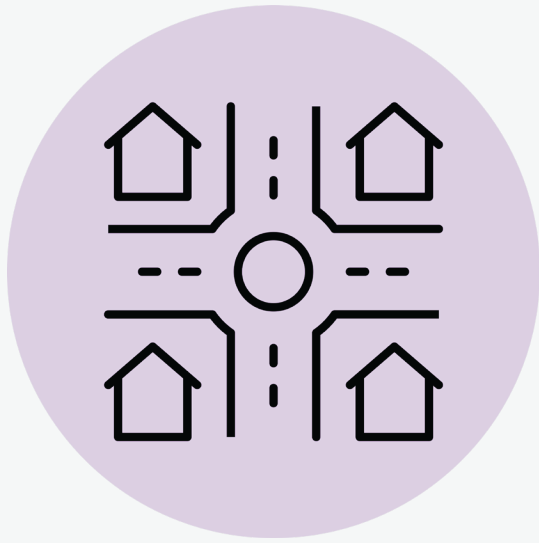


WESTFIELD ESTATES

Community Design Principles

The Community Design Principles are the driving threads that guide growth in the neighbourhood, ensuring new development is well-integrated and contributes to a complete, beautiful, and vibrant community.



PLACEMAKING

Establish placemaking design strategies that contribute to the neighbourhood character while providing for a variety of housing types, open spaces, and retail and office opportunities



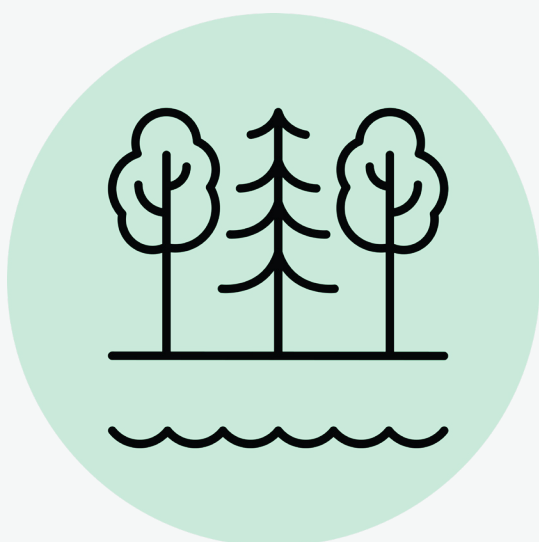
ACCESSIBLE AND CONNECTED

Develop a continuous and connected open space and trail system that links the neighbourhood internally and to the broader town



ACTIVE LIVING

Provide for a variety of walking and cycling alternatives that connect to the surrounding neighbourhoods and deliver a range of recreational opportunities for all ages, year round

