

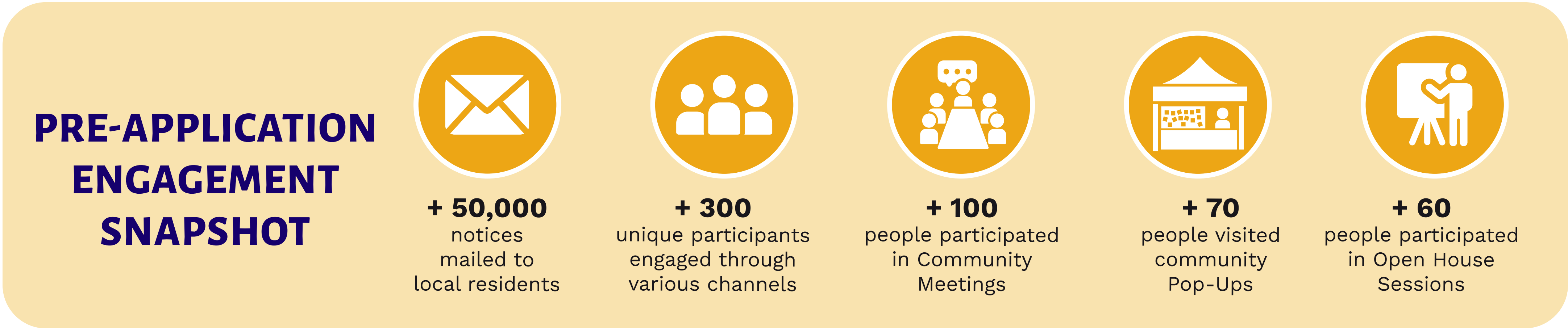
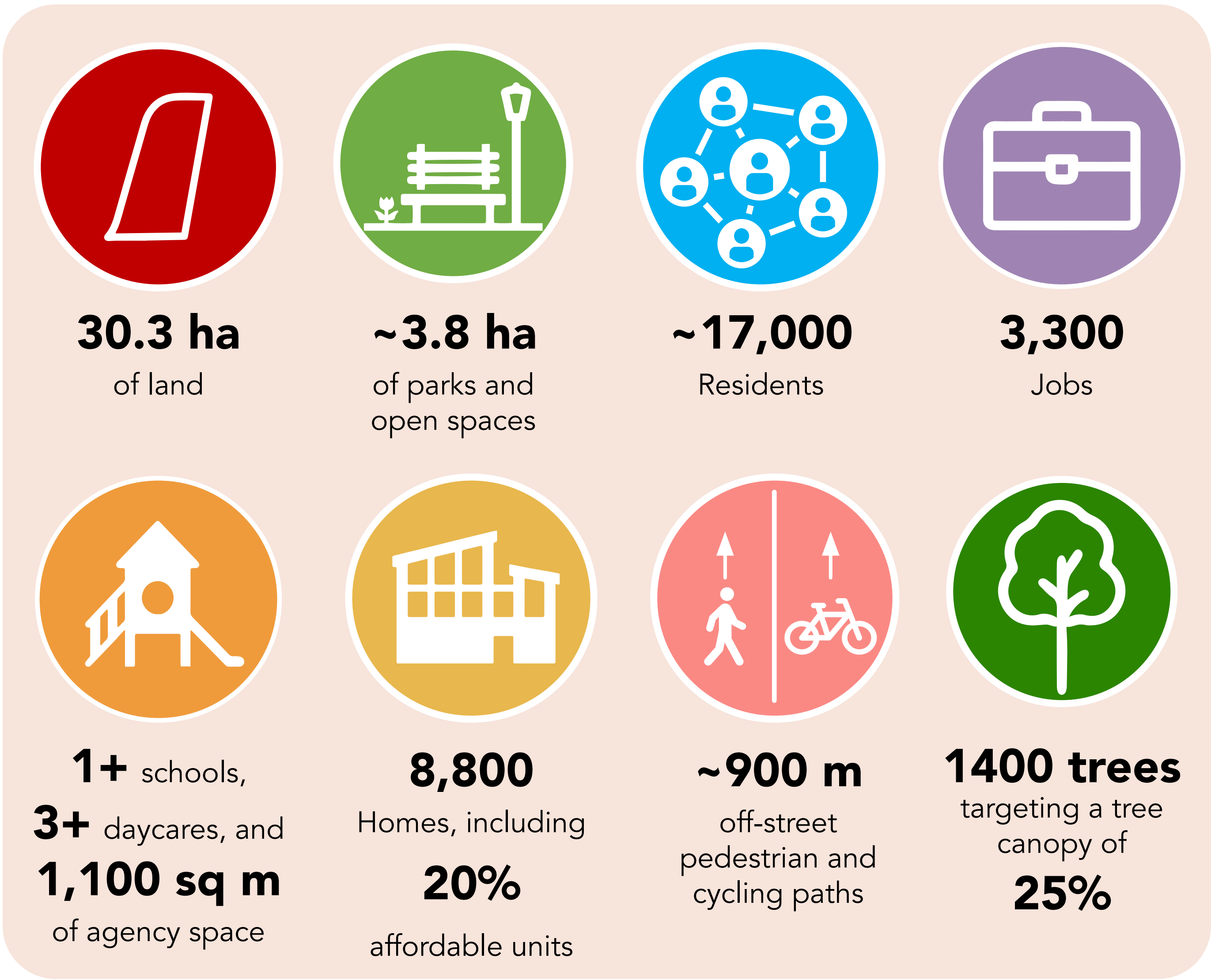


A Vision for a Thriving, Connected Community

This District Plan articulates a vision for a thriving, mixed-use, transit-oriented district. Downsview West will emerge as a collection of neighbourhoods: where nature, culture, and community thrive together.

This District Plan builds upon the framework and vision established in the Downsview Secondary Plan, advancing its objectives through:

- An interconnected network of streets and blocks;
- A well-balanced mix of land uses;
- A built form and density strategy that creates distinct neighbourhoods;
- A strategy for parks and open space;
- New community services and facilities; and
- A rehabilitated Depot Building.



