



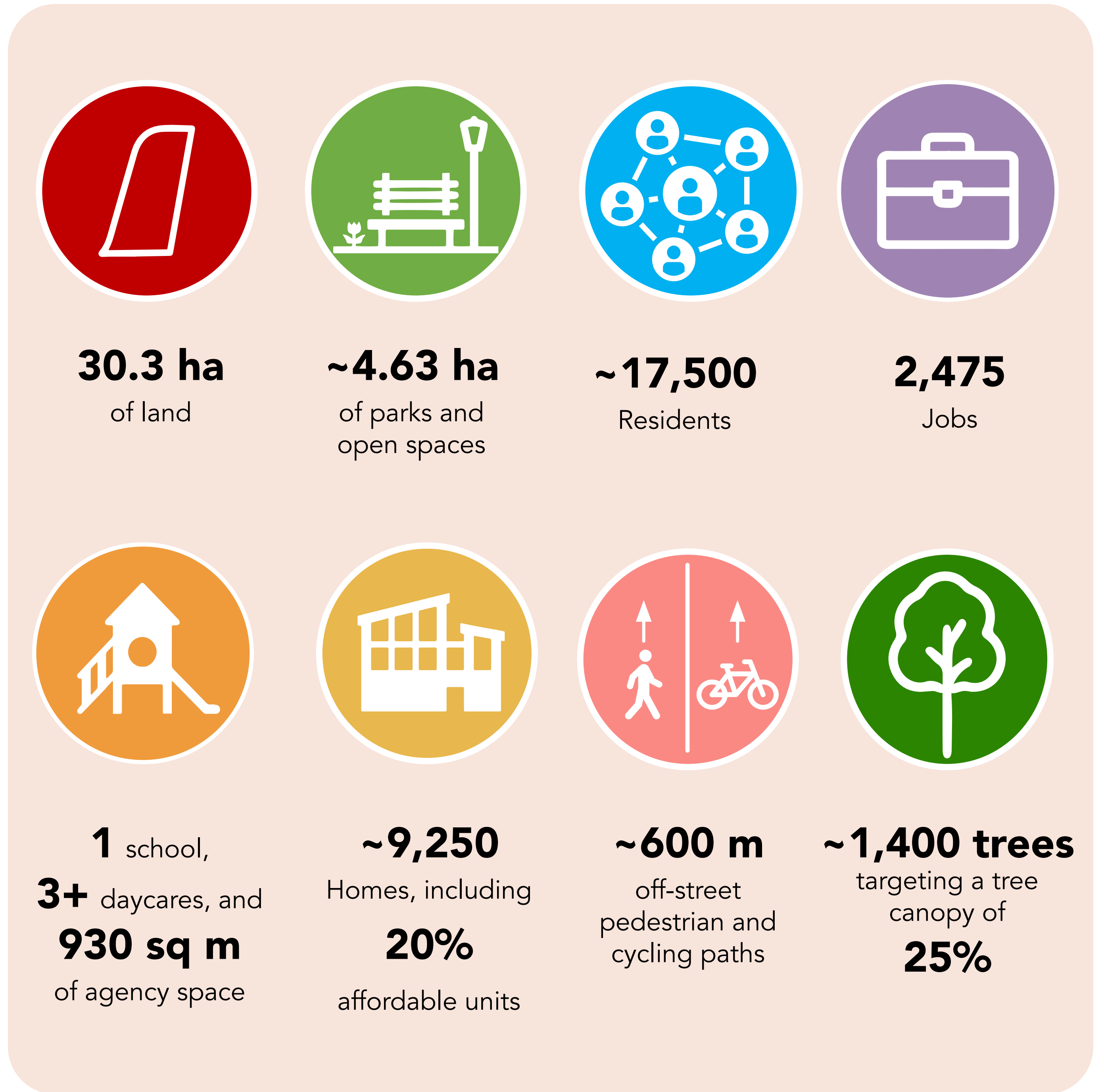
## A Vision for a Thriving, Connected Community

This District Plan articulates a vision for a thriving, mixed-use, transit-oriented district. Informed by two years of extensive public consultation prior to submission, the plan reflects community input, local priorities, and shared aspirations for the future of Downsview West.

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.