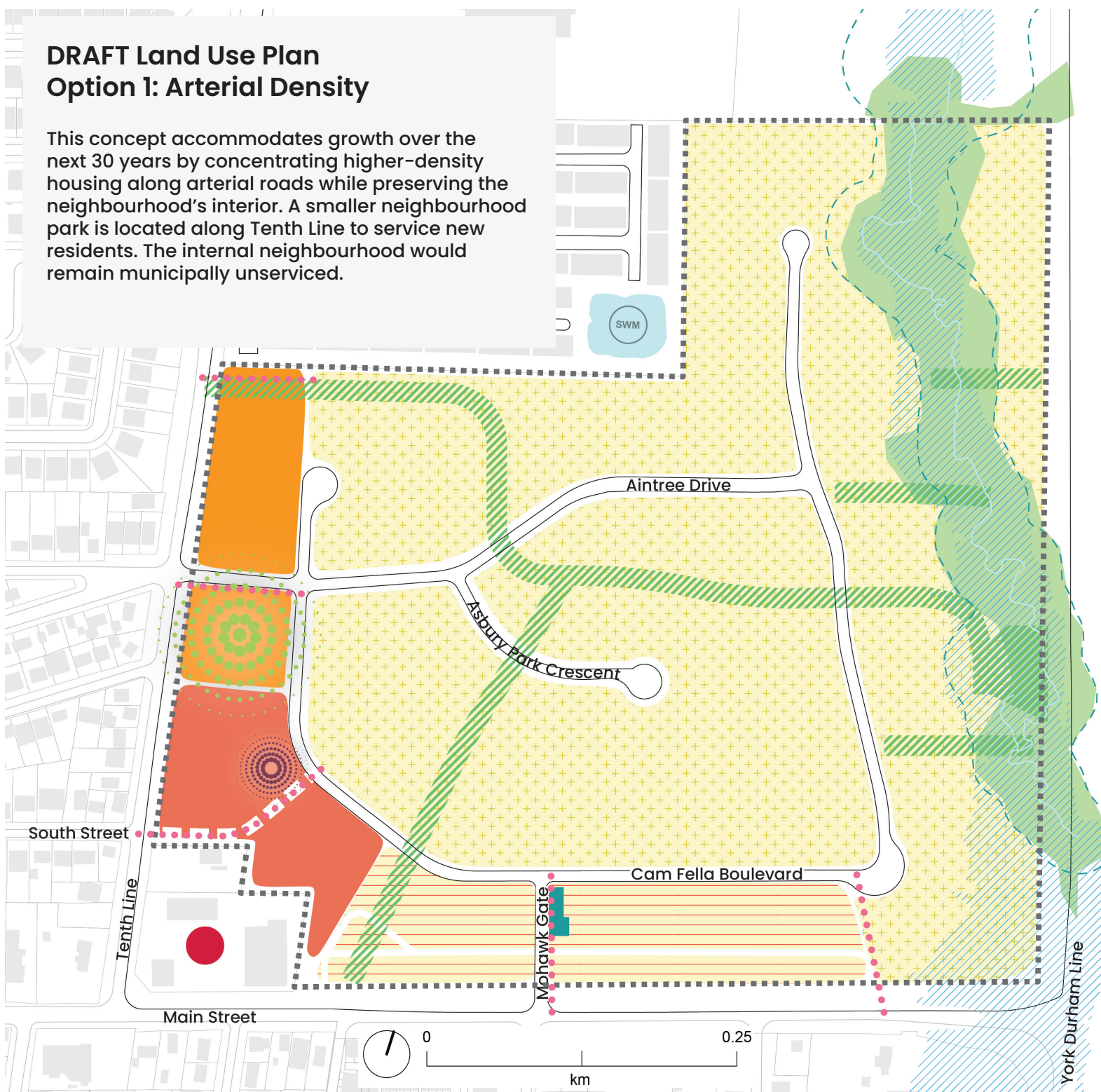


ENVIRONMENTALLY RESPONSIBLE

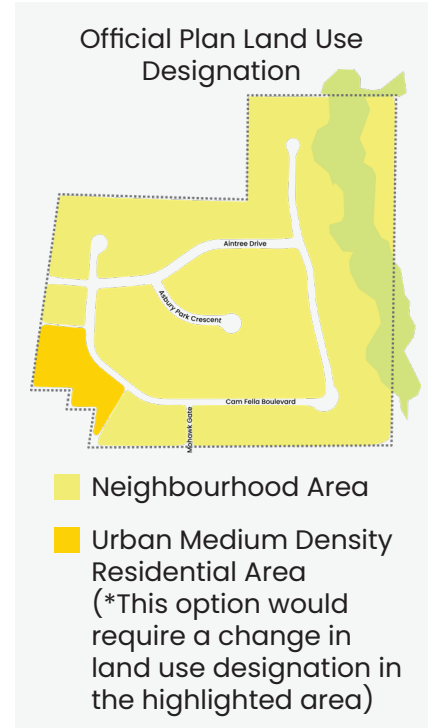
Conserve, protect, and integrate the existing mature tree canopy and natural features, where feasible

DRAFT Land Use Plan Option 1: Arterial Density

This concept accommodates growth over the next 30 years by concentrating higher-density housing along arterial roads while preserving the neighbourhood's interior. A smaller neighbourhood park is located along Tenth Line to service new residents. The internal neighbourhood would remain municipally unserved.



- Legend:**
- Site Boundary
 - Significant Environmental Area
 - 30 Metre Buffer
 - Floodline
 - Watercourse
 - Existing Easements
 - Private Amenity
 - Potential Neighbourhood Park
 - Potential Urban Square
 - Potential Roads
 - Conceptual Pedestrian Paths
 - Existing Local Retail Plaza
- Land Use and Built Form Options:**
- Low-Rise Residential:
 - Singles, Additional Residential Units
 - Singles, Semis, Linear Townhouses
 - Low-Rise Mixed Use:
 - Retail-Residential Building (4 Storeys)
 - Mid-Rise Mixed Use:
 - Retail-Residential Building (6 Storeys)



