

South of Wye Area Redevelopment Plan (ARP) project

Priorities Committee

September 15, 2020

Agenda

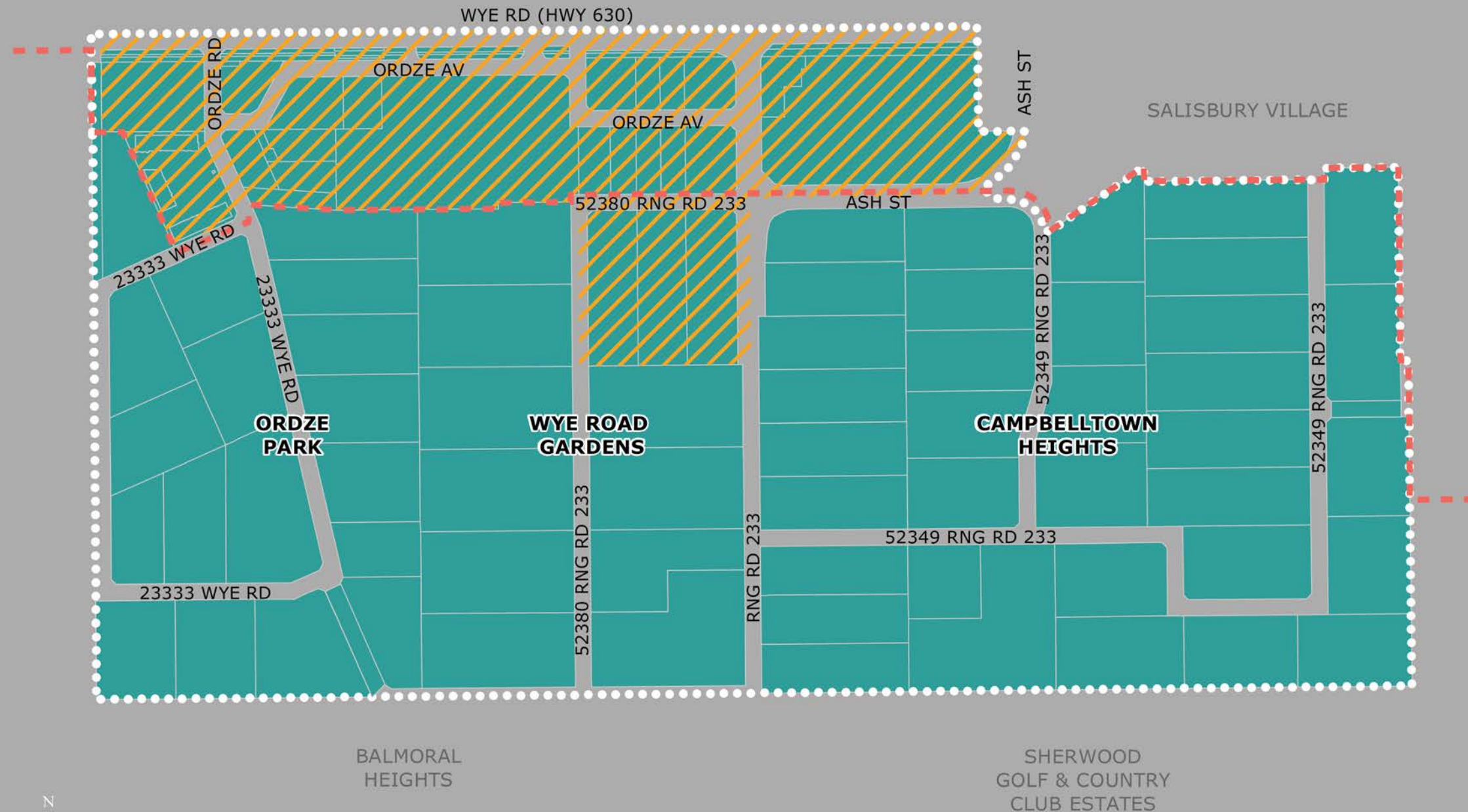
1. Introduction
2. Consulting team
3. Project timeline
4. Background research
5. Engagement
6. Next steps - engagement



Introduction

- The purpose of this project is to create a new ARP for Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions.
- The project will also update the existing South of Wye Road ARP.

- South of Wye ARP Project Boundary
- Existing South of Wye Road ARP
- Urban Service Area Boundary



Introduction

- Residents and stakeholders have had questions regarding the future of Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions, given their proximity to Sherwood Park and recent development occurring on lands adjacent to the area.
- Council has directed Administration to undertake this project in order to provide residents and stakeholders an overall plan for the future.
- The existing South of Wye Road ARP was originally completed in 1986 and has since been amended. It will require an update in order to ensure coordination of land use and servicing in the area.

