

CHAPTER 08: DEMONSTRATION PLAN

To visualize the intention of the Avenue Study recommendations, the Study Team developed a Demonstration Plan massing model. The Demonstration shows new development within each character area, but not necessarily for all individual sites. The sites included larger properties under single ownership and several that assumed a level of consolidation of smaller properties to make a suitable site for redevelopment.

The Demonstration Plan is not a Master Plan. It is presented for illustrative purposes only and not the only potential outcome of the recommendations, which give flexibility for a number of different approaches.

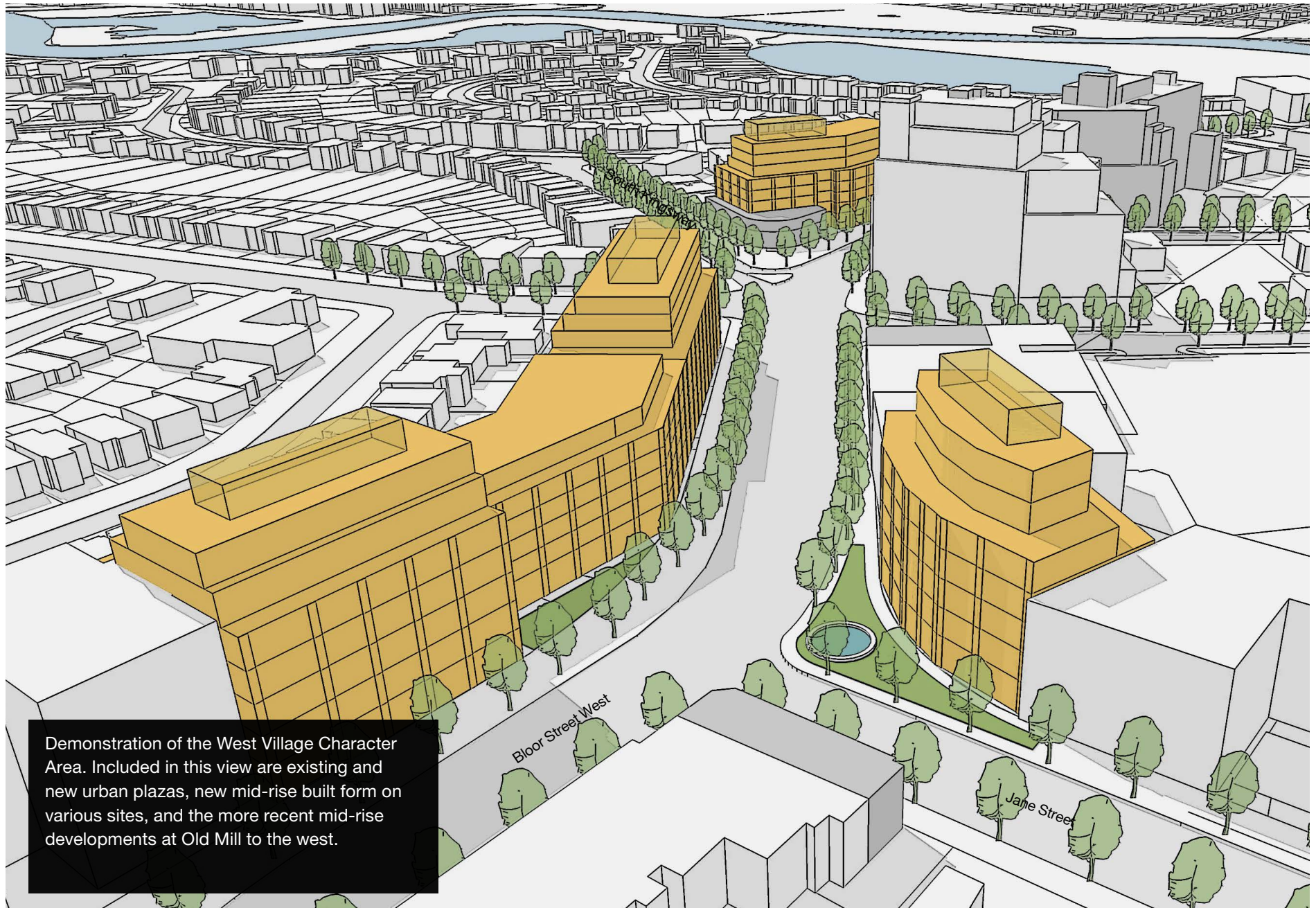
Further, we want to stress that a demonstration on a particular property does not provide any greater permissions than those not tested.