Open Space & Public Realm



Neighbourhood Park



Urban Square

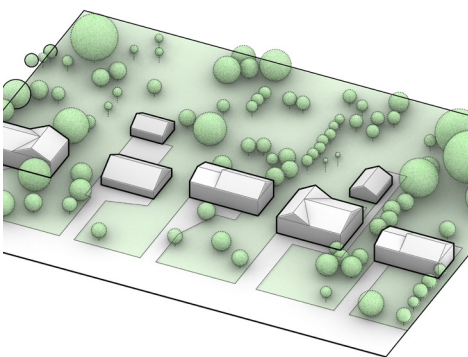


Streetscape: Existing Unserved Rural Cross Section



Pedestrian Sidewalks and Park Paths

Built Form Options



Low-Rise Residential: Singles, Semis, ARUs

*Built form typology included in both areas

*Maximum one additional residential unit per lot with no municipal servicing (Official Plan)



Low-Rise Residential: Linear Townhouses

*Approved development application along Cam Fella Boulevard



Low-Rise Mixed Use: Retail-Residential Building (up to 4 Storeys)



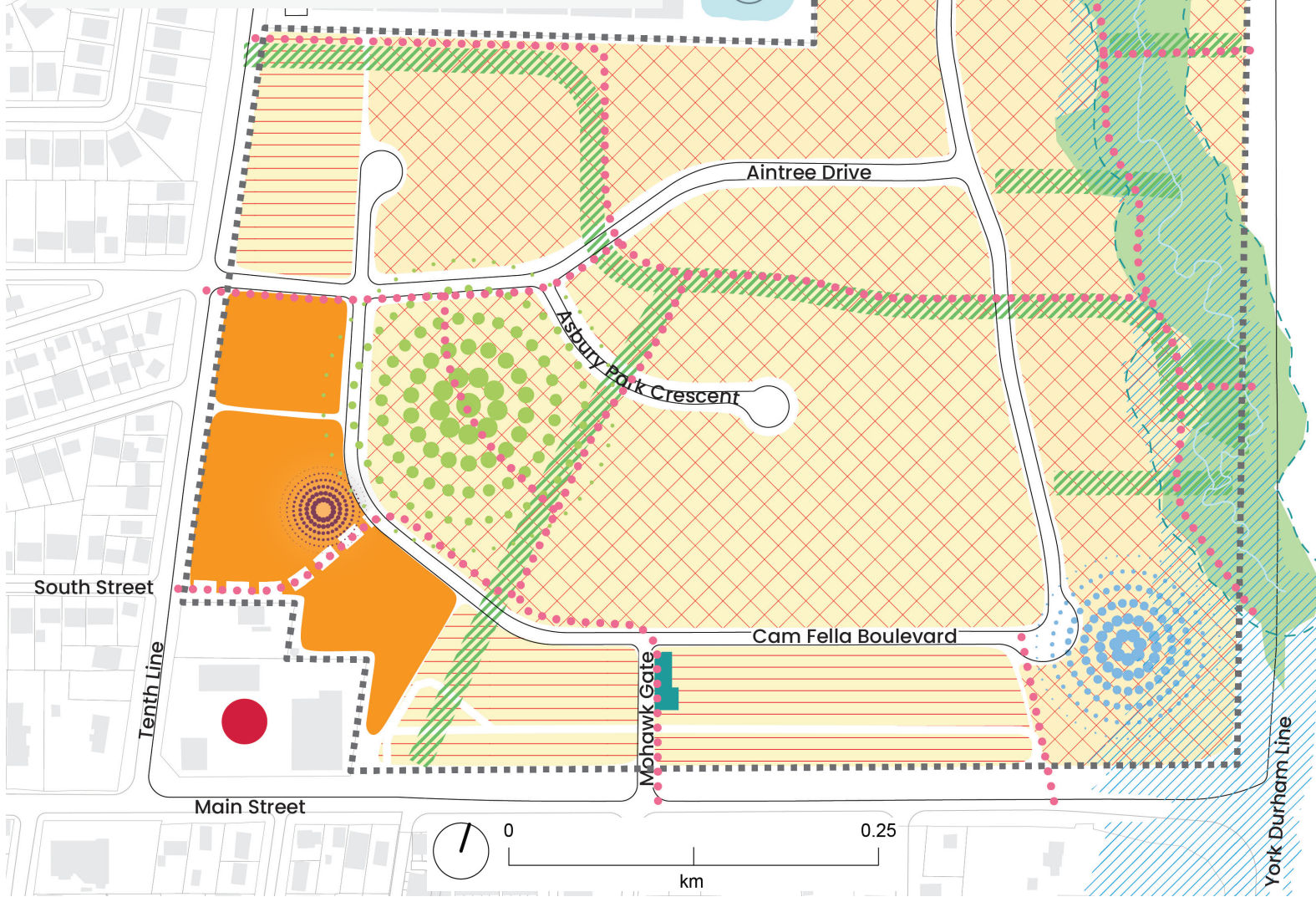
Mid-Rise Mixed Use: Retail-Residential Building (up to 6 Storeys)

Which elements of this option work **best** for Westfield?

