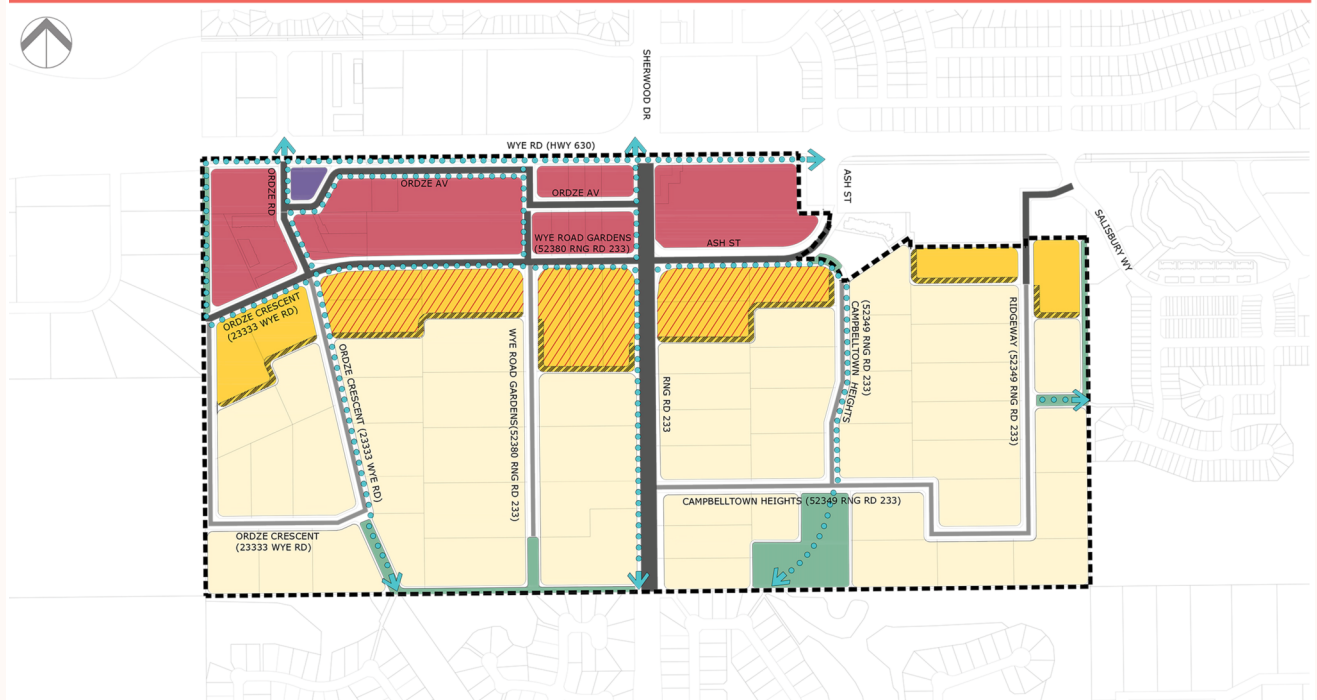


Land Use Scenario A

South of Wye ARP Project



Legend

Rural Collector	Country Residential	Municipal Lands
Urban Collector	Medium Density Residential	Open Space
Rural Local	Mixed Development - Commercial and Residential	Transition / Buffer
Active Transportation Connection	Mixed Development - Community Commercial and Residential (Community Commercial to be considered only when adjacent to Urban Collector Street)	South of Wye ARP Project Boundary

What do you need to know about this Scenario?

- Land Use Scenario A proposes the most opportunity for redevelopment within the Project Area.
- Urban redevelopment opportunities are proposed within the existing commercial area south of Wye Road and along almost the entire northern edge of the existing Country Residential area.
- The majority of the existing Country Residential area is proposed to remain as Country Residential with potential opportunities for lot-splitting

Land Use Scenario A

What will stay the same in this Scenario relative to Scenarios B or C?



Urban Redevelopment

- The existing commercial area south of Wye Road is proposed for Mixed Development –Commercial and Residential.
- Parcels proposed for urban redevelopment will be required to provide a transition/buffer where adjacent to Country Residential parcels.
- Similar to Scenario B, where Mixed Development – Community Commercial and Residential is proposed, community commercial would only be considered where adjacent to an Urban Collector.
- The Country Residential area will have consideration for Country Residential lot-splitting where technical requirements can be met.



Streets

- Ordze Rd. south of Ordze Ave is proposed to be upgraded to an Urban Collector in Scenarios A and B.
- East-west Wye Road Gardens (52380 Range Road 233) is proposed to be upgraded to an Urban Collector.



Active Transportation Connections

Active Transportation Connections are proposed:

- Along Range Road 233.
- North/south along Ordze Crescent (23333 Wye Road) and Ordze Road connecting to Wye Road.
- Between Ordze Crescent (23333 Wye Road) north/south and Range Road 233.
- Along Campbelltown Heights (52349 Range Road 233) through the County-owned Open Space parcel in Campbelltown Heights.
- Between Ordze Ave and Wye Road Gardens (52380 Range Road 233).

Land Use Scenario A

What will be different in this Scenario relative to Scenario B or C?



Urban Redevelopment

- Mixed Development – Commercial and Residential is proposed for the parcel north of Ordze Crescent (23333 Wye Road) adjacent to the existing south of Wye Road commercial area.
- Mixed Development – Community Commercial and Residential is concentrated between Ordze Crescent (23333 Wye Road) and Campbelltown Heights (52349 Range Road 233) directly south of the existing commercial area south of Wye Road.
- Medium Density Residential is proposed west of Ordze Crescent (23333 Wye Road).
- Medium Density Residential is proposed for two parcels in Campbelltown Heights along the north boundary of the Project Area adjacent to Ridgeway (52349 Range Road 233).



Streets

- A new east-west Urban Collector is proposed between Ordze Crescent (23333 Wye Road) and Wye Road Gardens (52380 Range Road 233).
- A new north-south Urban Collector is proposed to connect Ordze Av to Wye Road Gardens (52380 Range Road 233).
- East-west Ordze Crescent (23333 Wye Road) is proposed to be upgraded to an Urban Collector.
- The northern portion of Ridgeway (52349 Range Road 233) is proposed to be upgraded to an Urban Collector.
- Ordze Road south of Ordze Ave is proposed to be upgraded to an Urban Collector in Scenarios A and B but not in Scenario C.

Land Use Scenario A

What will be different in this Scenario relative to Scenario B or C?



Active Transportation Connections

Active Transportation Connections are proposed:

- Along the east-west Ordze Crescent (23333 Wye Road) directly south of the existing commercial area south of Wye Road.
- Along the west boundary of the Project Area within County-owned Open Space connecting from Ordze Crescent (23333 Wye Road) to Wye Road.



Example illustration of Mixed Development - Commercial and Residential in existing commercial area south of Wye Road.



Example illustration of a buffer/transition where urban redevelopment is proposed adjacent to Country Residential.