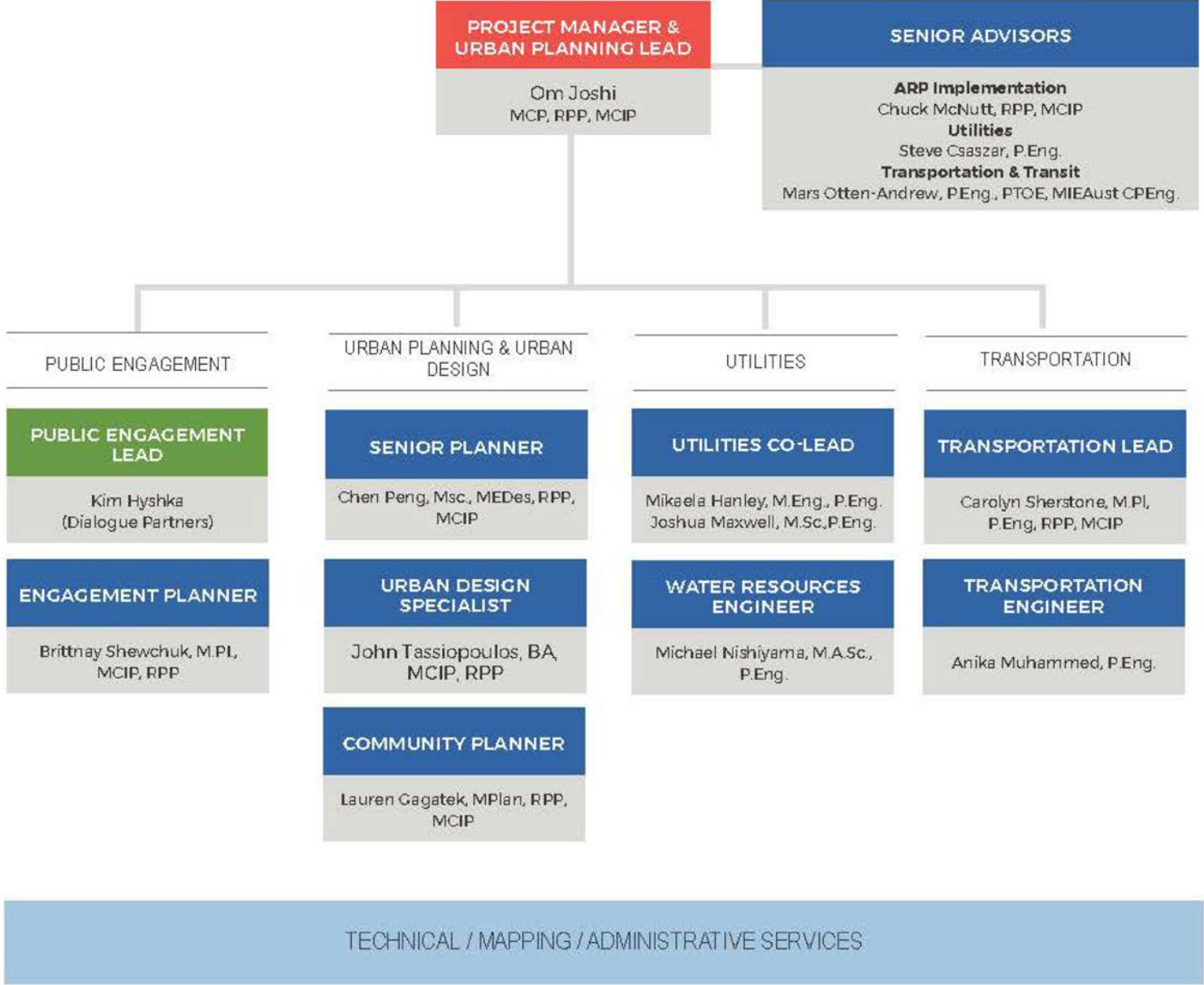
Consulting team

Om Joshi – WSP, Project Manager & Urban Planning Lead

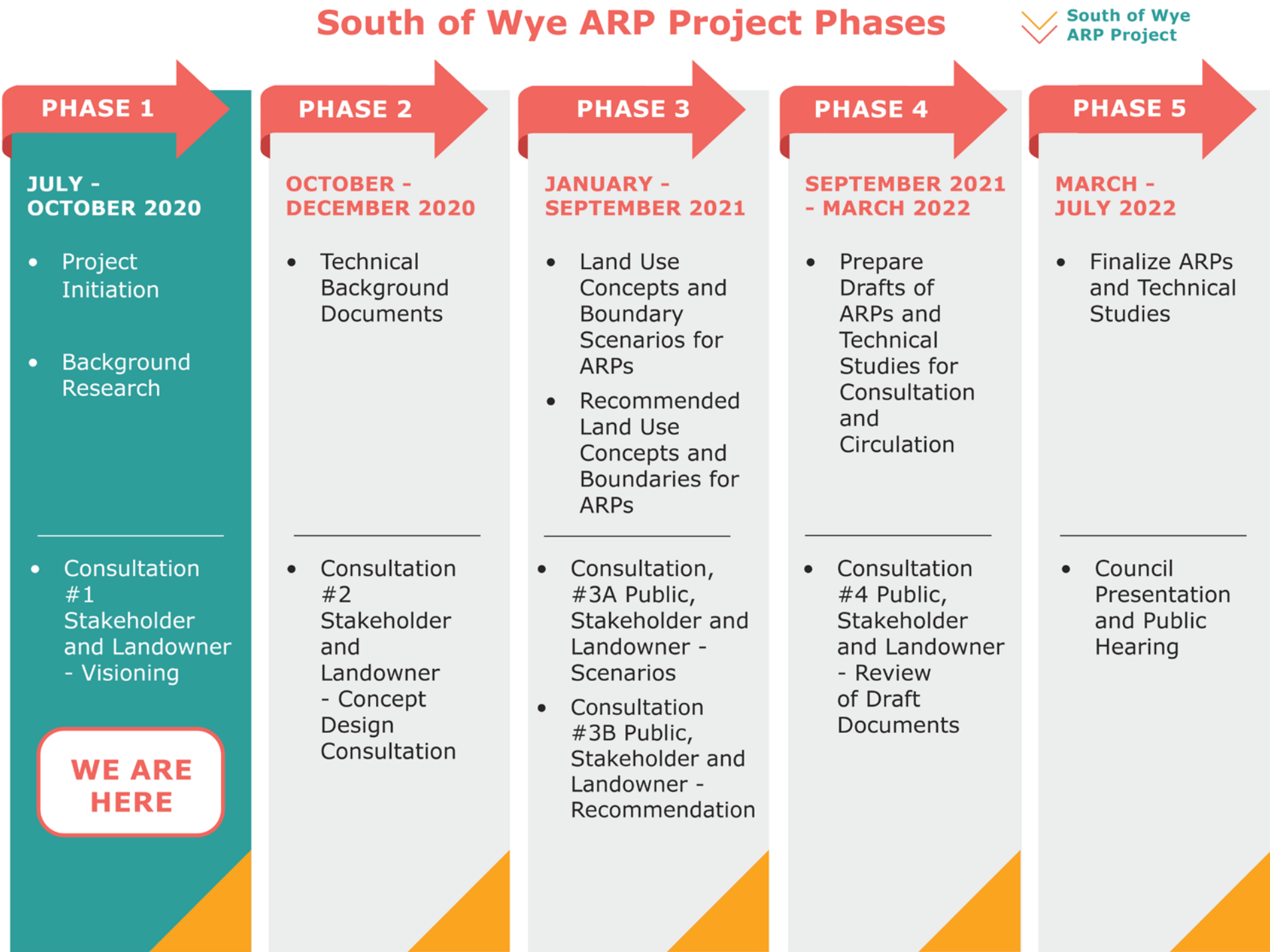
Kim Hyshka – Dialogue Partners, Public Engagement Lead