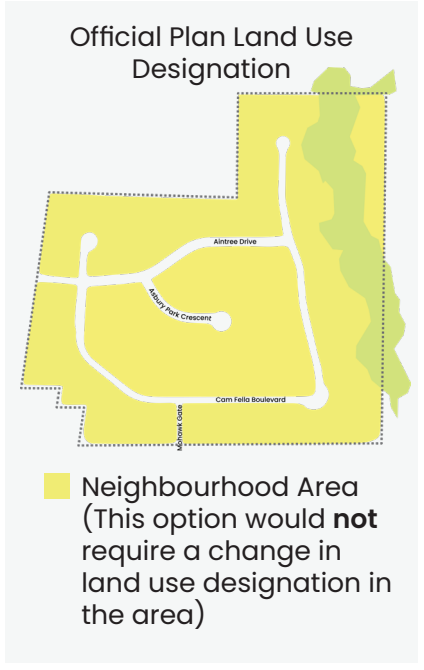
What are the **challenges** with this option? How would you address these?

DRAFT Land Use Plan Option 2: Clusters

This concept promotes balanced growth over the next 30 years by diversifying housing while maintaining the existing road pattern and streetscapes. Clustered Low-Rise Residential forms define the neighbourhood interior, while higher densities and mixed uses line arterial roads. With minimal lot consolidation, this approach has the potential to preserve a larger number of existing trees. This option requires municipal servicing.



- Legend:**
- Site Boundary
 - Significant Environmental Area
 - 30 Metre Buffer
 - Floodline
 - Watercourse
 - Existing Easements
 - Private Amenity
 - Potential Neighbourhood Park
 - Potential SWM Pond
 - Potential Urban Square
 - Potential Roads
 - Conceptual Pedestrian Paths
 - Existing Local Retail Plaza
- Land Use and Built Form Options:**
- Low-Rise Residential:
 - Singles, Semis, Cluster Townhouses
 - Singles, Semis, Linear Townhouses
 - Low-Rise Mixed Use:
 - Retail-Residential Building (4 Storeys)



Open Space & Public Realm



Neighbourhood Park



Urban Square

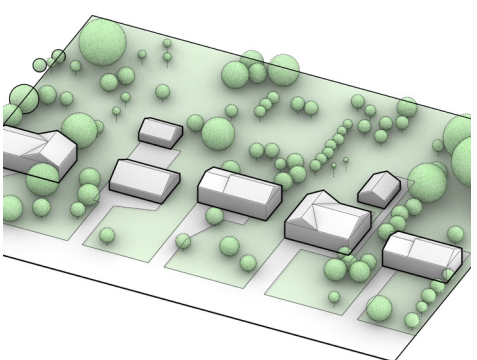


Streetscape: Serviced Rural Cross Section

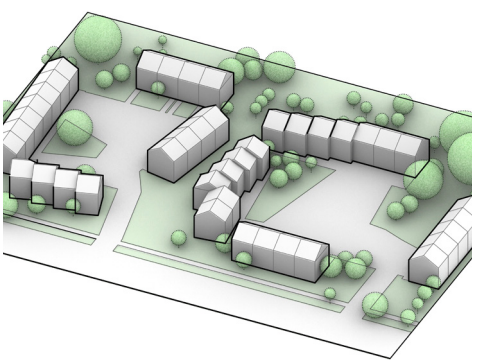


Pedestrian Sidewalks and Park Paths

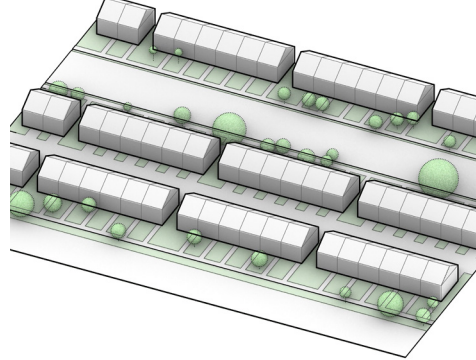
Built Form Options



Low-Rise Residential: Singles, Semis, ARUs



Low-Rise Residential: Cluster Townhouses



Low-Rise Residential: Linear Townhouses



Low-Rise Mixed Use: Retail-Residential Building (up to 4 Storeys)

*Built form typology included in both areas

*Maximum two additional residential units per lot with municipal servicing (Official Plan)

Which elements of this option work **best** for Westfield?

