

The Story of the Westdale Community

Discussion with:

Rick Merrill

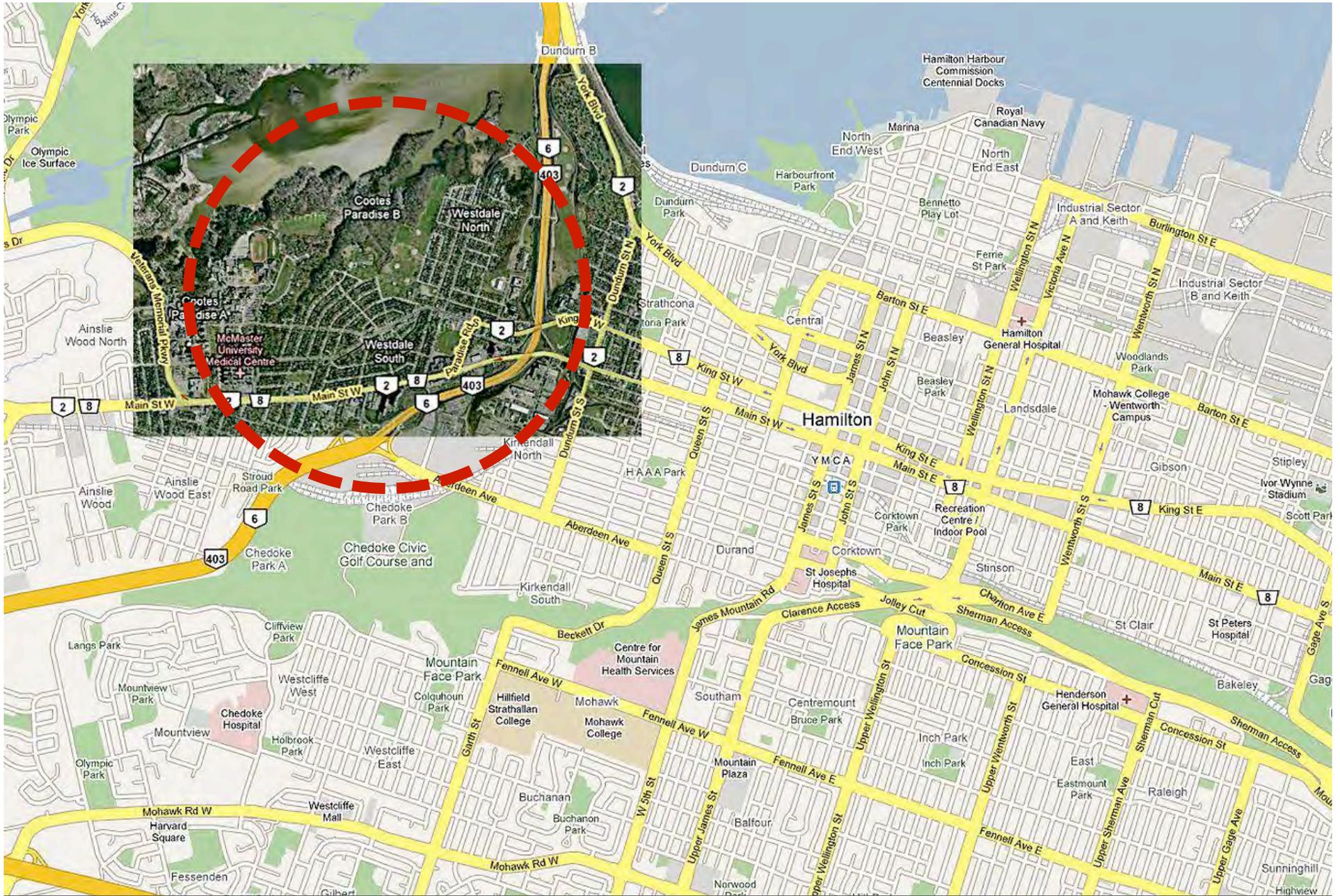
Senior Advisor, The Planning Partnership