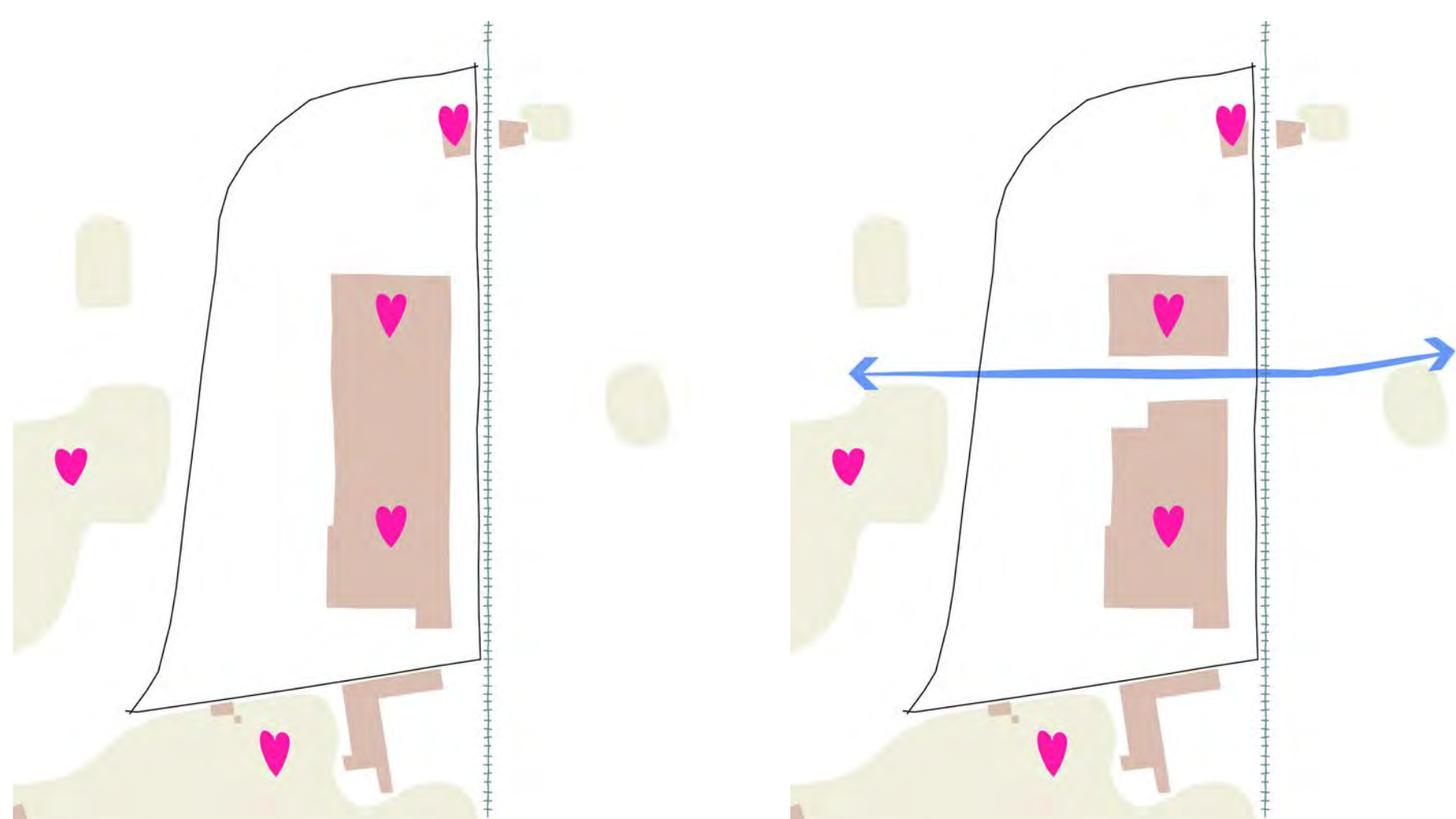


# Downsview West District

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

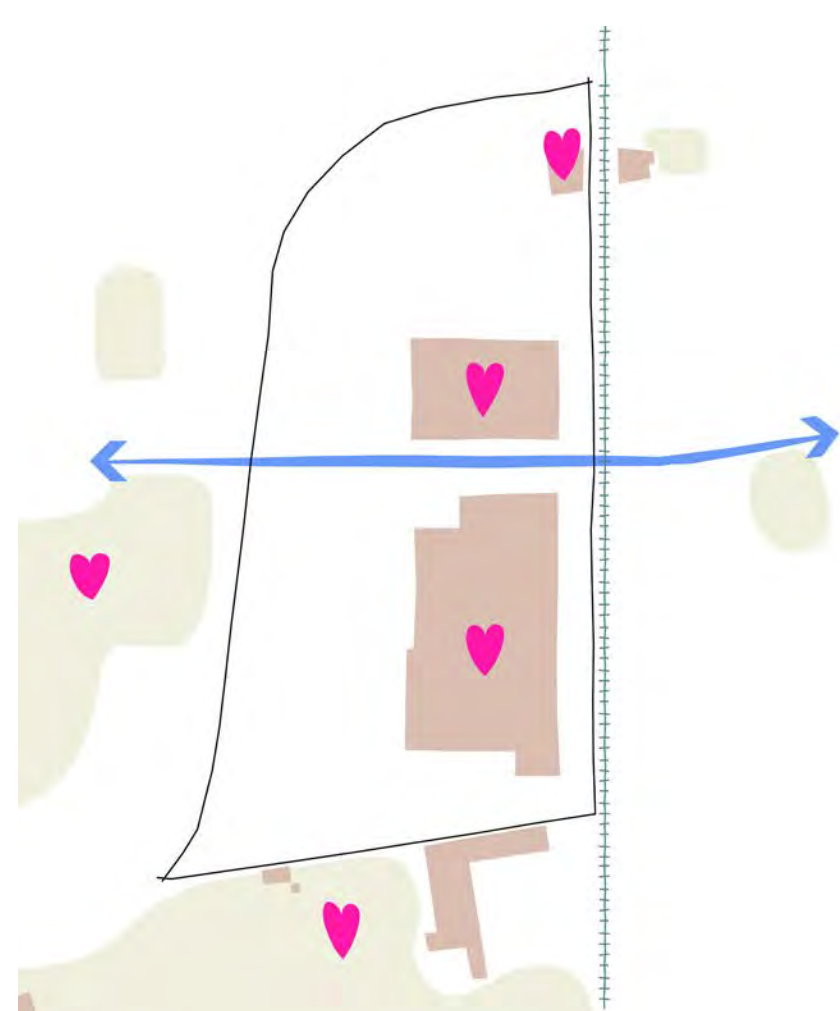
- System of parks, plazas and other open spaces
- Fine grained network of streets
- Naturalized stormwater management and greenways for biodiversity
- Opportunities to reflect Indigenous teachings and perspectives
- Unique employment, commercial and retail spaces and experiences
- Re-use of Depot Building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

