

9.0 REGIONAL STREET CASE STUDIES

The recommended design alternative (Alternative 2.1) was applied to segments of five case study corridors, representing the five typologies, in order to test the applicability.

9.1 CASE STUDY CORRIDORS

In consultation with Regional staff, five segments of roadways have been identified and used as case study corridors to represent the five generalized land use typologies.

9.1.1 Case A – McCowan Road, Near Denison Road (Residential Typology)

McCowan Road in the Denison Road area represents the residential typology. **Figure 9-1** illustrates the location of the Case A study corridor. With the exception of a few older houses near Denison Road which have direct access onto McCowan Road, all others in the area are representative of the classical reverse frontage development. A neighbourhood retail plaza is found at the south-west corner of the McCowan Road/Denison Road intersection. This segment of roadway also has an asymmetrical cross-section (road vis-à-vis right-of-way).

9.1.2 Case B – McCowan Road, Near Highway 7 (Commercial Typology)

McCowan Road, near Highway 7 represents the commercial typology. **Figure 9-2** illustrates the location of the Case B study corridor. Markville Shopping Centre is located on the west side of McCowan Road, with a major access onto McCowan Road opposite Heritage Road. Other smaller scale retail uses are found on the east side of McCowan Road, with individual direct driveways onto McCowan Road.

9.1.3 Case C – Leslie Street, Near Highway 7 (Urban Mixed Use Typology)

Leslie Street, near Highway 7 represents the urban mixed use typology. **Figure 9-3** illustrates the location of the Case C study corridor. Various retail, office and hotel uses are found along both the east and west side of Leslie Street both north and south of Highway 7.

9.1.4 Case D – 16th Avenue, Near Highway 404 (Employment Campus Typology)

16th Avenue, to the west of Highway 404 represents the employment campus typology. **Figure 9-4** illustrates the location of the Case D study corridor. Business park campuses are located on both the north and south sides of 16th Avenue, from Highway 404 through to Leslie Street.

9.1.5 Case E – Weston Road, Near Steeles Avenue (Industrial Typology)

Weston Road, north of Steeles Avenue represents the industrial typology. **Figure 9-5** illustrates the location of the Case E study corridor. Industrial uses are located mainly on the west side of Weston Road, with direct driveways onto Weston Road.