The built form tests takes an aggressive approach to not underestimate potential change; not every site tested will necessarily redevelop.

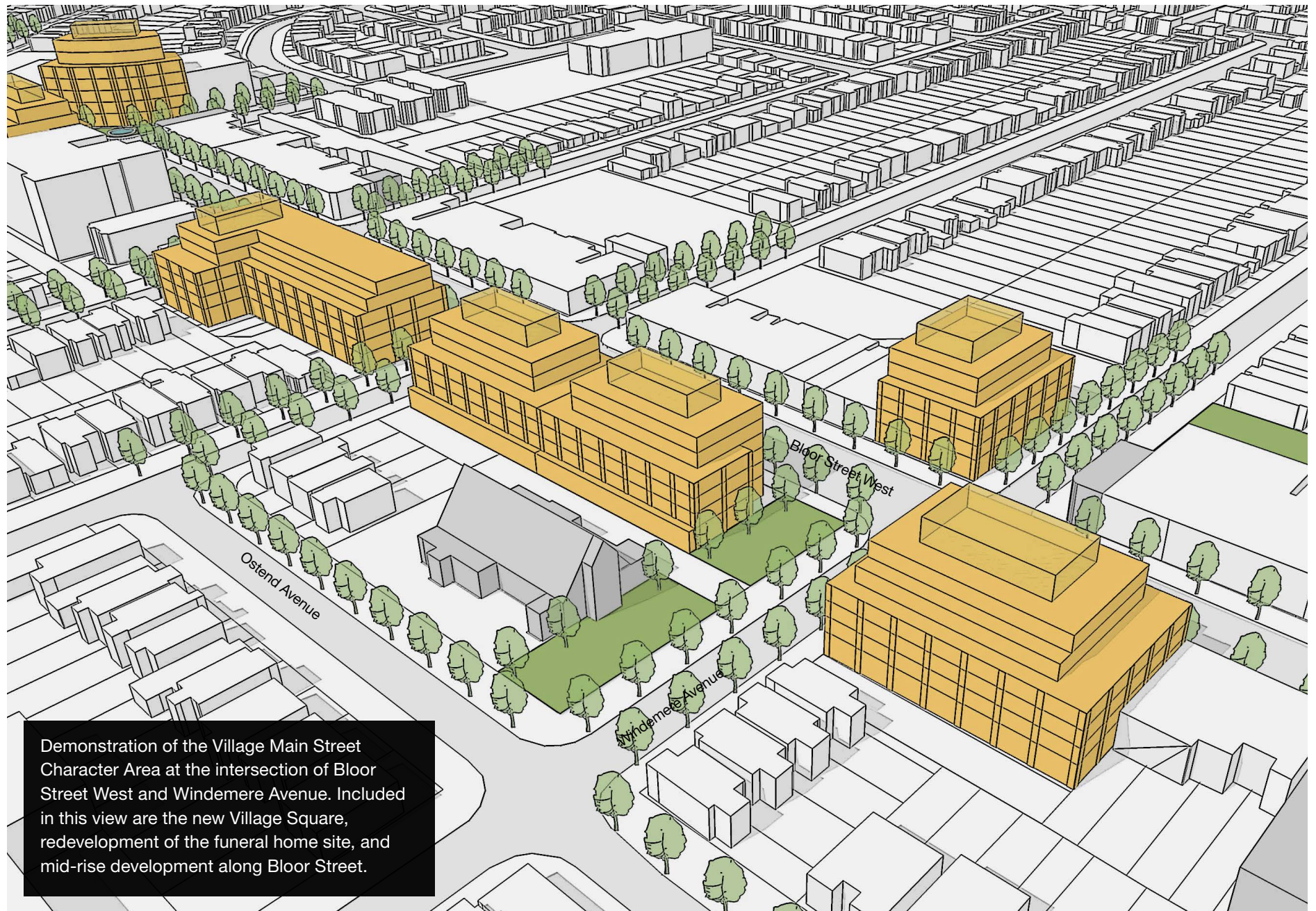
This demonstration model exercise provided input to assessments for Servicing Infrastructure, Transportation, and Community Services & Facilities.

In addition to the Demonstration Plan are two renderings to illustrate the potential built form and public realm character that is possible by following the recommendations. Included are a view of the new Village Square at the corner of Bloor Street West and Windemere Avenue, and another view entering the Village Main Street at Glendonwynne Avenue with potential redevelopment of the LCBO site, street design improvements, and the introduction of a new public space adjacent to the Runnymede Library.