### Structuring Elements ...



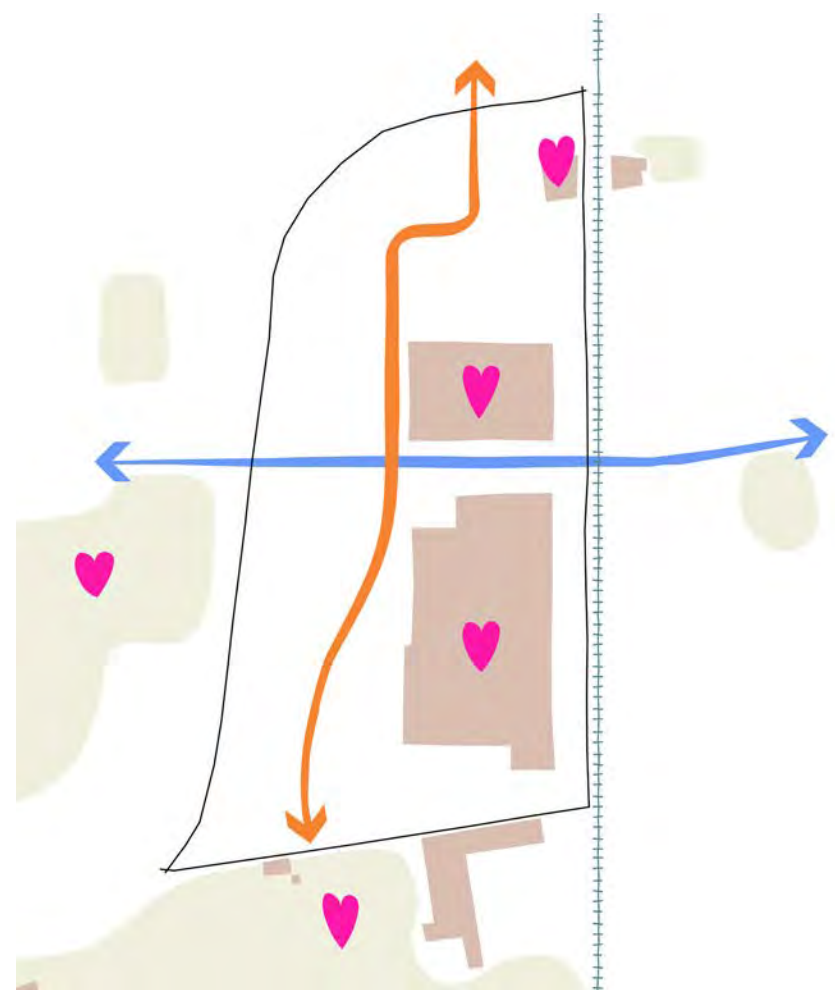
#### 1 Existing

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



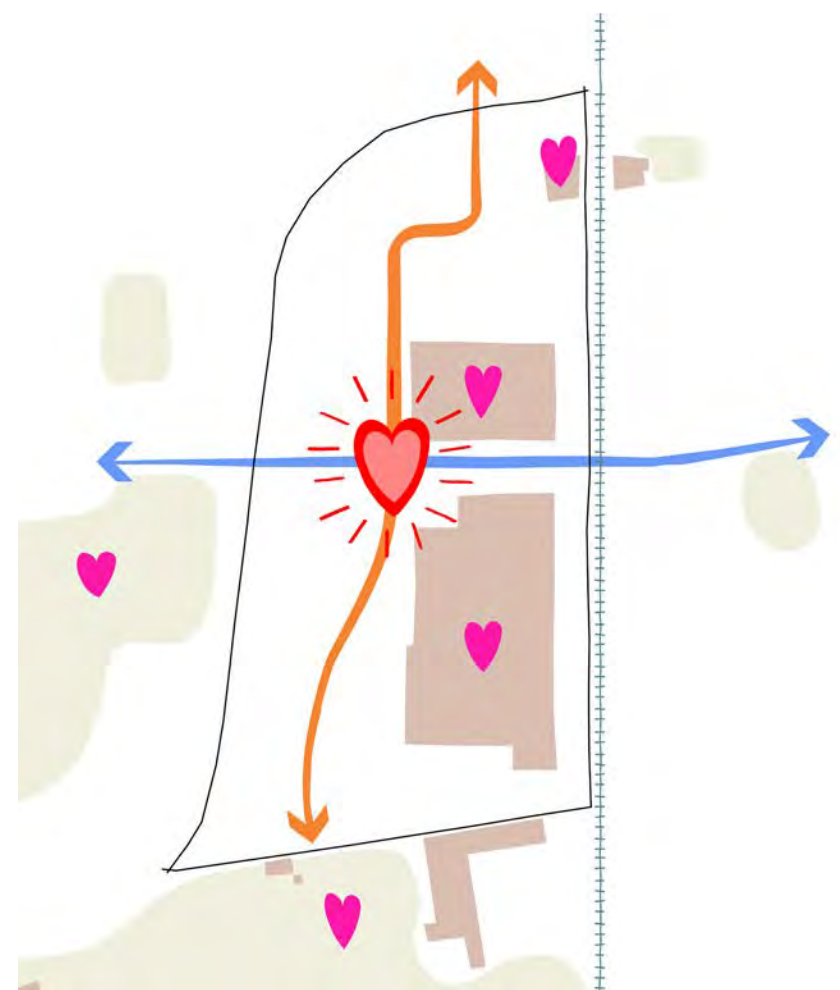
#### 2 E-W Boulevard

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