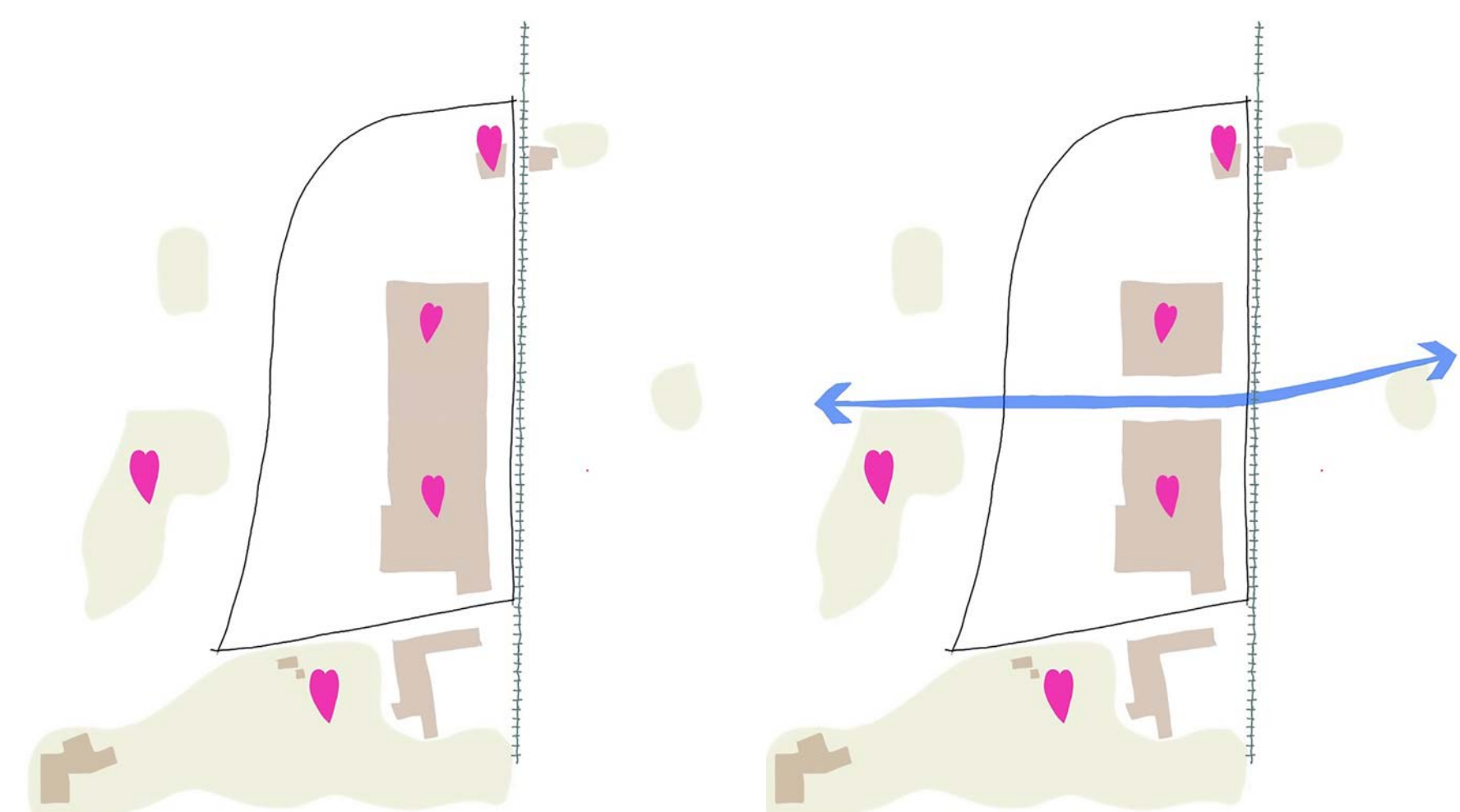


Downsview West District

The District Plan sets the stage for new neighbourhoods that connect community, culture and nature:

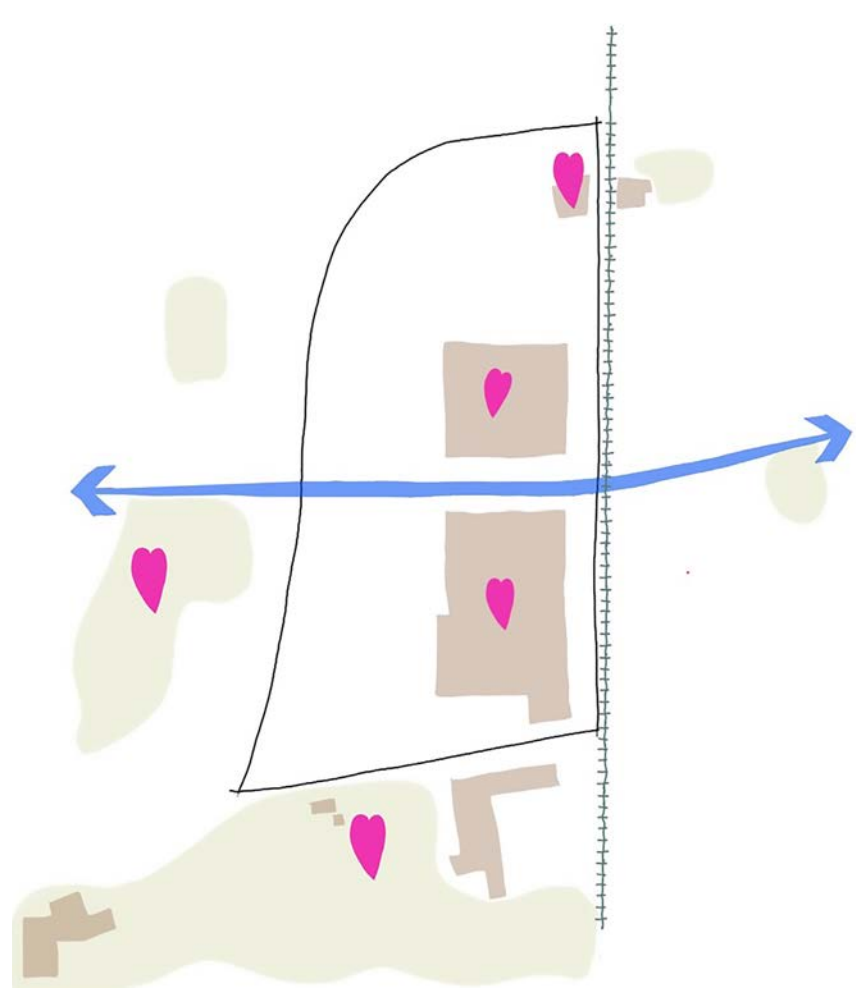
- System of parks, plazas and other open spaces
- Fine grained network of streets
- Naturalized stormwater management and greenways for biodiversity
- Opportunities to reflect Indigenous teachings and perspectives
- 3 distinct character areas
- Unique employment, commercial and retail spaces and experiences
- Re-use of existing buildings
- Improved connections to transit, Woodlot, Downsview Park and the broader area

Structuring Elements ...