Consulting team



Project timeline



Background research

Opportunities and constraints



Project area

Natural features

Generalized land uses

Building footprints




Street classifications

Pedestrian network

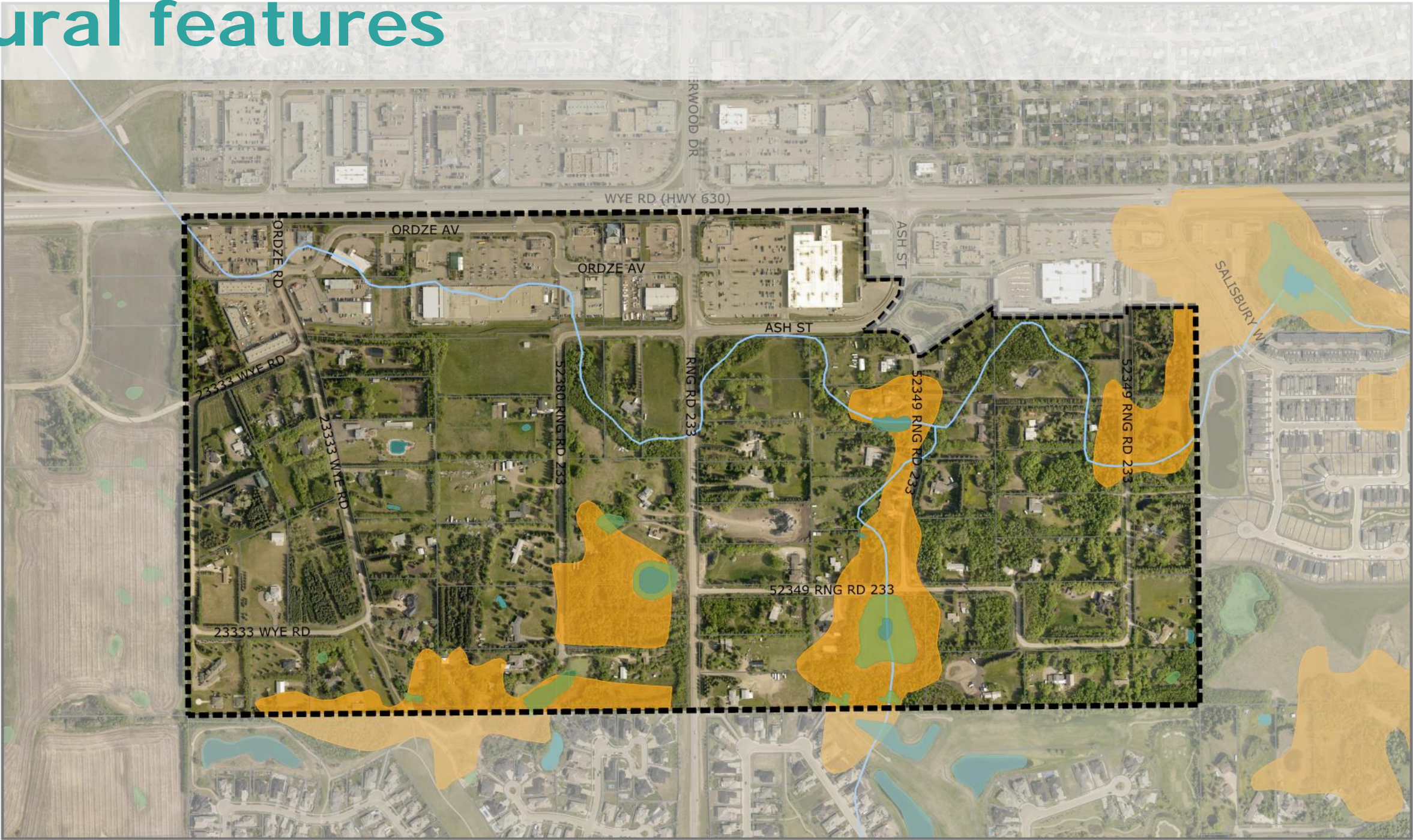
Project area




Scale 1:6,000