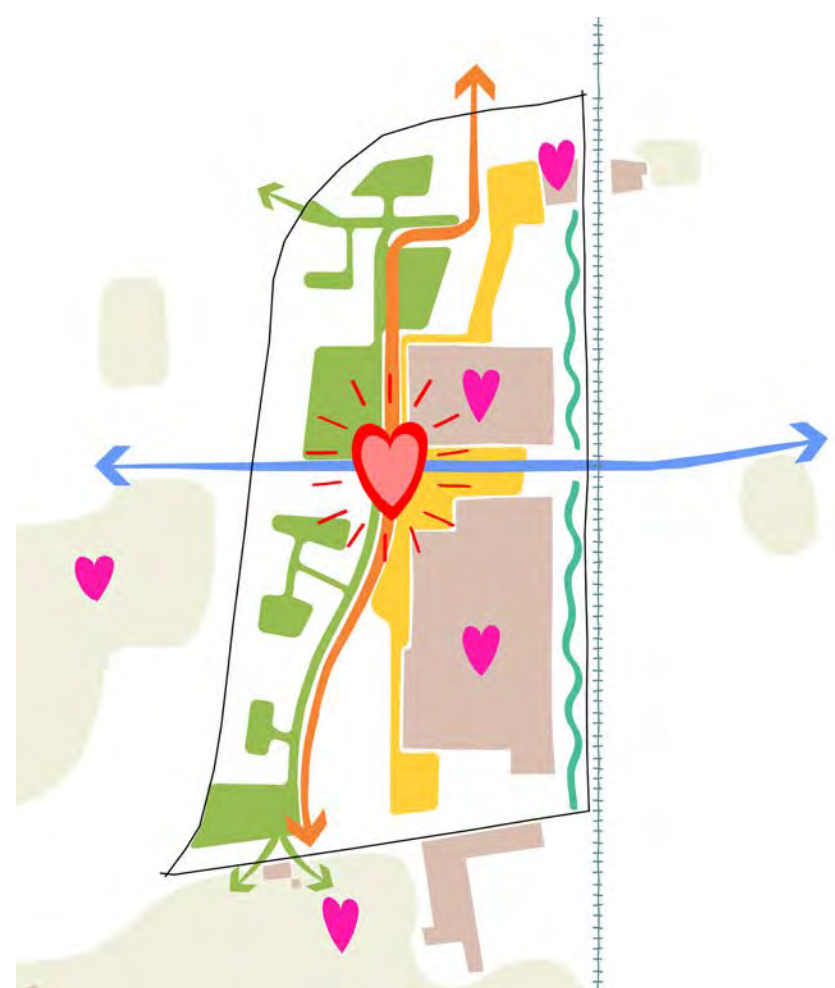
#### 3 N-S Boulevard

Create connections from Transit Station to Downsview Park



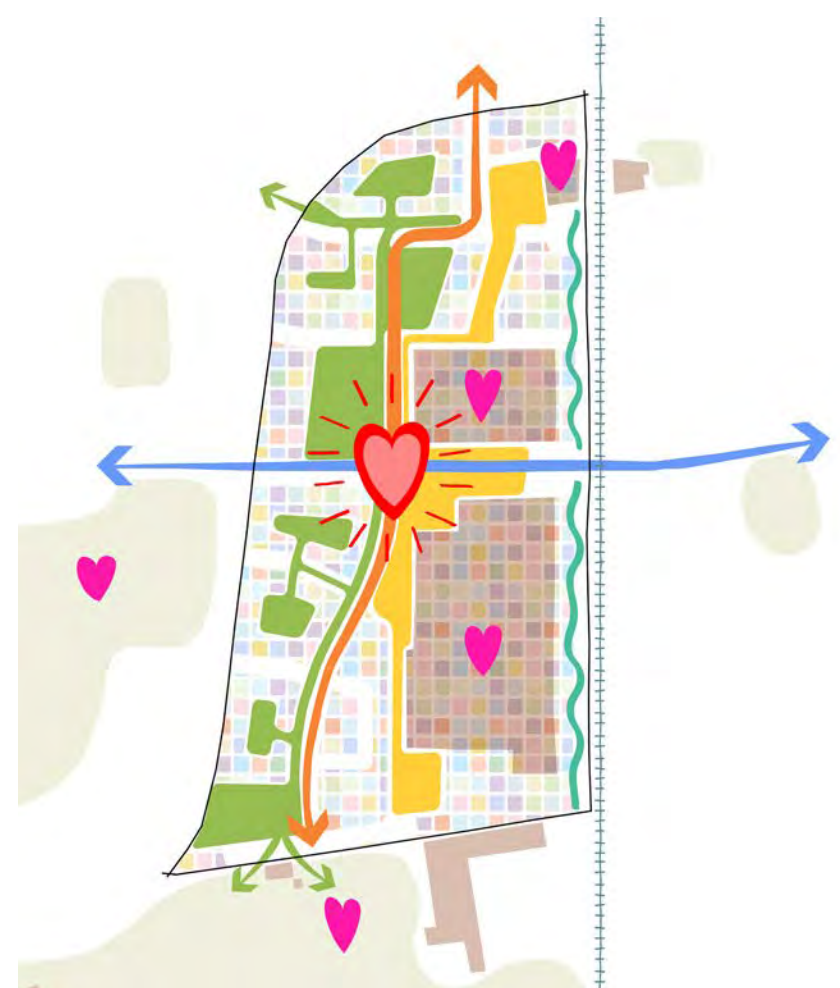
#### 4 Heart

A natural focus for the new community



#### 5 Fine Grain

Connecting people and places