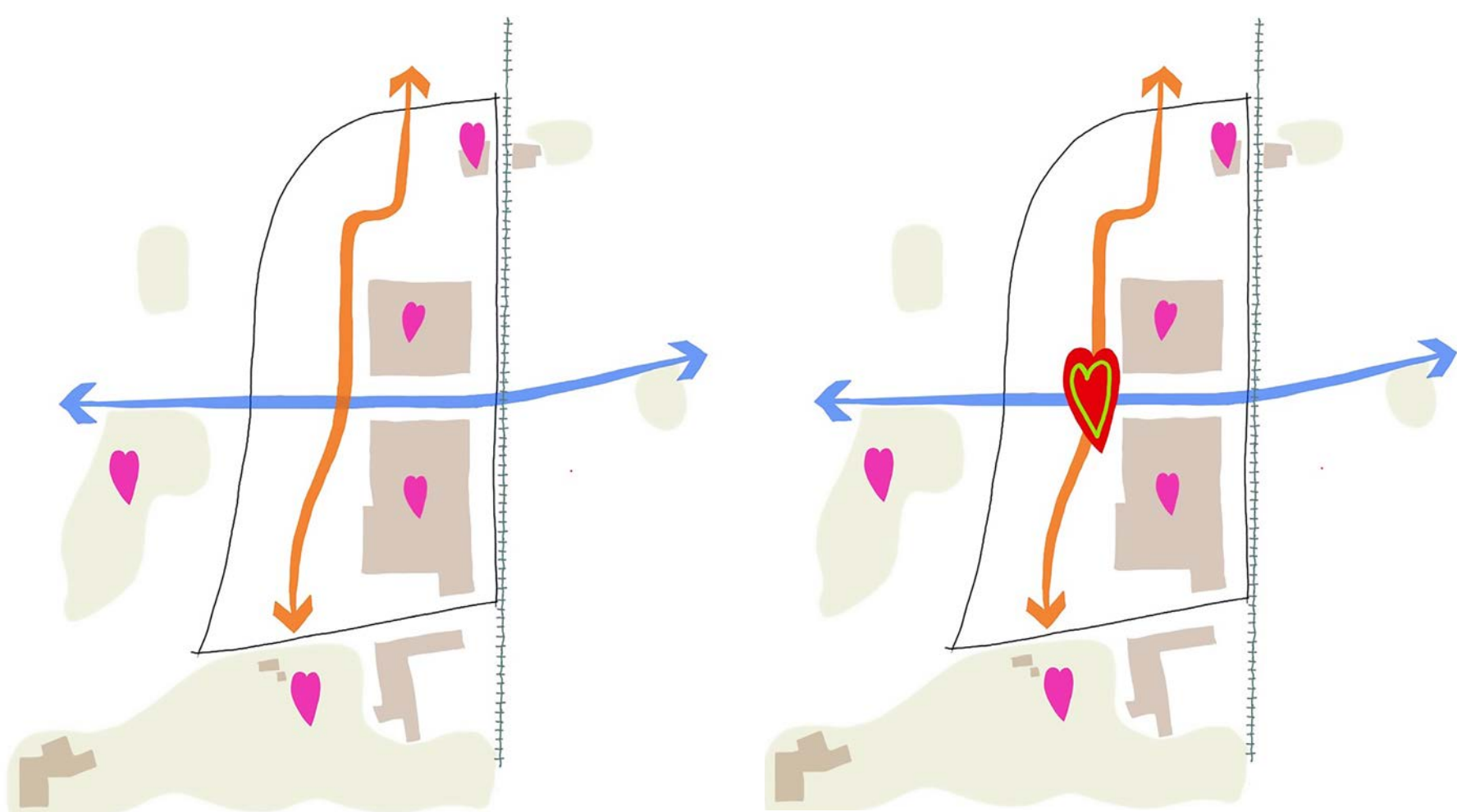
Existing

The Transit station, the Depot, Downsview Park, and the Arbo woodlot are assets to embrace and build on



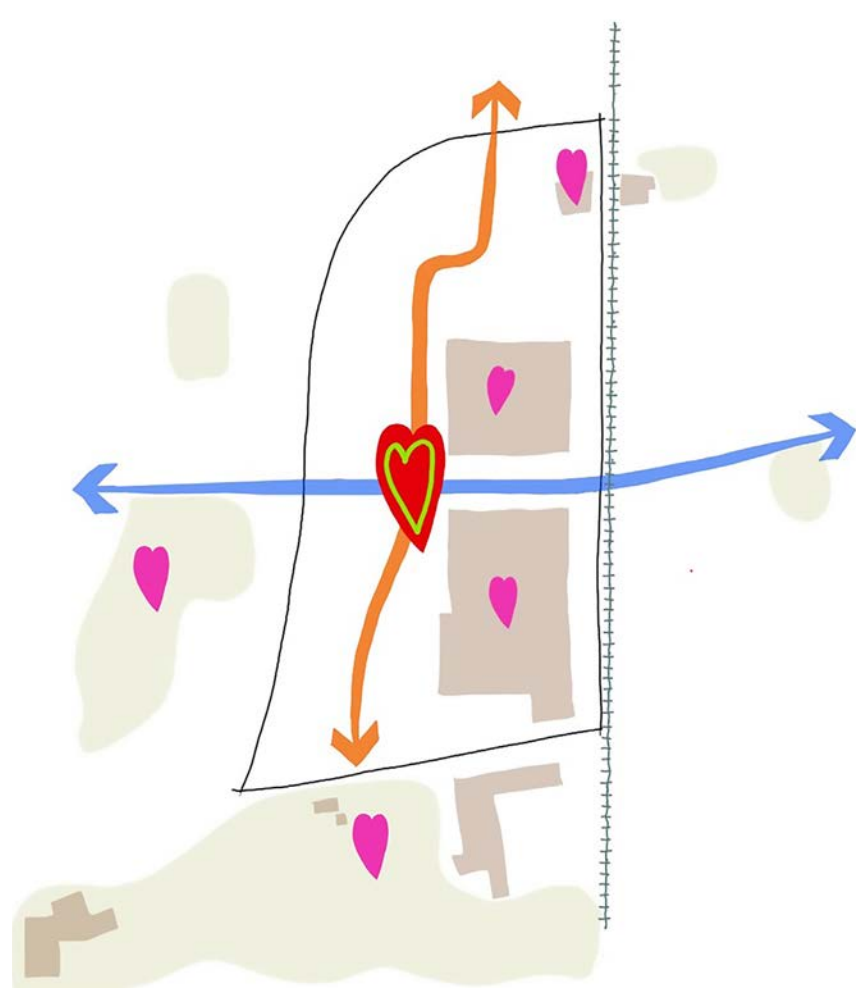
E-W Boulevard

Identified in the Phase 1/2 Environmental Assessment and Downsview Secondary Plan



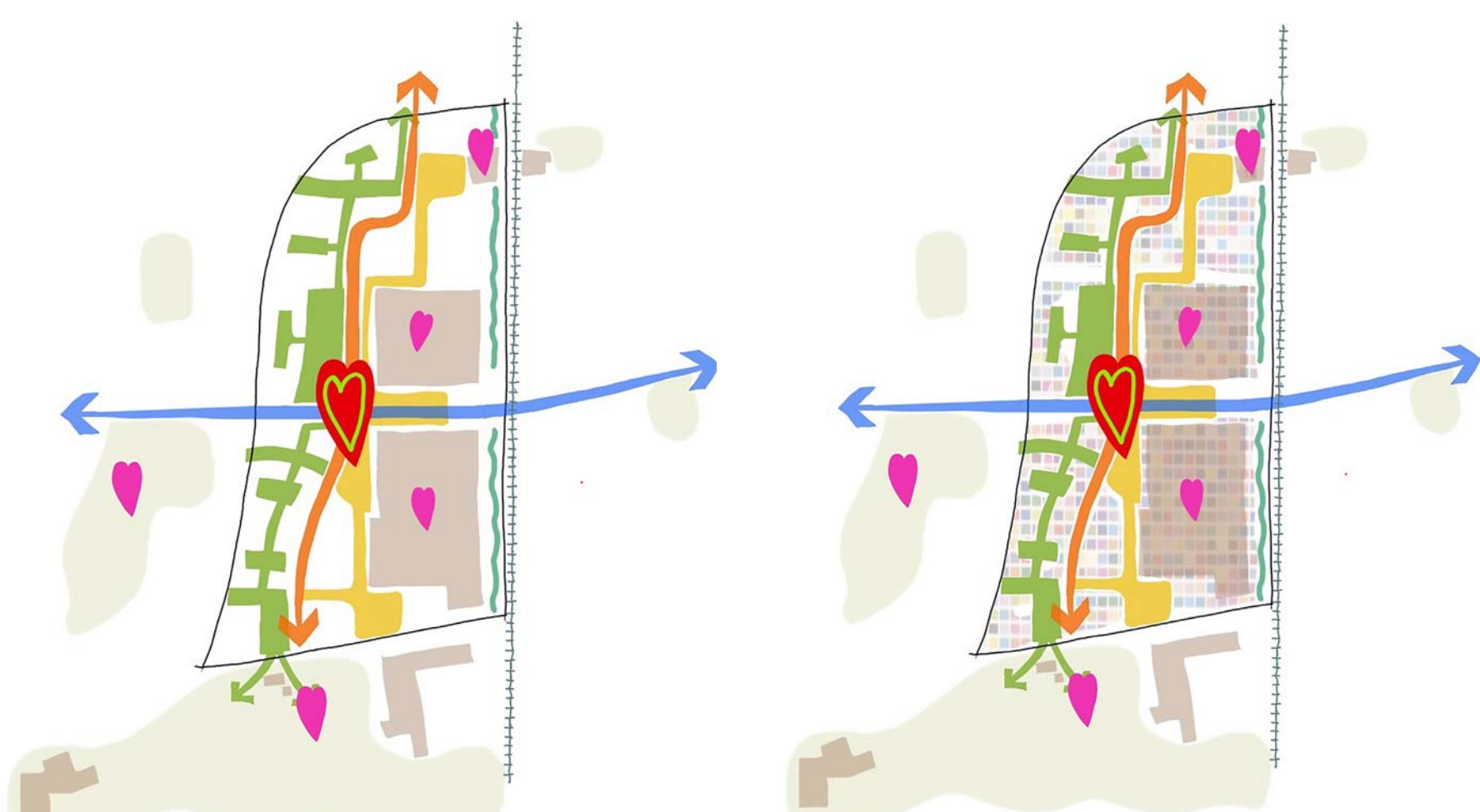
N-S Boulevard

Create connections from Transit Station to Downsview Park



Heart

A natural focus for the new community



Fine Grain

Connecting people and places



Mix of Uses

A vibrant, diverse place

... Leading to a District Plan





Getting Around The District (Transportation & Mobility)