-  South of Wye ARP Project Boundary
-  Existing South of Wye Road ARP
-  Urban Service Area Boundary

Natural features

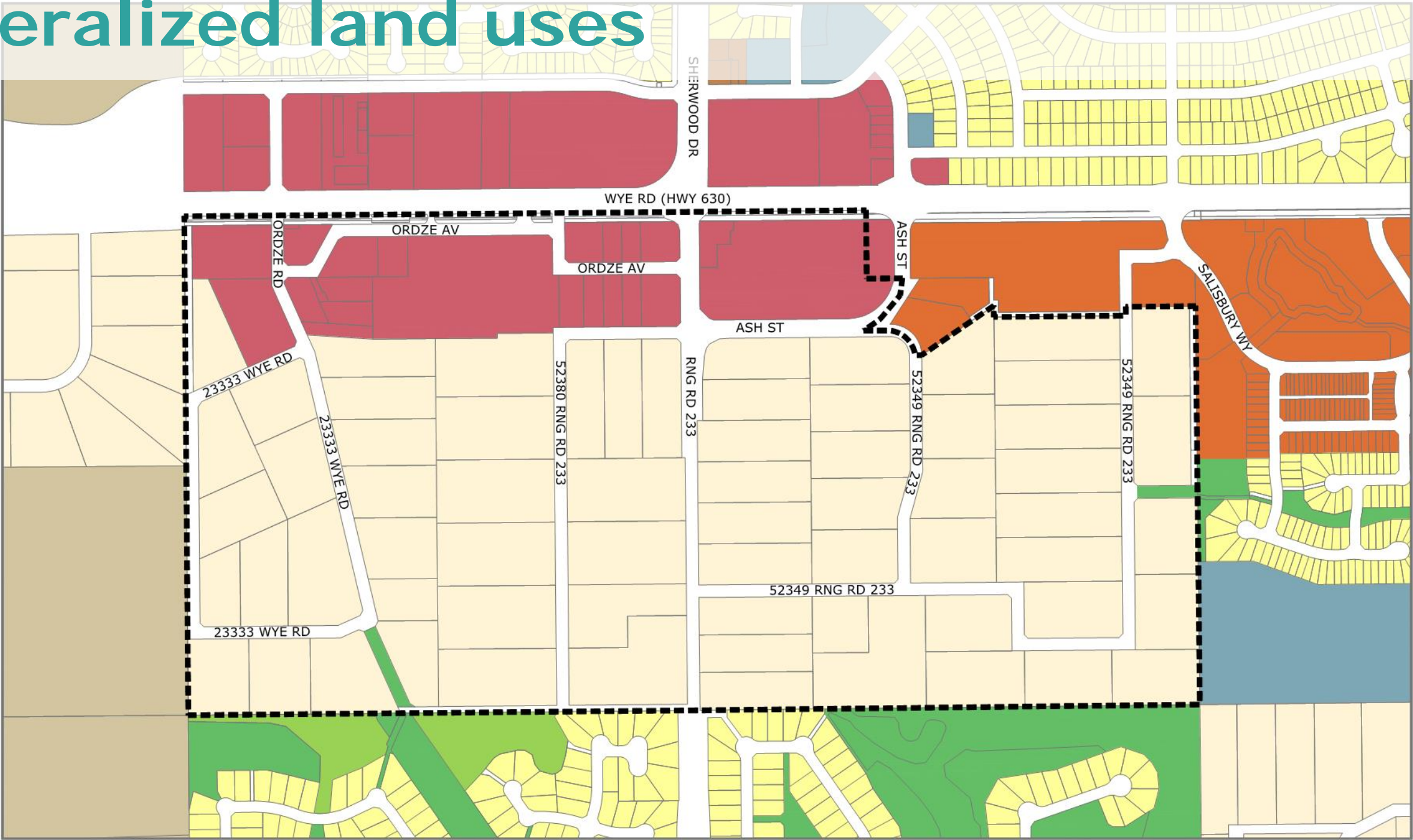


Scale 1:6,000

- South of Wye ARP Project Boundary
- Upland Poplar Forest and Upland Forest with Small Wetlands