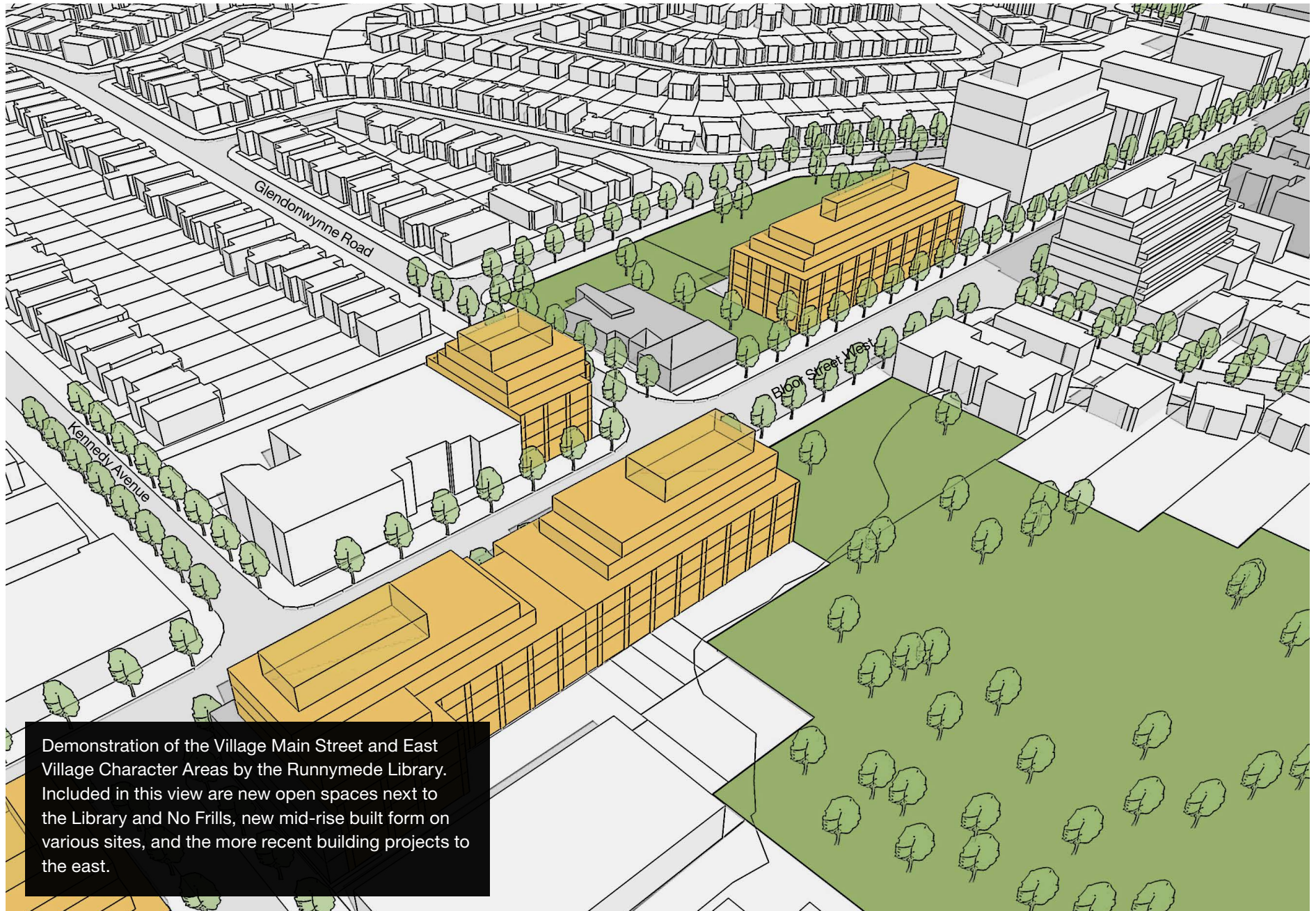
At the time of this report, a Heritage Conservation District Study was underway, and the potential heritage and contributing properties have not yet been identified. The demonstration models and illustrations portray the Avenue Study recommendations, but may not accurately reflect the forthcoming recommendations from the Heritage Conservation District Study.