#### 6 Mix of Uses

A vibrant, diverse place

### ... Leading to a District Plan





## Getting Around The District (Transportation & Mobility)



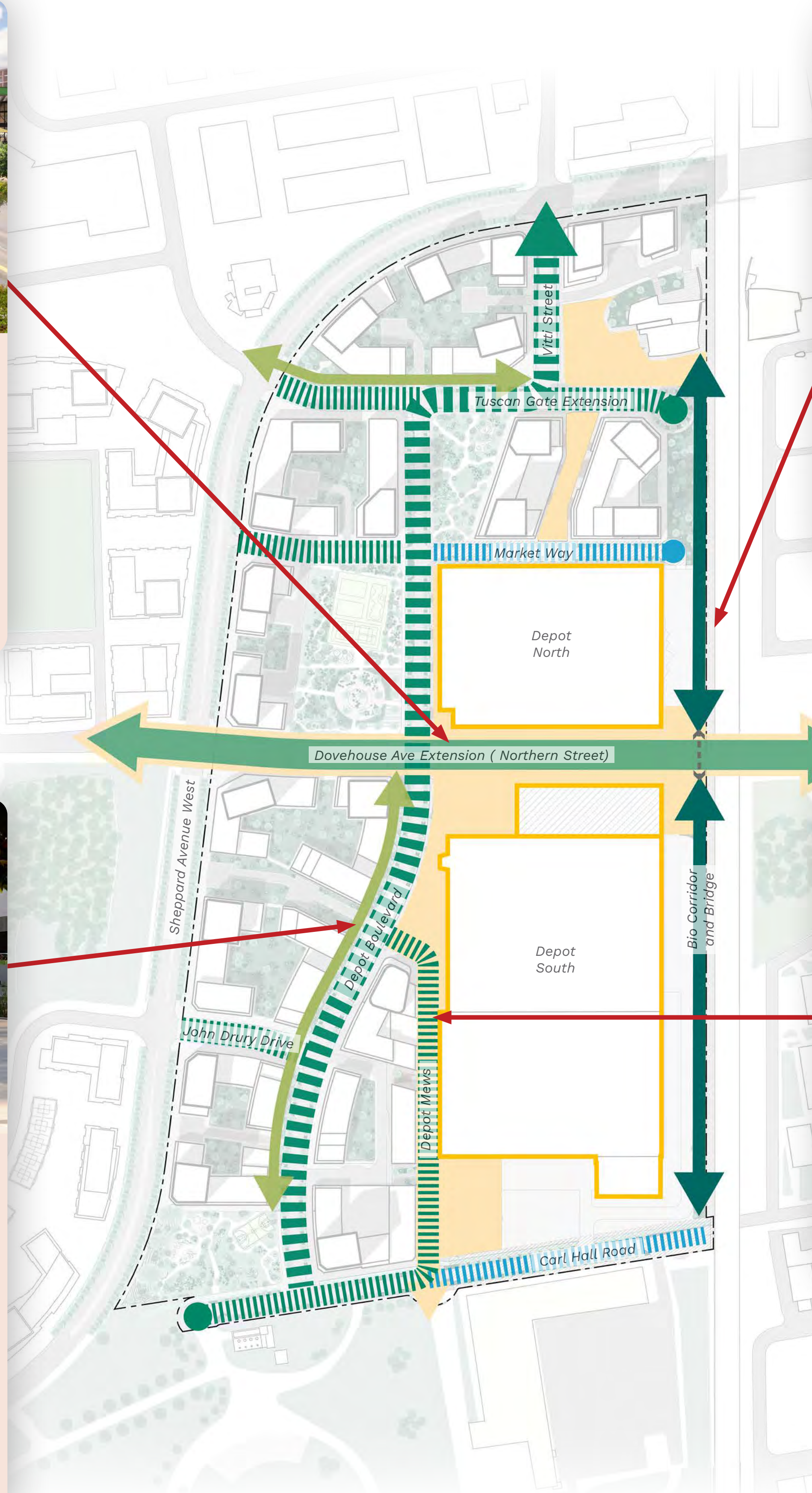
### EMBRACE THE NEW RAIL UNDERPASS

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.