- Goldbar Creek and Tributary
- Existing Open Water
- Existing Marsh

Generalized land uses

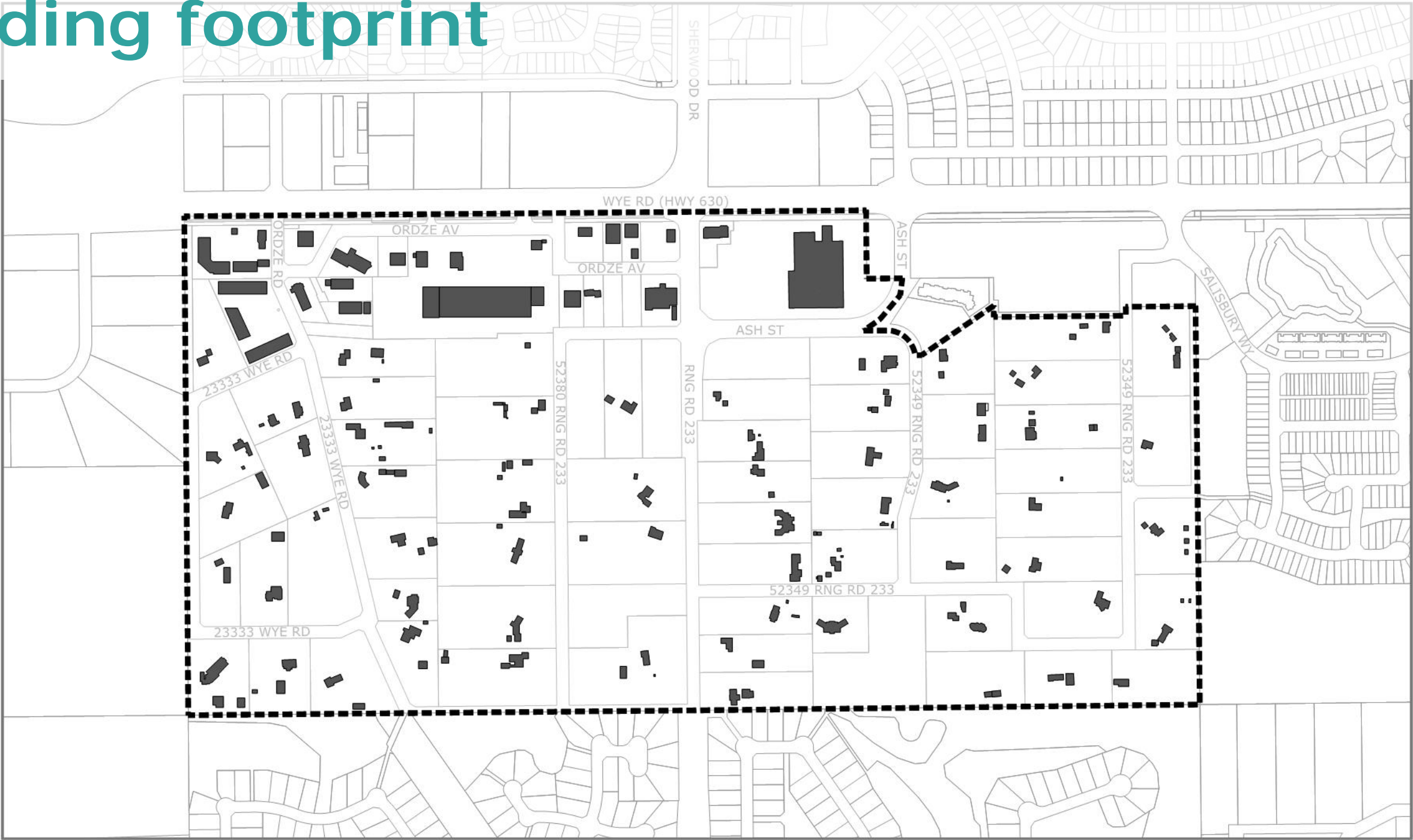



Scale 1:6,000

- | | | |
|--|--|---|
|  Agriculture |  Public Service |  Mixed Use/Urban Village |
|  Commercial |  Low Density Residential |  Medium Density Residential |
|  Parks / Open Space |  Low Density County Residential |  South of Wye ARP Project Boundary |
|  Conservation | | |

Note: The legend depicts general land use categories that are derived from the Land Use Bylaw's Zoning Districts.