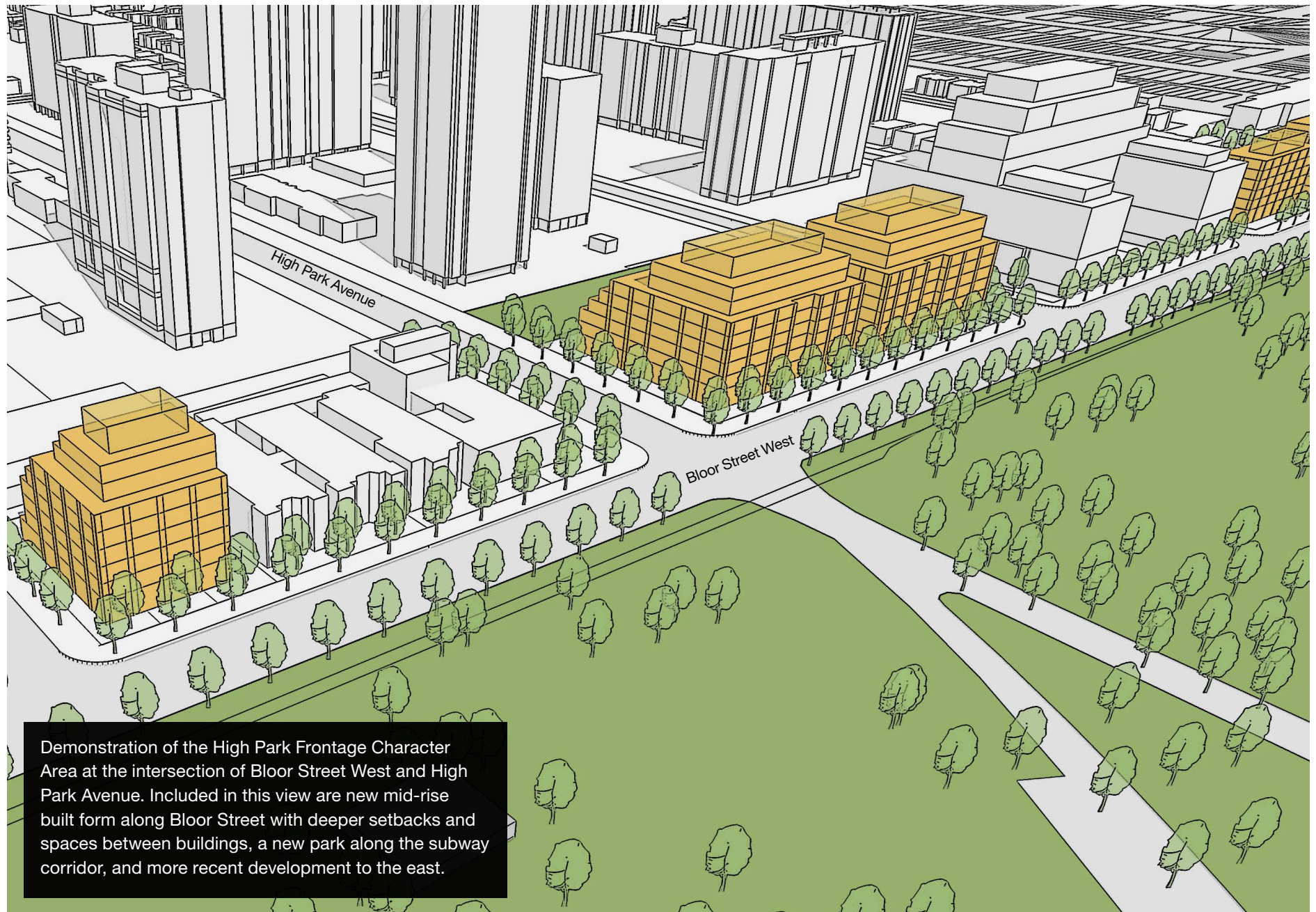


Demonstration of the West Village Character Area. Included in this view are existing and new urban plazas, new mid-rise built form on various sites, and the more recent mid-rise developments at Old Mill to the west.



Demonstration of the Village Main Street Character Area at the intersection of Bloor Street West and Windemere Avenue. Included in this view are the new Village Square, redevelopment of the funeral home site, and mid-rise development along Bloor Street.





Demonstration of the High Park Frontage Character Area at the intersection of Bloor Street West and High Park Avenue. Included in this view are new mid-rise built form along Bloor Street with deeper setbacks and spaces between buildings, a new park along the subway corridor, and more recent development to the east.



Demonstration of the Village Main Street Character Area at the intersection of Bloor Street West and Windemere Avenue. Included in this view are the new Village Square, redevelopment of the funeral home site, and new mid-rise development along Bloor Street.



Demonstration of the Village Main Street Character Area by the Runnymede Library. Included in this view are the new open space next to the Library, new mid-rise built form on the LCBO site, and streetscape improvements to introduce protected cycling facilities.