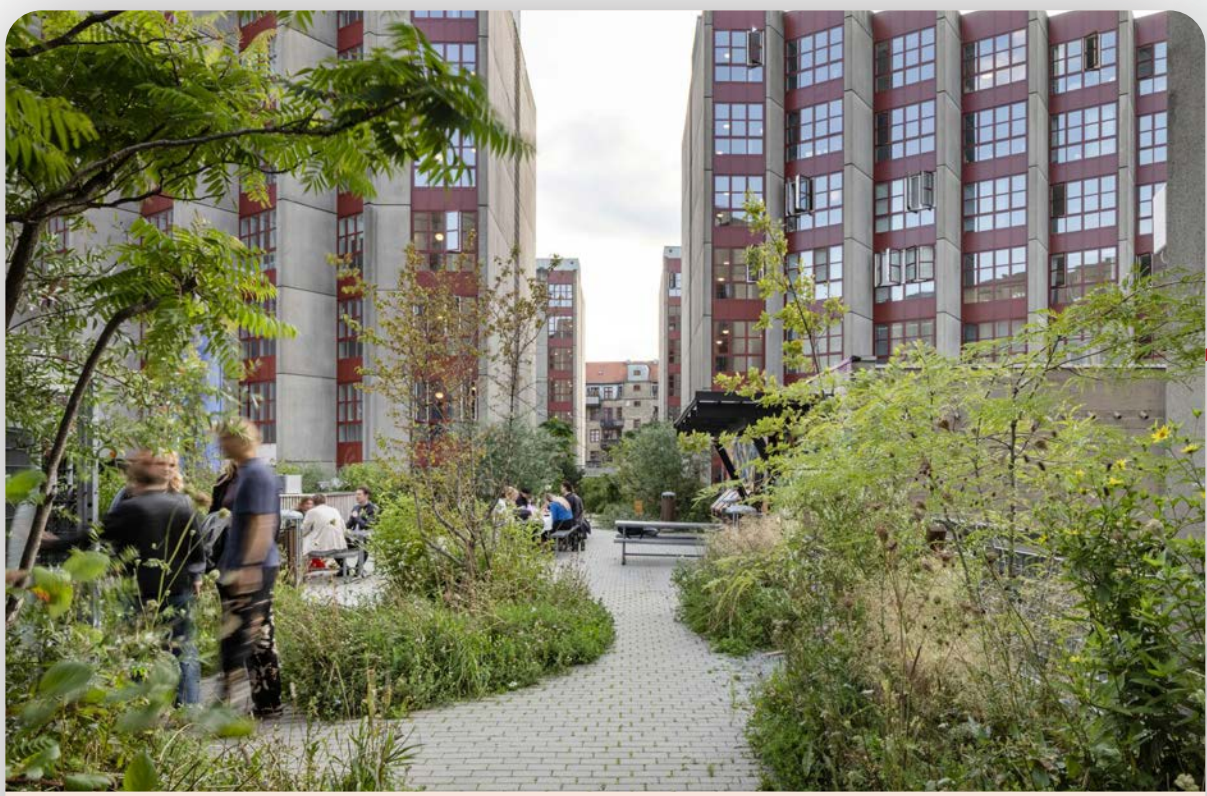
RESPONDING TO THE EA STREET

The new crossing of the rail corridor will include safe facilities for pedestrians and cyclists. The details are being studied by the City through the Phase 3/4 Environmental Assessment.



BIO CORRIDOR

A multi-use path and open space linking the Station to Downsview Park, where nature is already reclaiming the rail corridor.



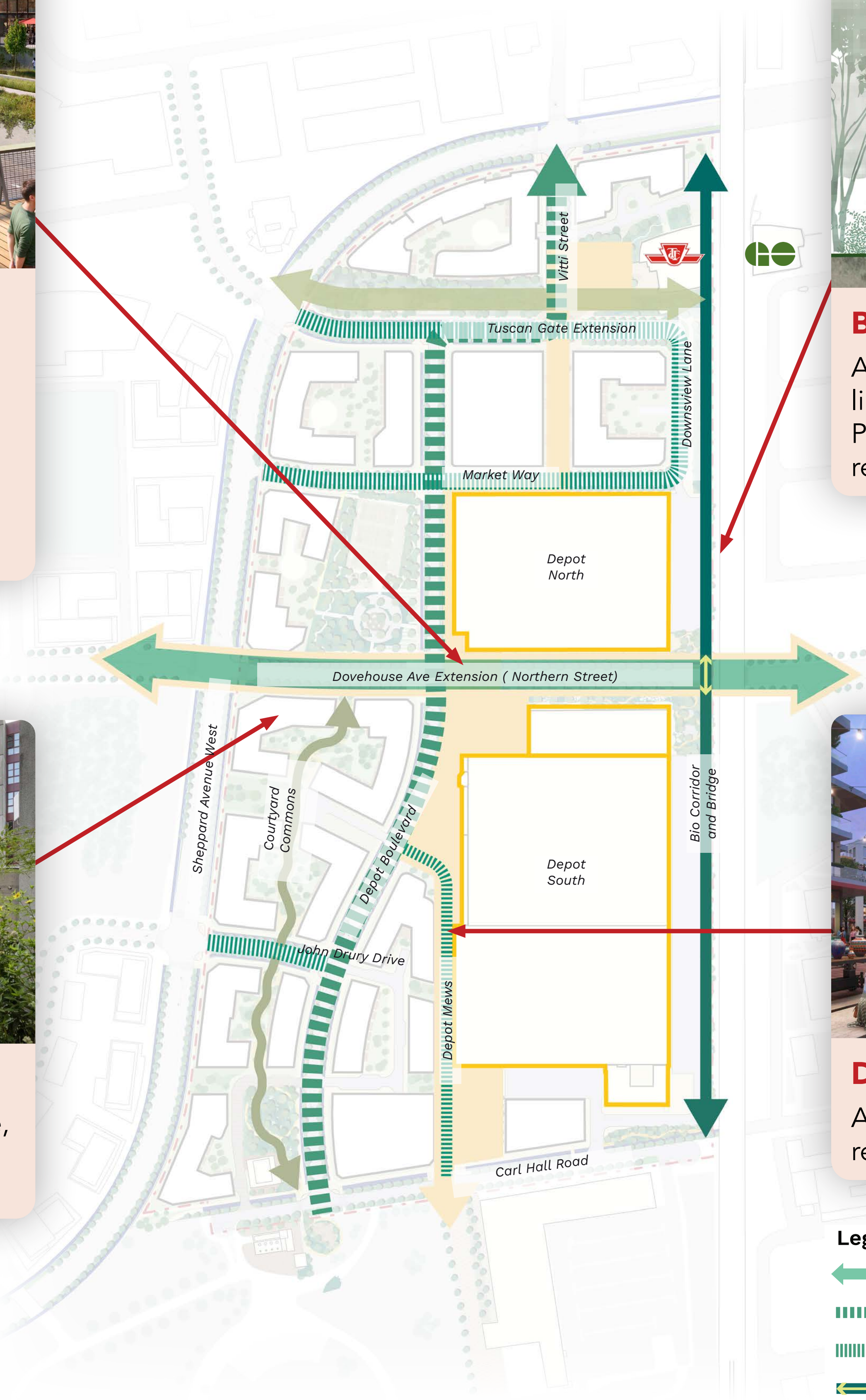
COURTYARD COMMONS

Inspired by Toronto's laneway culture, a meandering path connecting key open space destinations.