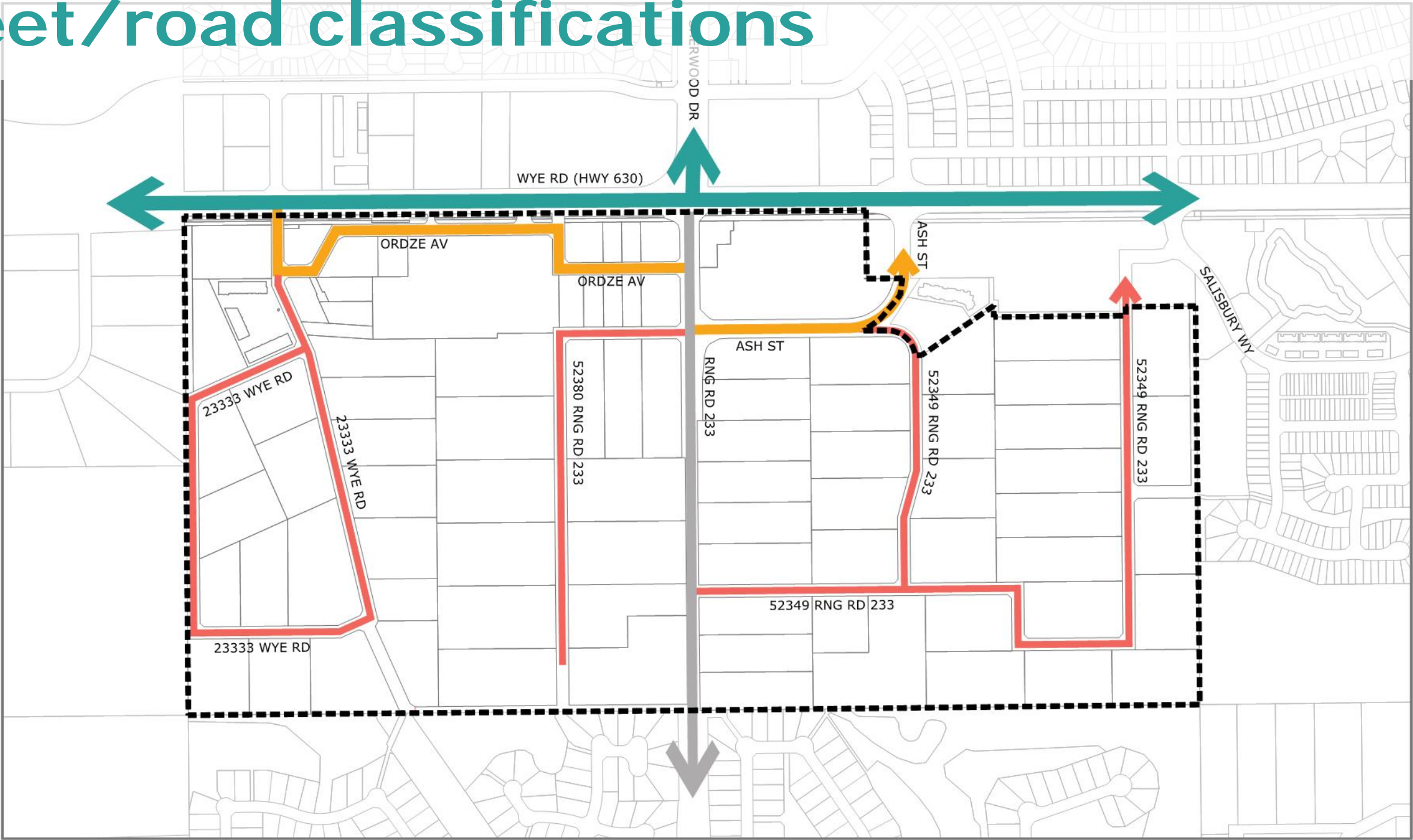
Building footprint




Scale 1:6,000

 Building Footprint
 South of Wye ARP Project Boundary

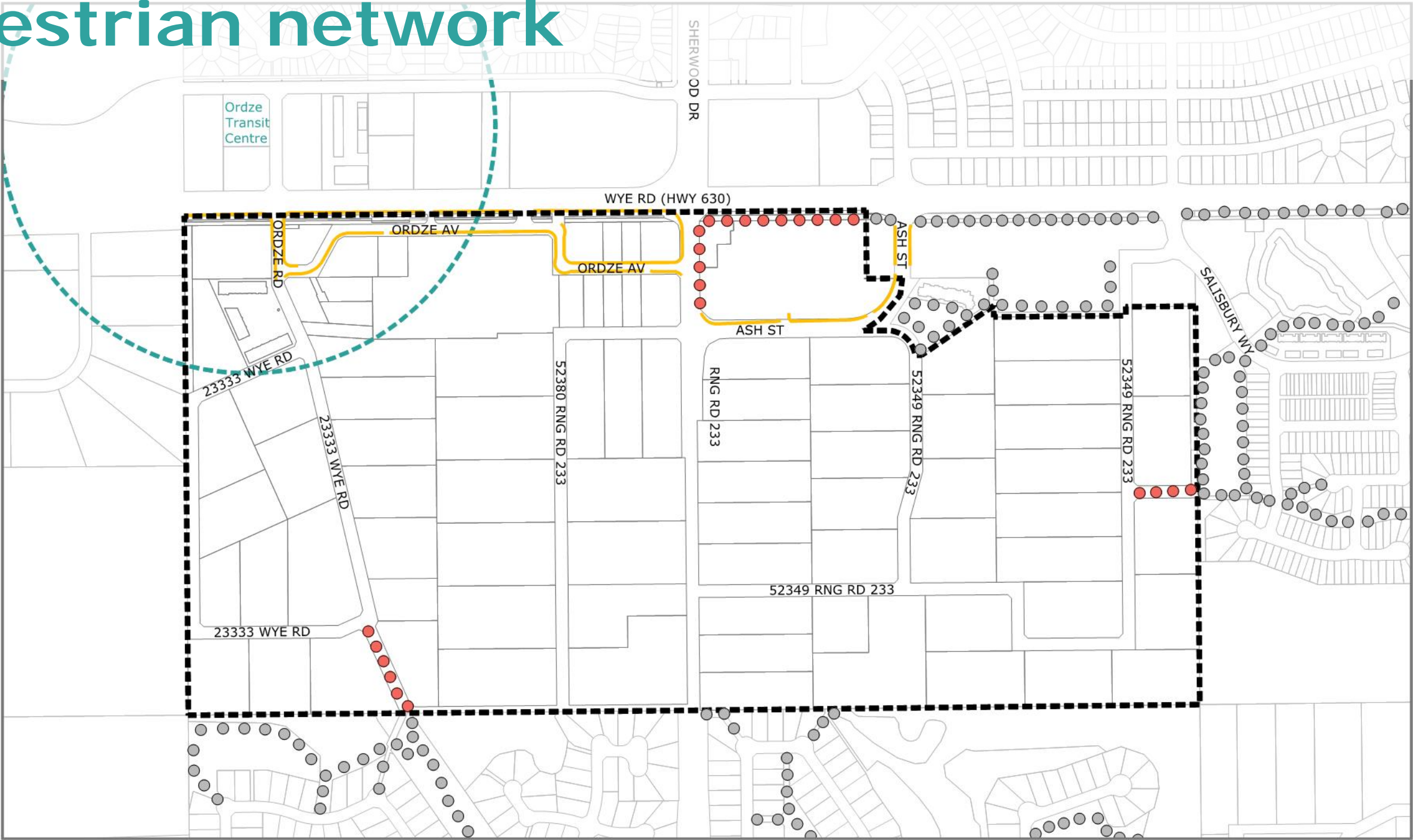
Street/road classifications



Scale 1:6,000

- Urban Arterial Street
- Urban Collector Street
- Rural Local Road
- South of Wye ARP Project Boundary