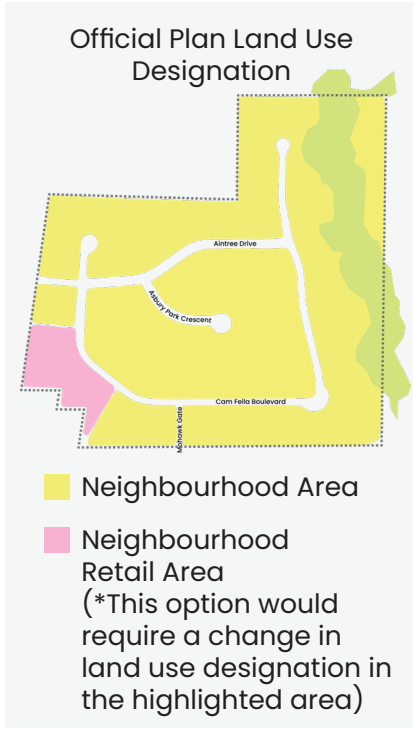
What are the **challenges** with this option? How would you address these?

DRAFT Land Use Plan Option 3: Grid

This concept enhances connectivity and diversifies housing over the next 30 years by adding streets to the grid and layering density. The central neighbourhood is kept for gentle infill (up to two additional residential units with servicing), surrounded by a ring of Linear Low-Rise Residential built forms, transitioning to higher densities and mixed uses along arterial roads. This option requires municipal servicing.



- Legend:**
- Site Boundary
 - Significant Environmental Area
 - 30 Metre Buffer
 - Floodline
 - Watercourse
 - Existing Easements
 - Private Amenity
 - Potential Neighbourhood Park
 - Potential SWM Pond
 - Potential Urban Square
 - Potential Roads
 - Potential Laneways
 - Conceptual Pedestrian Paths
 - Existing Local Retail Plaza
- Land Use and Built Form Options:**
- Low-Rise Residential:
 - Singles, Additional Residential Units
 - Singles, Semis, Linear Townhouses
 - Low-Rise Mixed Use:
 - Retail-Residential Building (4 Storeys)
 - Neighbourhood Retail:
 - Standalone Commercial Building



Open Space & Public Realm



Neighbourhood Park



Urban Square

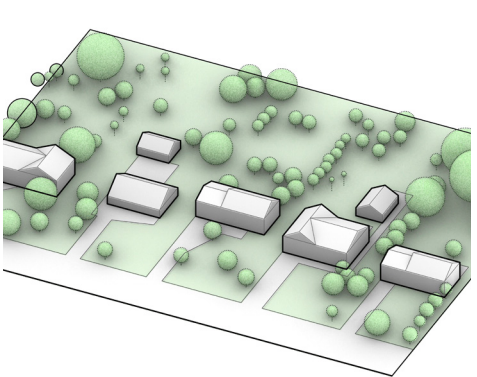


Streetscape: Serviced Urban Cross Section



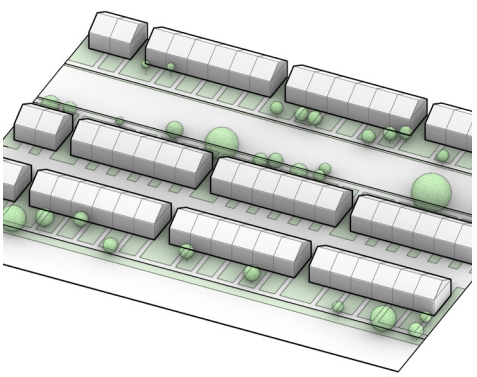
Pedestrian Sidewalks and Park Paths

Built Form Options



Low-Rise Residential: Singles, Semis, ARUs

*Built form typology included in both areas



Low-Rise Residential: Linear Townhouses

*Maximum two additional residential units per lot with municipal servicing (Official Plan)



Low-Rise Mixed Use: Retail-Residential Building (up to 4 Storeys)



Neighbourhood Retail: Standalone Commercial Building

*The individual gross floor area shall be under 3,950 square metres

Which elements of this option work **best** for Westfield?

What are the **challenges** with this option? How would you address these?