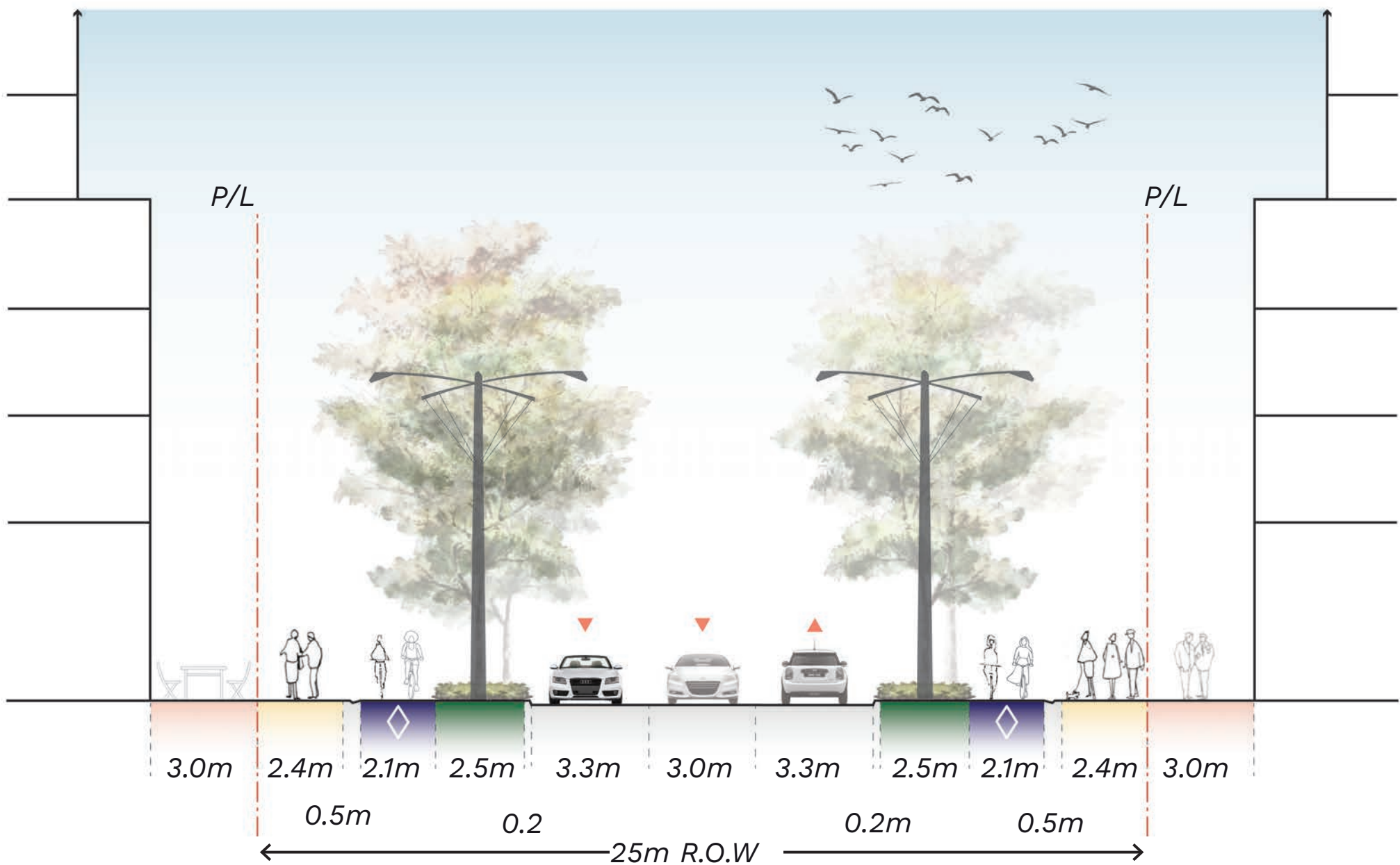


DEPOT MEWS

A "woonerf" style shared street and retail-friendly frontage for the Depot.



- Legend**
- Northern Street
 - Depot Boulevard
 - Local Streets
 - Bio Bridge
 - Bio Corridor
 - Northern Park
 - Courtyard Commons
 - Pedestrian Path



PEOPLE FIRST MOBILITY

The streets will be vibrant and human-scale, with pedestrian and cyclist facilities, and make direct connections between Downsview Park, the TTC/GO Station and the broader context.

The fine-grained network of streets is enriched by off-street pedestrian and cycling paths.





An Interconnected Public Realm



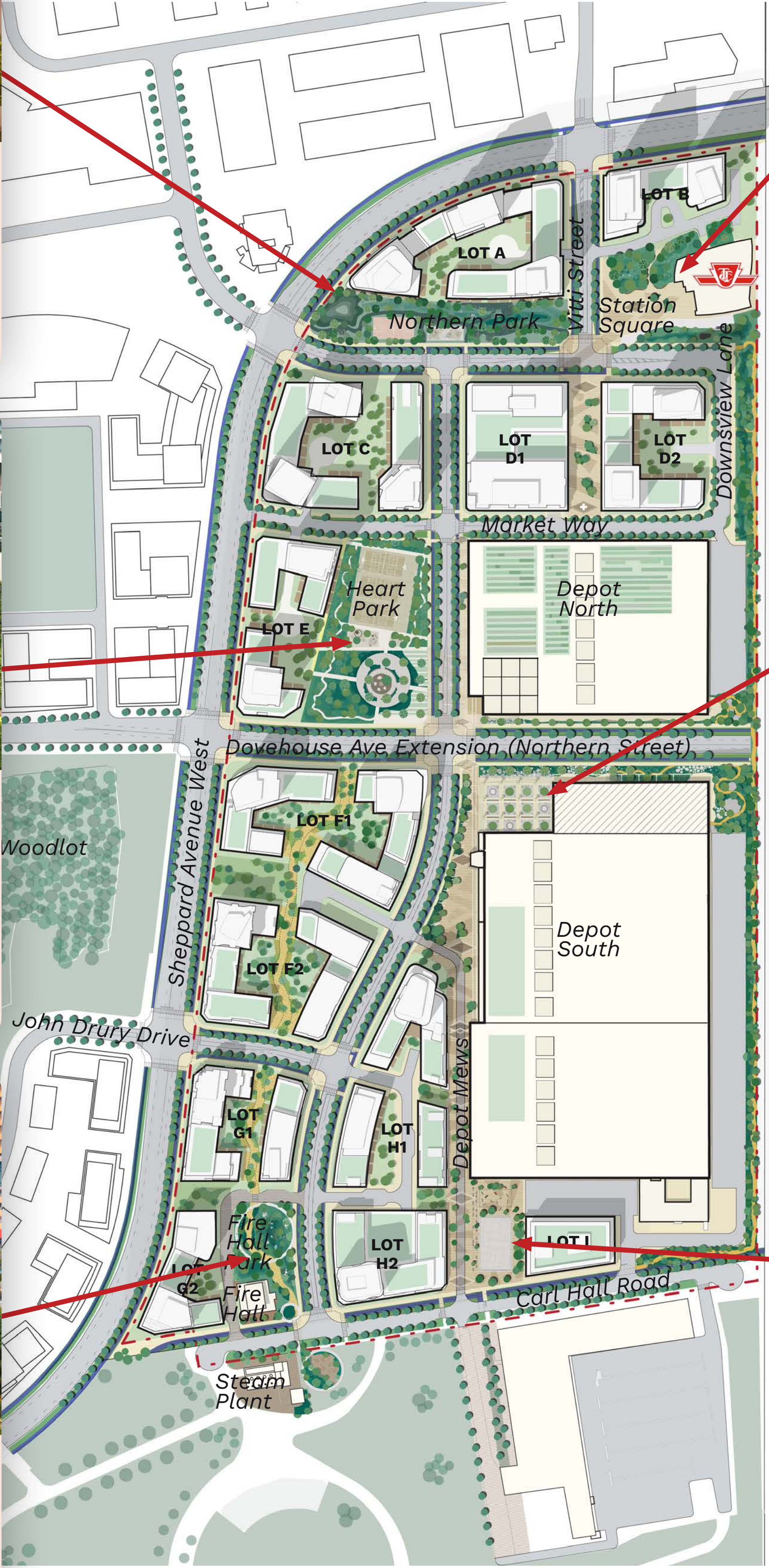
NORTHERN PARK
0.5 ha park providing visual and physical connection between Arbo community and TTC station with active and passive recreation.



