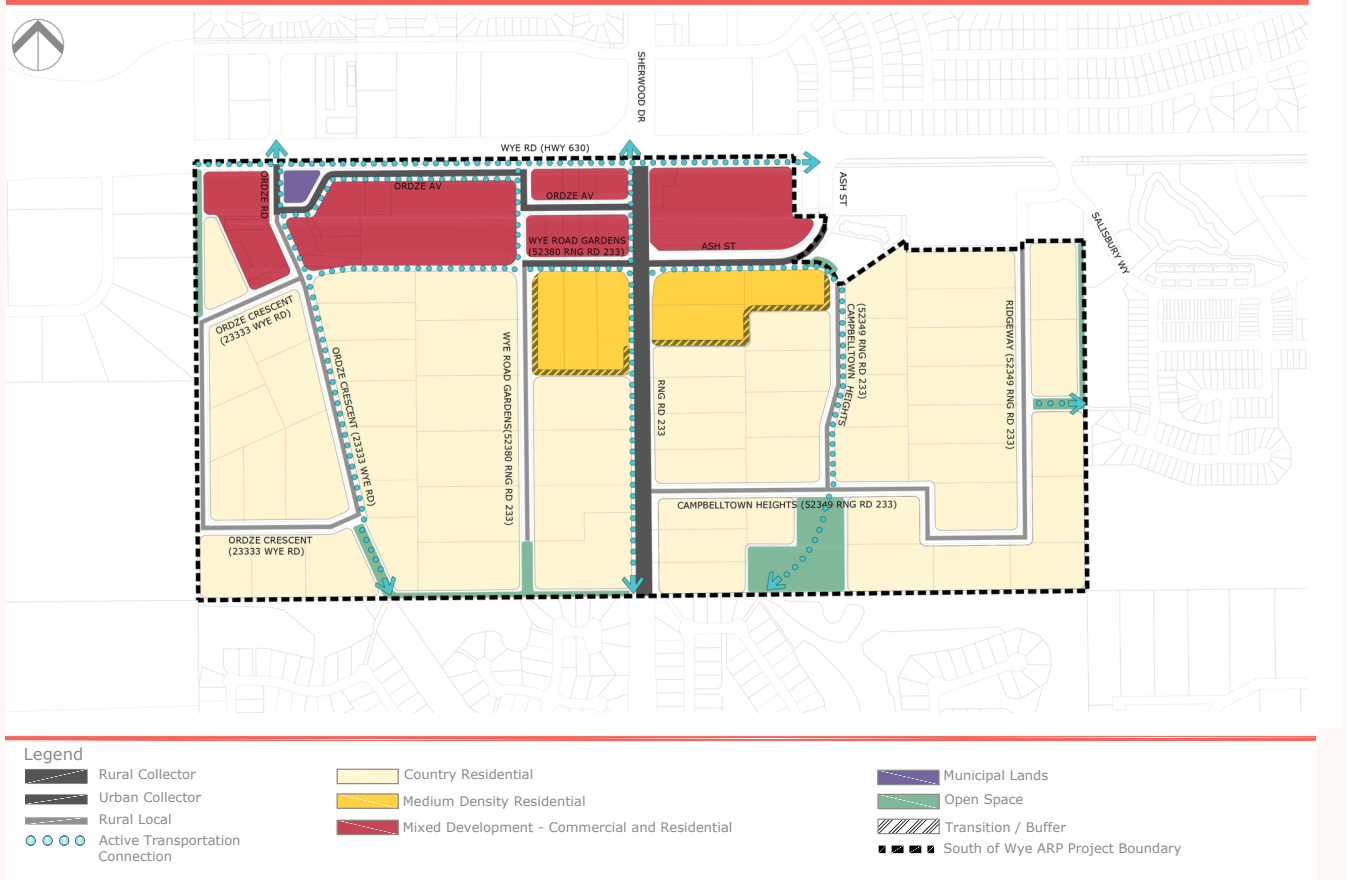


Land Use Scenario C

South of Wye ARP Project



What do you need to know about this Scenario?

- Land Use Scenario C proposes the lowest opportunity for redevelopment within the Project Area.
- Urban redevelopment opportunities are proposed within the existing commercial area south of Wye Road and Medium Density Residential is proposed 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 County Residential with potential opportunities for lot-splitting

Land Use Scenario C

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



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.
- The Country Residential area will have consideration for Country Residential lot-splitting where technical requirements can be met.



Streets

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

Land Use Scenario C

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



Urban Redevelopment

- Scenario C does not propose any Mixed Development – Community Commercial and Residential.
- Medium Density Residential is concentrated east of Wye Road Gardens (52380 Range Road 233) and west of Campbelltown Heights (52349 Range Road 233) directly south of the existing commercial area south of Wye Road.



Example illustration of Medium Density Residential proposed for some parcels directly south of the commercial area south of Wye Road.



Example illustration of Country Residential proposed to be retained in the majority of the existing Country Residential area.