11:15 – 11:30



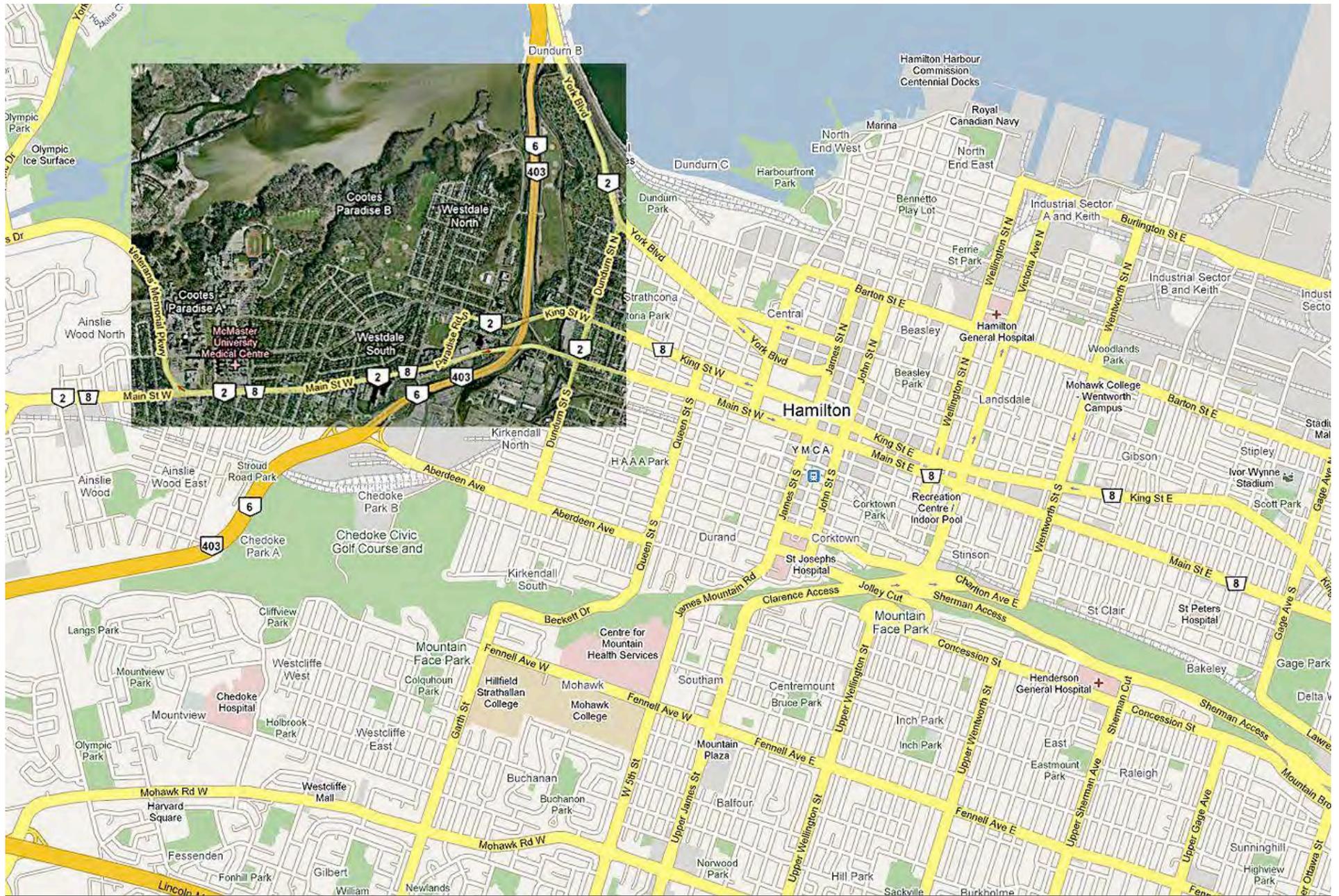
Westdale





Westdale

Location



Westdale | Location

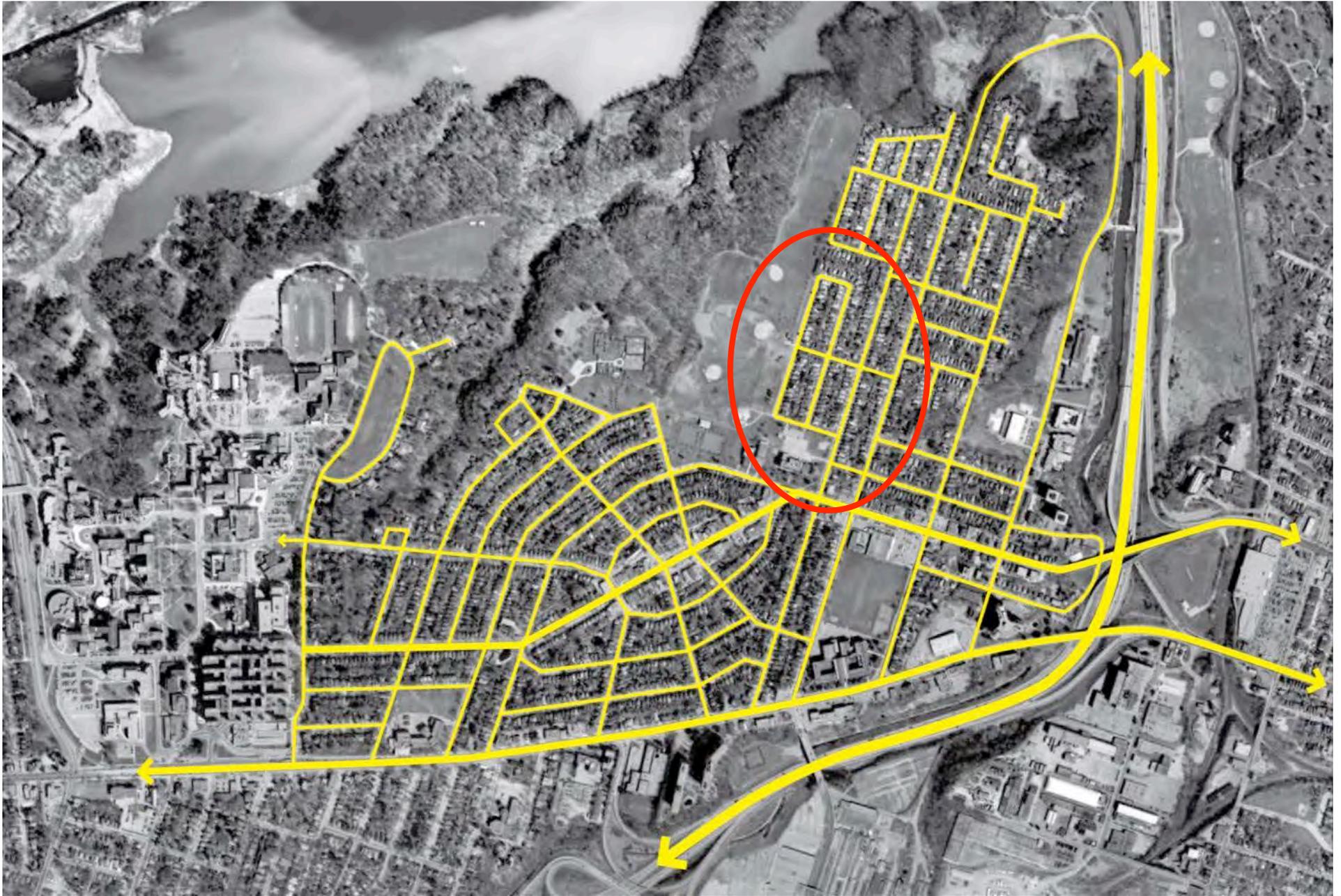


Developed Area: 325 acres
Open Space: 134 acres
Total Area: 454 acres
Retail Area: Approx. 10 acres
Density - Gross: 9.5 UPH (4 UPA)
Density - Net: 18.5 UPH (7.5 UPA)
Typical Block: 60-70x150m