HEART PARK
1 ha Major Park that will be the District's central gathering place. Its program areas will offer opportunities for active and passive recreation and ceremony.



FIRE HALL PARK
0.3 ha park draws nature from Downsview Park into the neighbourhoods.



STATION SQUARE
0.4 ha plaza that surrounds the western entrance to Downsview Park Station. It provides flexible space for transit users.



DEPOT CORNER
0.5 ha open space for uses in the Depot to spill out to the crossroads. A community gathering place.



CARL HALL SQUARE
A 0.3 ha flexible open space for various recreational, cultural, and artistic programs.



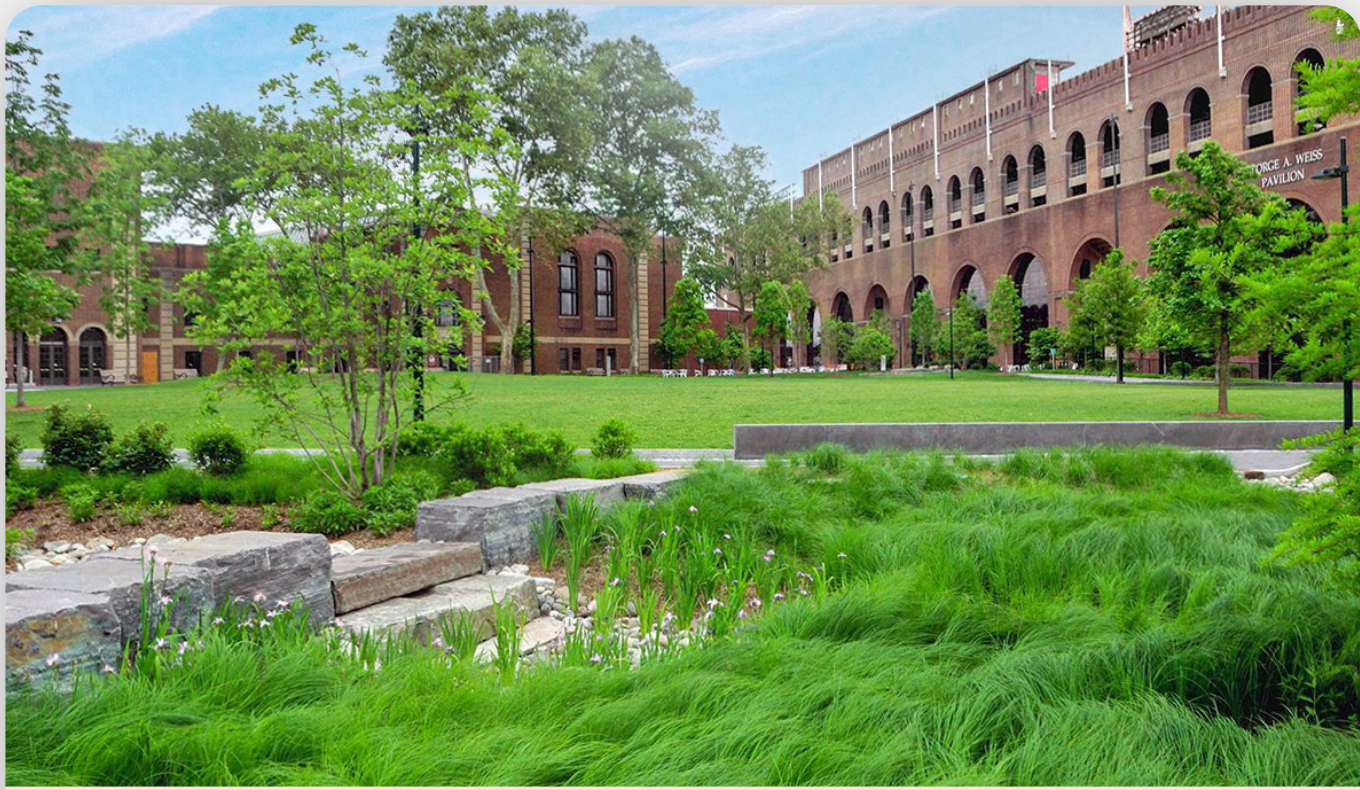
NEARLY 10 AC OF OPEN SPACE

Downsview West will deliver 9.3 acres (3.8 hectares) of parks and open spaces, integrated into a network that embraces the nature-rich character of Arbo neighbourhood and woodlot and Downsview Park. Here, City Nature will be woven into the fabric of place.