- Rural Collector Road

Pedestrian network

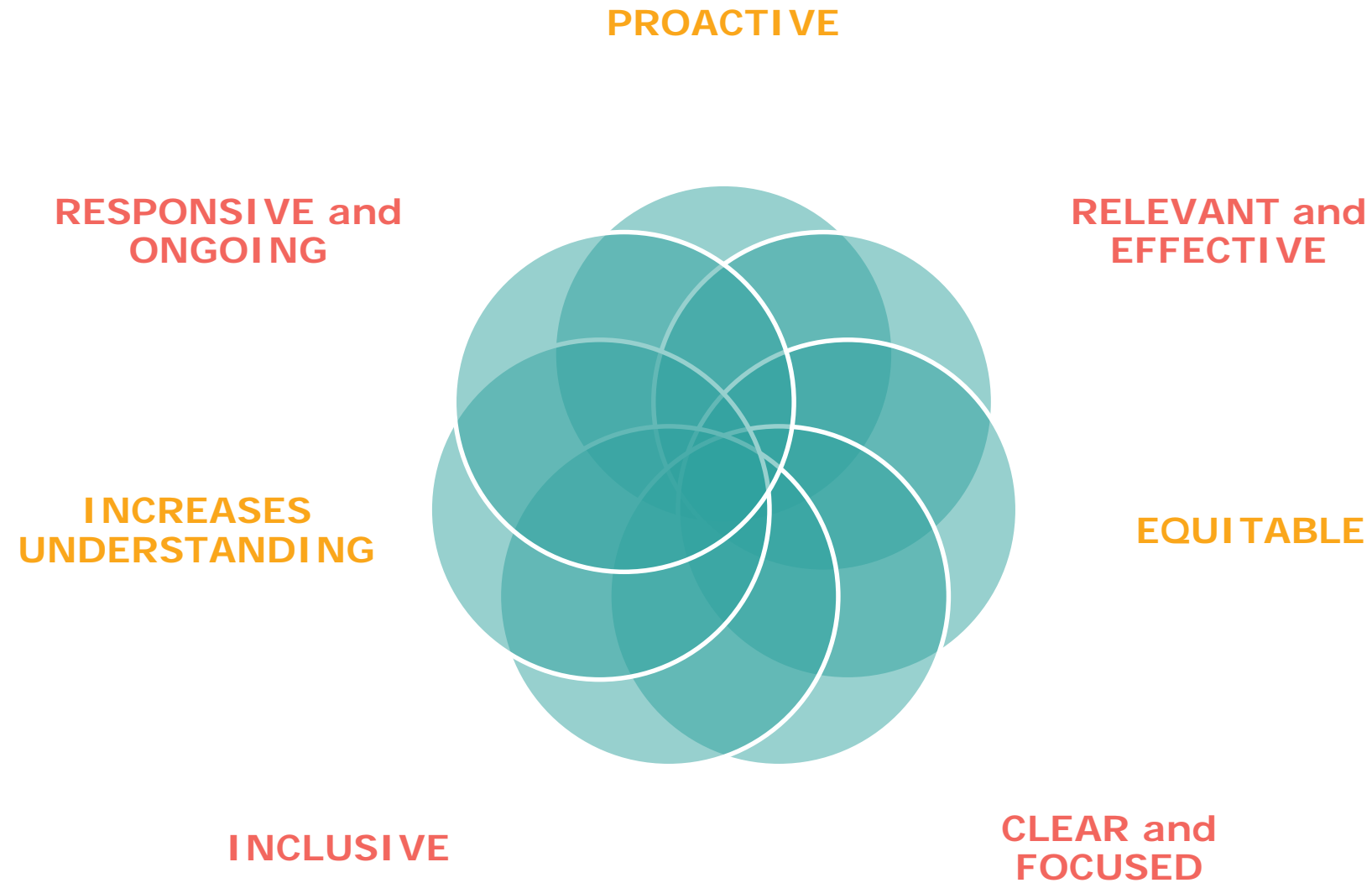


Scale 1:6,000

- Multi-Use Trail
- Multi-Use Trail Outside ARP Area
- Existing Sidewalk
- 400m From Ordze Transit Centre
- South of Wye ARP Project Boundary

Public engagement

...what's guiding our approach?



