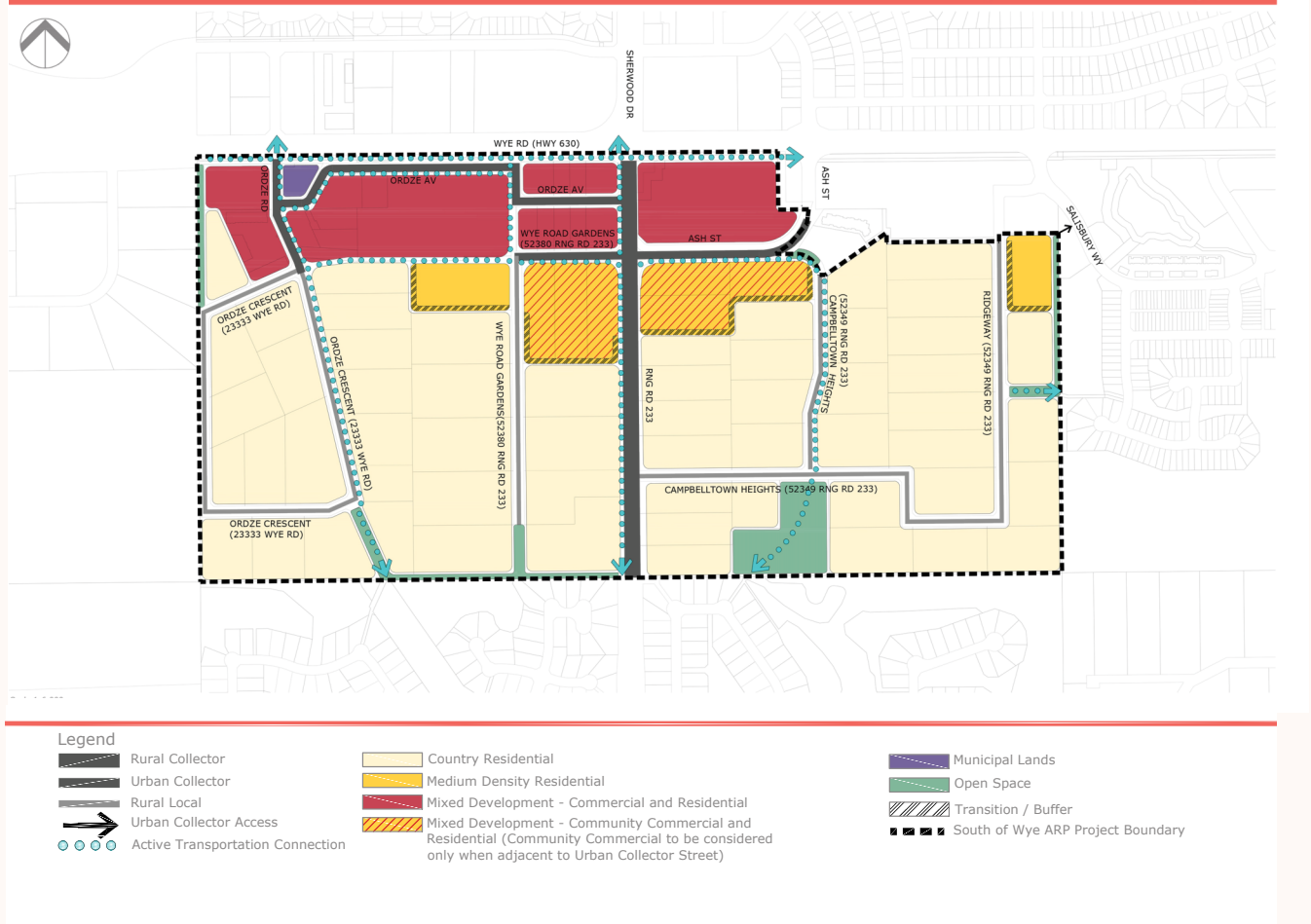


# Land Use Scenario B

## South of Wye ARP Project



### What do you need to know about this Scenario?

- Land Use Scenario B proposes less opportunity for redevelopment in comparison to Land Use Scenario A, but more redevelopment in comparison to Land Use Scenario C.
- Urban redevelopment opportunities are proposed within the existing commercial area south of Wye Road and along a portion of the existing Country Residential area adjacent to the existing commercial 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 B

## What will stay the same in this Scenario relative to Scenarios A 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.
- Where Mixed Development – Community Commercial and Residential is proposed, community commercial would only be considered where adjacent to an Urban Collector, similar to Scenario A.
- The Country Residential area will have consideration for Country Residential lot-splitting where technical requirements can be met.



### Streets

- Ordze Road south of Ordze Ave is proposed to be upgraded to an Urban Collector similar to Scenario A.
- 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) 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 B

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



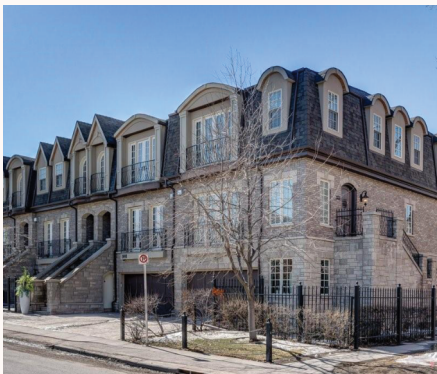
### Urban Redevelopment

- Mixed Development – Community Commercial and Residential is concentrated east of Wye Road Gardens (52380 Range Road 233) and west of Campbelltown Heights (52349 Range Road 233).
- Medium Density Residential is proposed for one parcel west of Wye Road Gardens (52380 Range Road 233).
- Medium Density Residential is proposed for one parcel in Campbelltown Heights along the north boundary of the Project Area, adjacent to Ridgeway (52349 Rang Road 233).



### Streets

- Access for the proposed Medium Density parcel along Ridgeway be provided through through the adjacent parcel to the east, connecting to Salisbury Way.
- Ordze Road south of Ordze Ave is proposed to be upgraded to an Urban Collector.



Example illustration of a Mixed Development - Community Commercial and Residential proposed for some parcels directly south of the existing commercial area south of Wye Road.



Example illustration of an Active Transportation Connection.