Placekeeping, Sustainability, Community and Culture



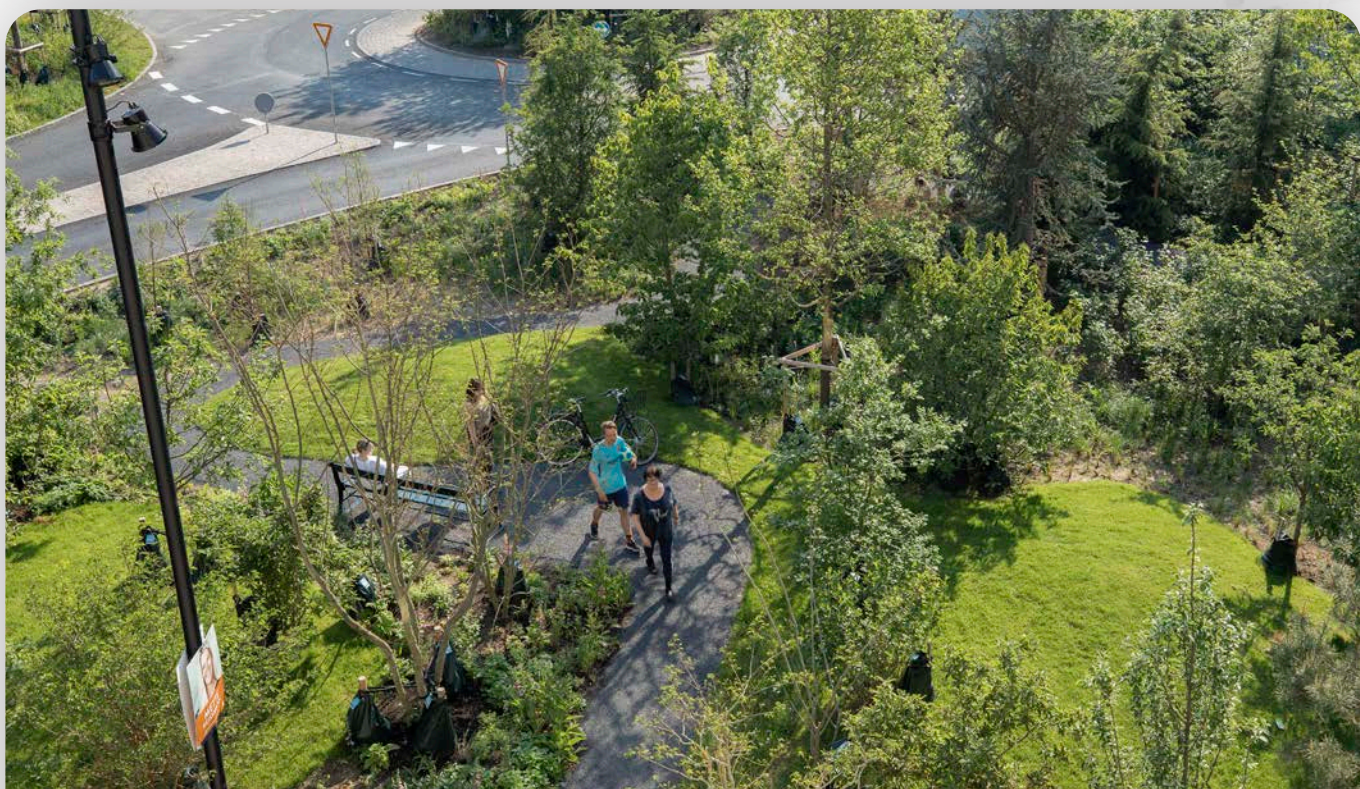
GREEN INFRASTRUCTURE

Surface-based green infrastructure leverages open spaces during major events to capture and retain run-off. Cherishing rainwater that nourishes plants and the lands’ rich natural character.



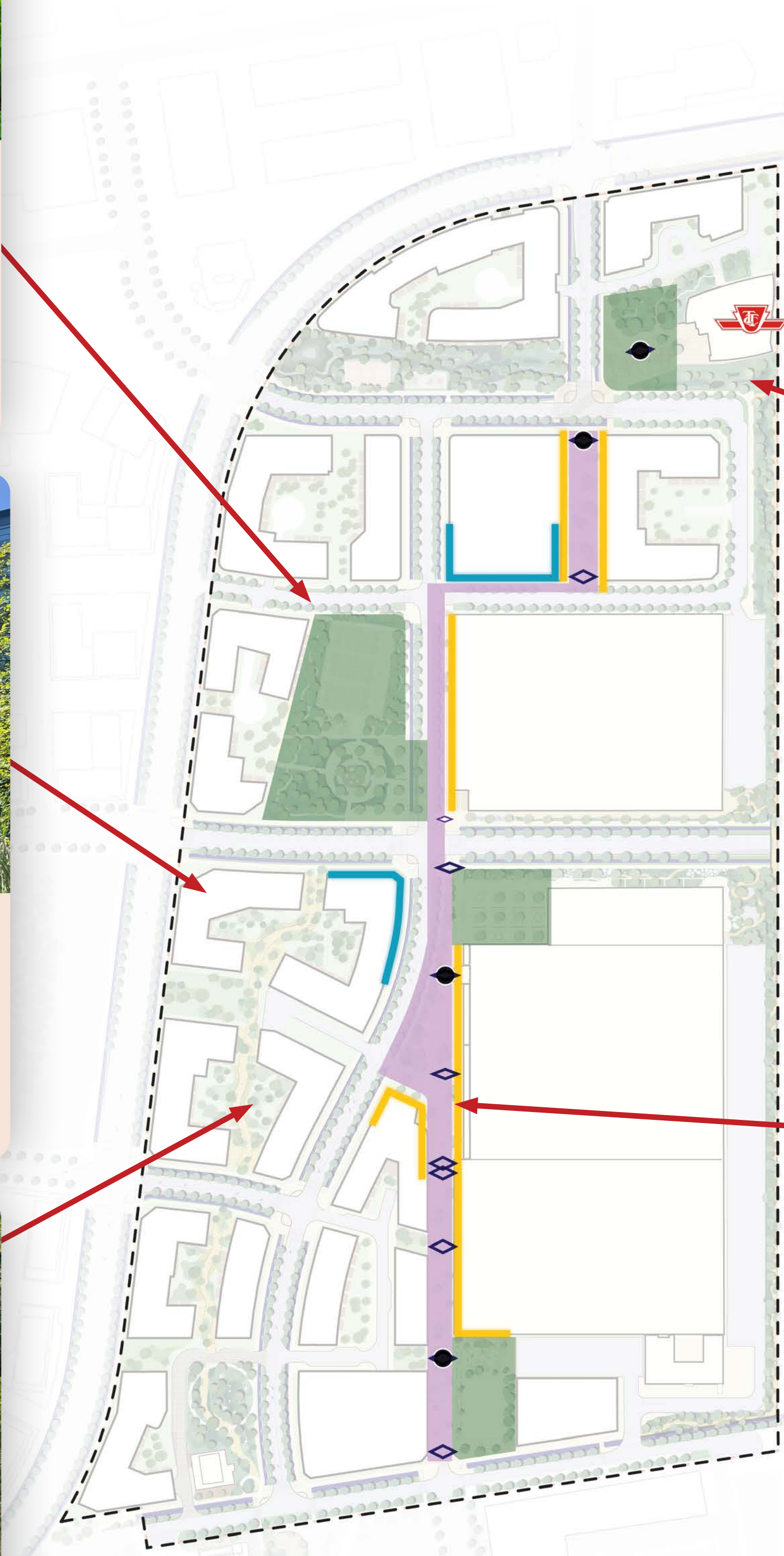
SUSTAINABLE BUILDING PRACTICES

Development will target TGS Tier 3 Version 4 aligning with the City’s goal of achieving near net zero buildings by 2040.



CITY NATURE

Delivering an interconnected open space system is essential in implementing City Nature. The District has been designed to integrate with the existing open space network, connecting natural heritage features in the surrounding community.



TRANSIT ORIENTED COMPLETE COMMUNITIES

Downsview West residents will be at most a 10-minutes walk from higher-order transit, and will live in neighbourhoods where most daily needs can be met by non-auto modes.



ANCESTORS’ TRAIL

A pedestrian Route and Cultural Canvas for Indigenous Place-keeping that crosses the District.

- Legend**
- ◆ Diamonds
 - Art Installation
 - Pavement Treatment
 - Potential Indigenous Architecture
 - Open Space



EMBRACING THE DEPOT

The Depot Building is the largest single structure at Downsview, and was the largest of four supply depots for the Canadian Military in the country. It will be a prominent landmark and a reminder of Downsview’s legacy.

The Districts’ mixed-use vibrancy will be anchored by the adaptive reuse of the Depot Building, a defining presence in the District.