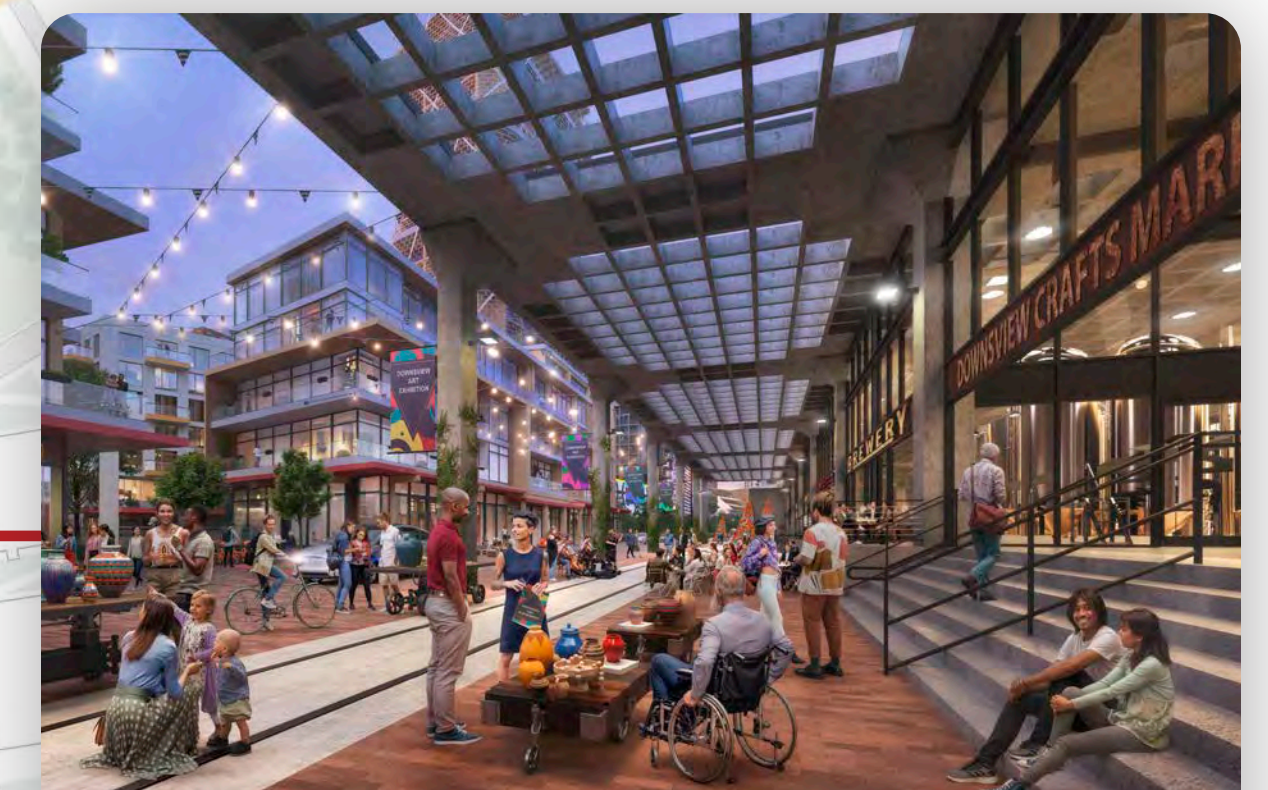
### GREENWAYS

Greenways are pedestrian-focused, landscaped corridors that weave nature, movement, and community spaces into a continuous open space connection. Greenways play a key part in the open space network by linking the Station to Downsview Park through Tuscan Gate Park, Heart Park, and Fire Hall Park.



