



South of Wye ARP Project

Final Vision and Guiding Principles

April 6, 2021

Vision

The area south of Wye Road is well-established and attractive for residents and visitors, with existing country residential, commercial, and community services.

Redevelopment of country residential parcels will be limited in order to retain the country residential character of the area.

Redevelopment that does occur will work towards supporting a mix of uses within and adjacent to the existing commercial area south of Wye Road, enhancing public open spaces and conserving natural areas.

Over time, the transportation network will be improved with better connections and will be safe for all modes, ages and abilities.

Guiding Principle #1 Retain country residential character

The existing country residential area will maintain its predominant country residential land use. The redevelopment of existing country residential parcels for urban development will be limited and will require appropriate buffering and land use transitioning to adjacent country residential uses.

Guiding Principle #2 Limit redevelopment of the existing country residential area

Redevelopment within the country residential area will only be considered where transportation and utility requirements can be met. The type of redevelopment will be limited to re-subdivision for urban development where it is adjacent to the existing commercial area south of Wye Road or for country residential lot-splitting.

Country residential lot-splitting will be limited to existing country residential parcels where large parcel sizes can be maintained for country residential purposes.

Re-subdivision for urban development, such as commercial, community services, or higher density forms of housing, must be located adjacent to the existing commercial area south of Wye Road and include appropriate buffering and land use transitioning to adjacent country residential uses.

Guiding Principle #3 Conserve and integrate natural areas

Publicly owned natural areas will be retained and incorporated into an overall open space network. For parcels that redevelop, efforts will be made to retain and sensitively integrate their key natural areas, where possible, to enhance the ecological value of the area.

Guiding Principle # 4 Support a mix of uses in the existing commercial area south of Wye Road

The existing commercial area south of Wye Road will have the opportunity to redevelop into a mix of uses to ensure flexibility for the future. Redevelopment of this area could take the form of a variety of commercial uses, community service uses, as well as accommodate higher density forms of housing, and will include appropriate buffering and land use transitioning to adjacent country residential uses.

Guiding Principle # 5 Enhance public open spaces and community amenities

Publicly owned lands will be used to promote community interaction and to increase public recreation. The commercial area south of Wye Road will enhance its public spaces, to create amenities and connections that ensure the safety and comfort of all users.

Guiding Principle #6 Improve the transportation network

Where appropriate, transportation upgrades to accommodate modes including vehicles, pedestrians, and cyclists will be required to support redevelopment. The local active transportation network will be expanded to increase connectivity between country residential areas, publicly owned lands, commercial amenities, and transit facilities.

Range Road 233 will be managed and maintained as a key arterial connection and will include active transportation infrastructure.