A District of Unique Neighbourhoods



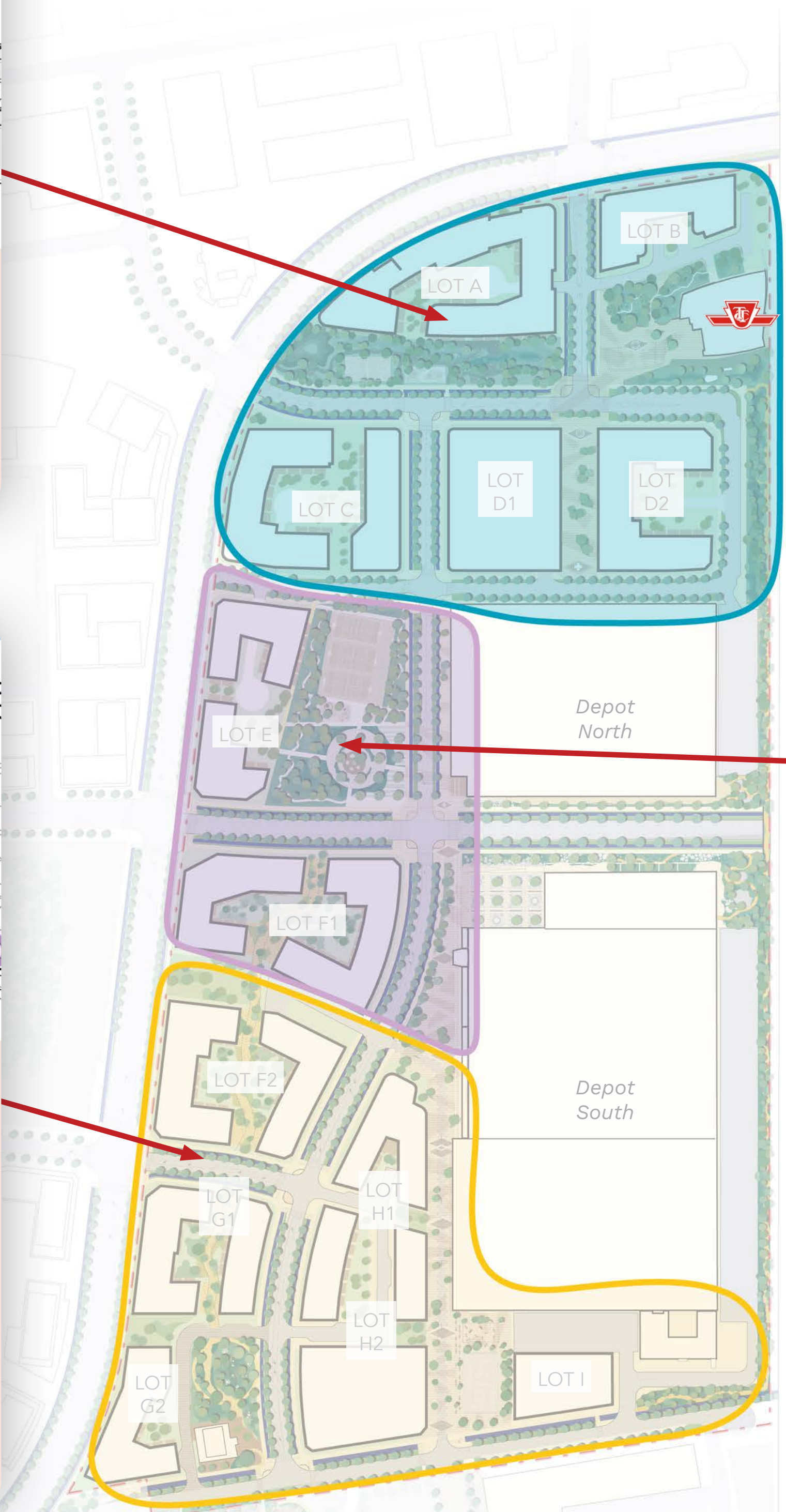
STATION QUARTER

A high-density commercial and residential neighbourhood, with immediate access to the TTC/GO station, the Station Quarter will be a gateway to the District.



THE MEWS

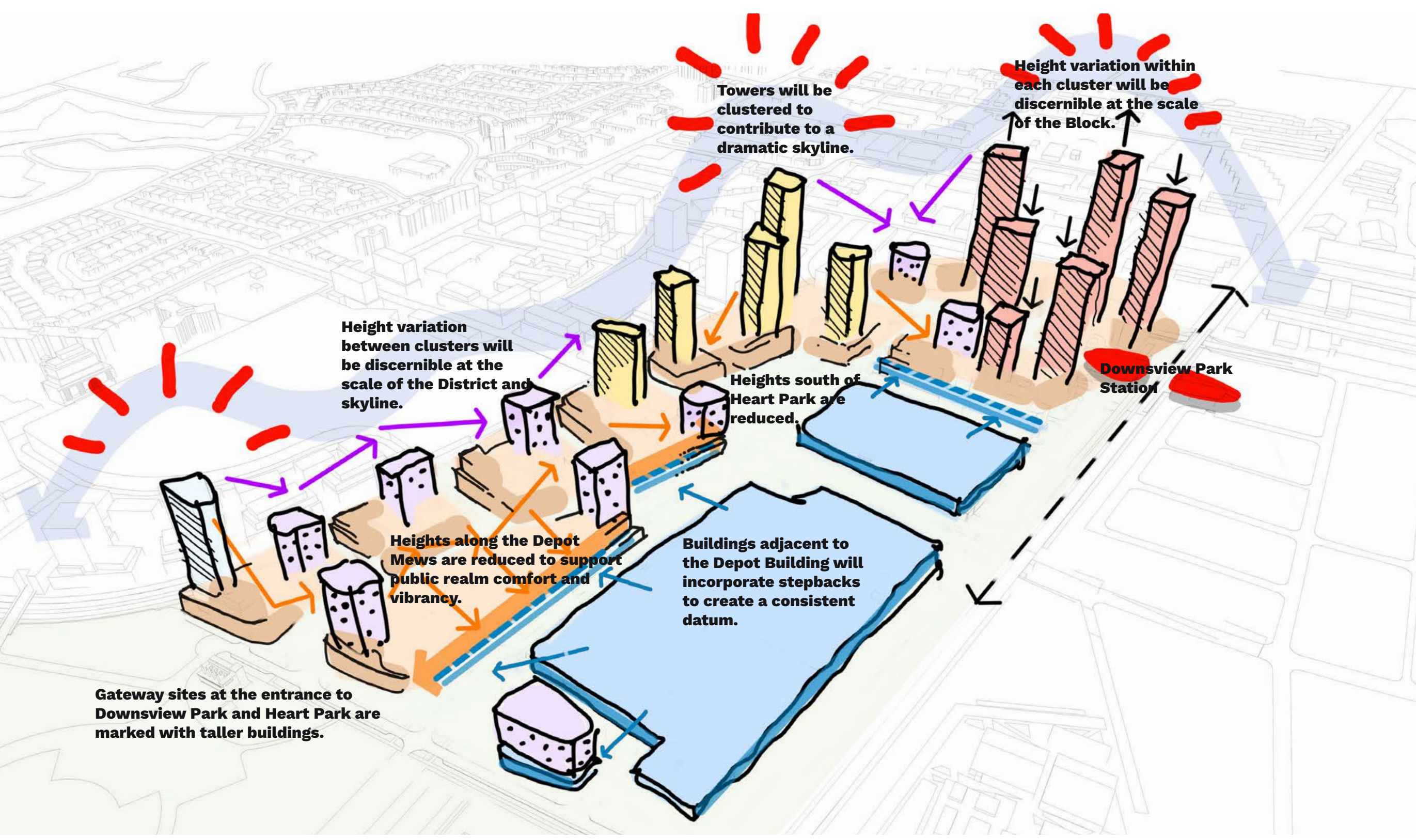
A primarily residential neighbourhood provides a transition from Downsview Park to the rest of the District — drawing nature into the District along the Courtyard Commons. The Mews channels the energy and ecosystem of uses in Downsview Park into a vibrant neighbourhood that is a showcase of heritage adaptation and re-use.



HEART AT THE CROSSROADS

Where the District's defining public realm elements come together — including the Major Park, the Ancestors' Trail, and the Depot. Natural, built, and cultural heritage weave together into an iconic and lively community gathering space and destination.

- Legend**
- Station Quarter
 - Heart at the Crossroads
 - The Mews



BUILT FORM AND THE SKYLINE

The scale and form of buildings in Downsview West will vary throughout the area. Generally, taller buildings will be located closer to the transit station, gradually transitioning down towards the Depot and Downsview Park.

The design and scale of the new buildings will harmonize with the existing structures, ensuring a cohesive urban design throughout the District.