Large Lot:
2.2 units/acre
7-15,000 s.f. - 15-35m Frontages

Common Lots:
7.7 units/acre
3-4,500 s.f. - 12m Frontages

Small Lots:
8 units/acre
3,000 s.f. - 7.9m Frontages



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Street & Block Structure



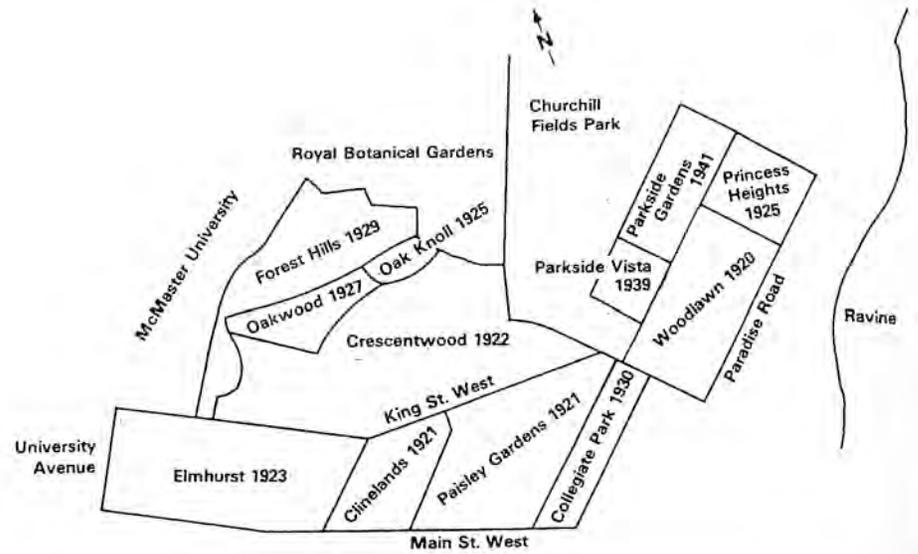
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Typical Block



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| 5 + 10 Minute Walk



Plan Name	Registration Date	Approximate Area of Lot	Minimum Building Values
Woodlawn	1920	3,000 s.f.	\$2,500
Clinelands	1921	3,000 to 4,500 s.f.	\$3,000
Paisley Gardens	1921	4,000 to 5,000 s.f.	\$3,000
Crescentwood	1921	4,000 to 5,500 s.f.	\$3,000
Elmhurst	1923	4,500 s.f.	\$3,000
Princess Heights	1925	3,000 to 3,500 s.f.	none
Oak Knoll	1925	7,500-10,000 s.f.	\$7,000
Oak Wood	1927	6,000 to 15,000 s.f.	\$8,000
Forest Hills	1929	7,000 to 10,000 s.f.	\$8,000
Collegiate Park	1930	3,000 to 3,300 s.f.	\$3,000
Parkside Vista	1939	3,000 to 3,200 s.f.	\$2,500
Parkside Gardens	1941	3,000 to 3,600 s.f.	\$2,500



- Large Lot (650-1400m2)
- 2-3 Storey Buildings
- Single Family
- Front Access Garages



Westdale

Built Form & Character

Elite Fringe



- Common Lots (370-450 m²)
- Mix of Unit Types
- Small Lot Single Family
- 3-Storey Walk-Apartments
- 2-3 Storey Buildings
- Front Access Garages



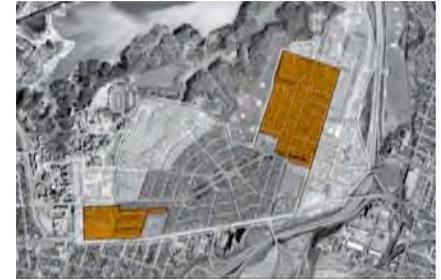
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Built Form & Character

Central Core



- Small Lots (280m2)
- 1-2 Storey Buildings
- Single Family / bungalows
- Front Access Garages



Westdale

Built Form & Character

Working Men's Area

- Mix of Retail Uses
- Parking in Front of Stores at Centre
- On Street Parking Leading into Commercial Core
- 2 Storeys in Height



Westdale

Built Form & Character

Commercial Core



- Open Space Integrated Into Fabric of Community
- Open Space % of Developed Area
- Views to Open Space Predominate
- 4,000 m of Single Loaded Streets



Westdale

| Open Space



- Major Street, King Street, Primary Connector
- 36m R,O,W,
- Once Location of Streetcar Line
- Connects Retail to Larger Community
- Edged With Built Form, Retail and Residential
- Built Form Defines Street Edge



Westdale

Streetscape Typologies

King Street – 36m ROW



- Local Streets Short - 150-180 m
- 20m R,O,W,
- Curved Aspect Shortens Visual Aspect
- Built Form Defines Street Edge
- Even Though Homes are Set Back w/Front Access garages, Streets are Well Defined



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Streetscape Typologies

Local Streets - 18m ROW