Public engagement

...what is success?

A variety of appropriate methods and tools used

Allows for equitable participation in a constructive dialogue

Allows for values-based discussion and weighing of values, needs and interests

Participants believe that their input is valued and will be considered by decision-makers

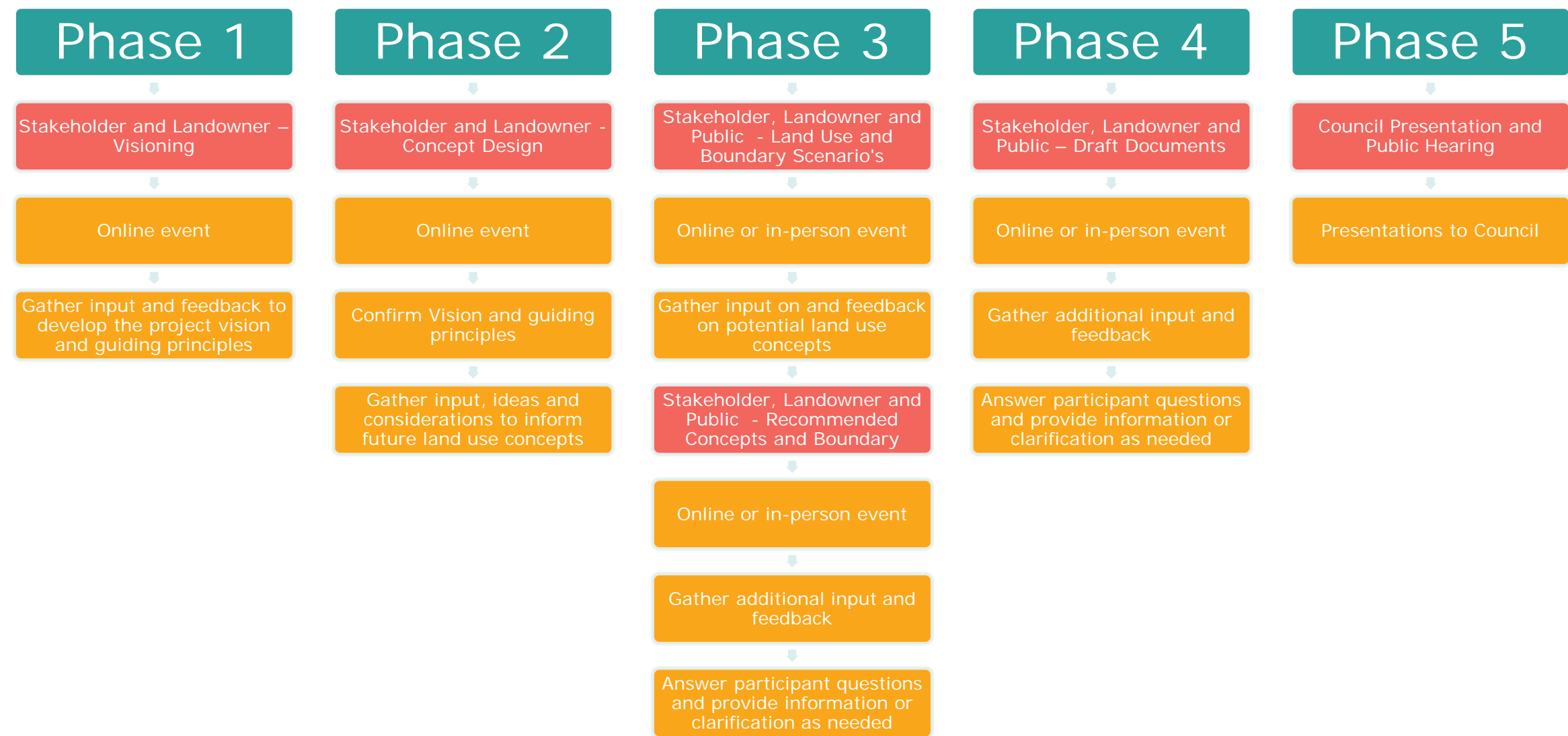
Participants gain an increased understanding about the project, and are more aware about the complexity of issues, values, perspectives and facts

The role of stakeholders in the process have been clearly defined and understood

The process allows for easy access to information and materials by interested parties

Public engagement

Project engagement breakdown



Next steps - Phase 1 engagement

Engagement series – visioning - October 6th – 26th



Online engagement events October 14th and 15th

Scoop survey

Gizmo survey

Landowner/business owner letters

Questions?



**South of Wye
ARP Project**