

INTRODUCTION

Wye Road between Hwy 216 and Hwy 21 is typical of many high volume thoroughfares running through most North American suburbs. These streets are often critical mainstreets but typically have more in common with freeway rights of way - utilitarian and unattractive with little consideration to the experiential quality offered to either vehicles or pedestrians. Wye Road currently offers pedestrians little in the way of comfort or safety. In some places, the existing sidewalk is located directly adjacent to the roadway making it both uncomfortable and noisy. In many situations traffic passes at more than 70km/hr. Clearly there are significant opportunities for improvement that will be explored in this document.

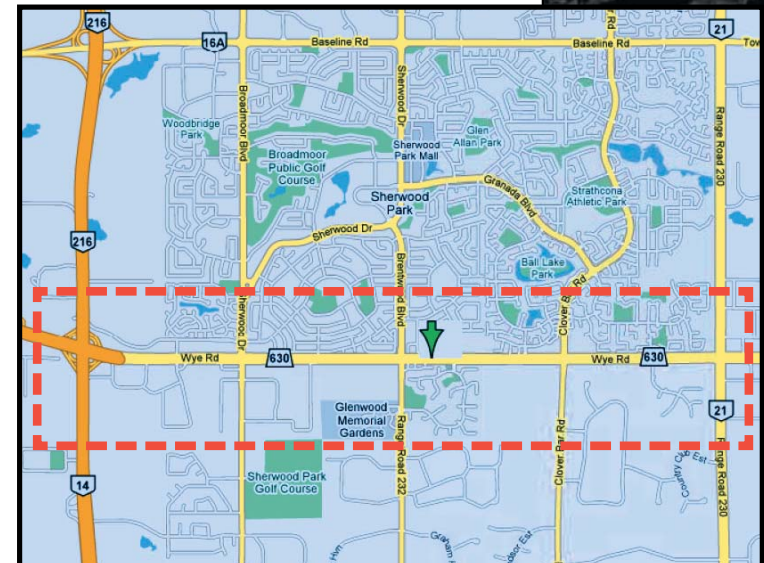
The Design Guidelines and concepts presented in this document represent an examination of the existing conditions of Wye Road between Hwy 216 and Hwy 21. The intent is to understand the existing conditions, opportunities and constraints of the current roadway alignment and to provide alternatives for landscape improvements, place-making and building of a stronger identity throughout.

This study suggests stronger themed development of Wye Road and provides concrete examples, precedents, and design solutions in a conceptual format for both pedestrian and vehicular interests.

Whether specific for master planning of particular areas or broad in terms of principles, this document should be used as a reference for ongoing design and development on Wye Road. The concepts presented are broad in scope as they are intended to be used as a guide for Wye Road's detail design, yet be mutually applicable to streetscape design in the surrounding area and greater community.

It is important to note that while there are numerous design options available for Wye Road, it is strongly recommended that furnishings are structured into the streetscape such that: 1) they challenge existing constraints into new solutions, 2) enforce greater storm water management practices, and 3) encourage the use of green building materials for both environmentally friendly and cost effective benefits.

CONTEXT MAP OF WYE ROAD AND SURROUNDING AREA

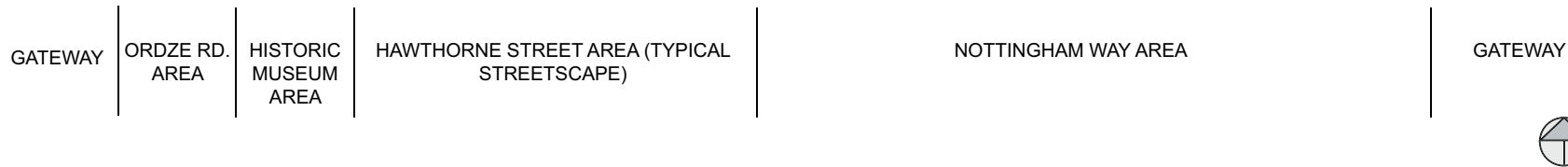
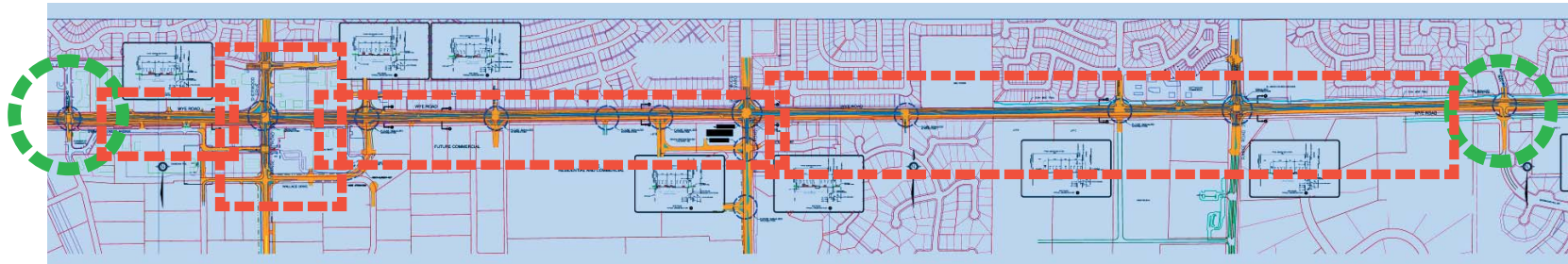


PROJECT AREA

The project area is Wye Road right of way from Hwy 216 to Hwy 21.

This study area is divided into following zones:

1. Ordze Road Area
2. Historic Museum Area
3. Hawthorne Street Area (Typical Streetscape)
4. Nottingham Way Area
5. The two Gateway Areas at the east/west end of the study area



GENERAL OPPORTUNITIES

The wide expanse of the Wye Road corridor will visually enhance any sequenced design features such as street trees, signage, and seating amenities.

GENERAL CONSTRAINTS

Large intersections require additional signage, paving details, and pedestrian-oriented design to ensure that streetscapes are visually readable and thus safer