### BIO CORRIDOR

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

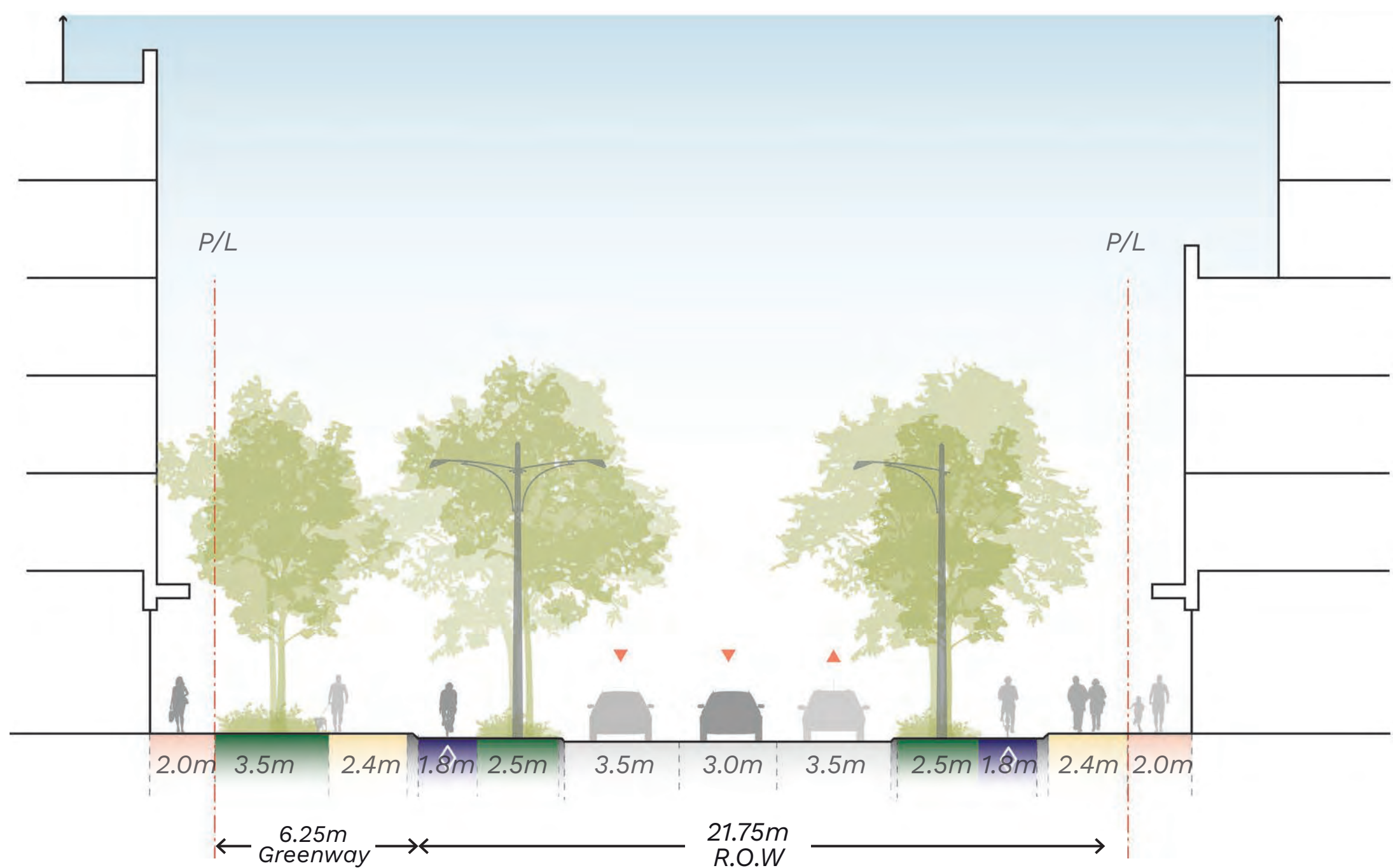


### DEPOT MEWS

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

#### Legend

- Northern Street
- Depot Boulevard
- Local Streets
- Private Streets
- Potential Bridge (to be explored)
- Bio Corridor
- Greenways
- Pedestrian Path



### PEOPLE FIRST MOBILITY

The streets will be vibrant and human-scale, with pedestrian and cyclist facilities that prioritize routes which are convenient, comfortable, and safe. They will 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, creating an enjoyable and intuitive mobility system that supports everyday movement for people of all ages and abilities.





# Downsview West District

## Public Parks for Community Gathering & Recreation



### TUSCAN GATE PARK

0.41 ha local park that creates a green connection along a natural desire line between the Downsview Park TTC station and Heart Park.



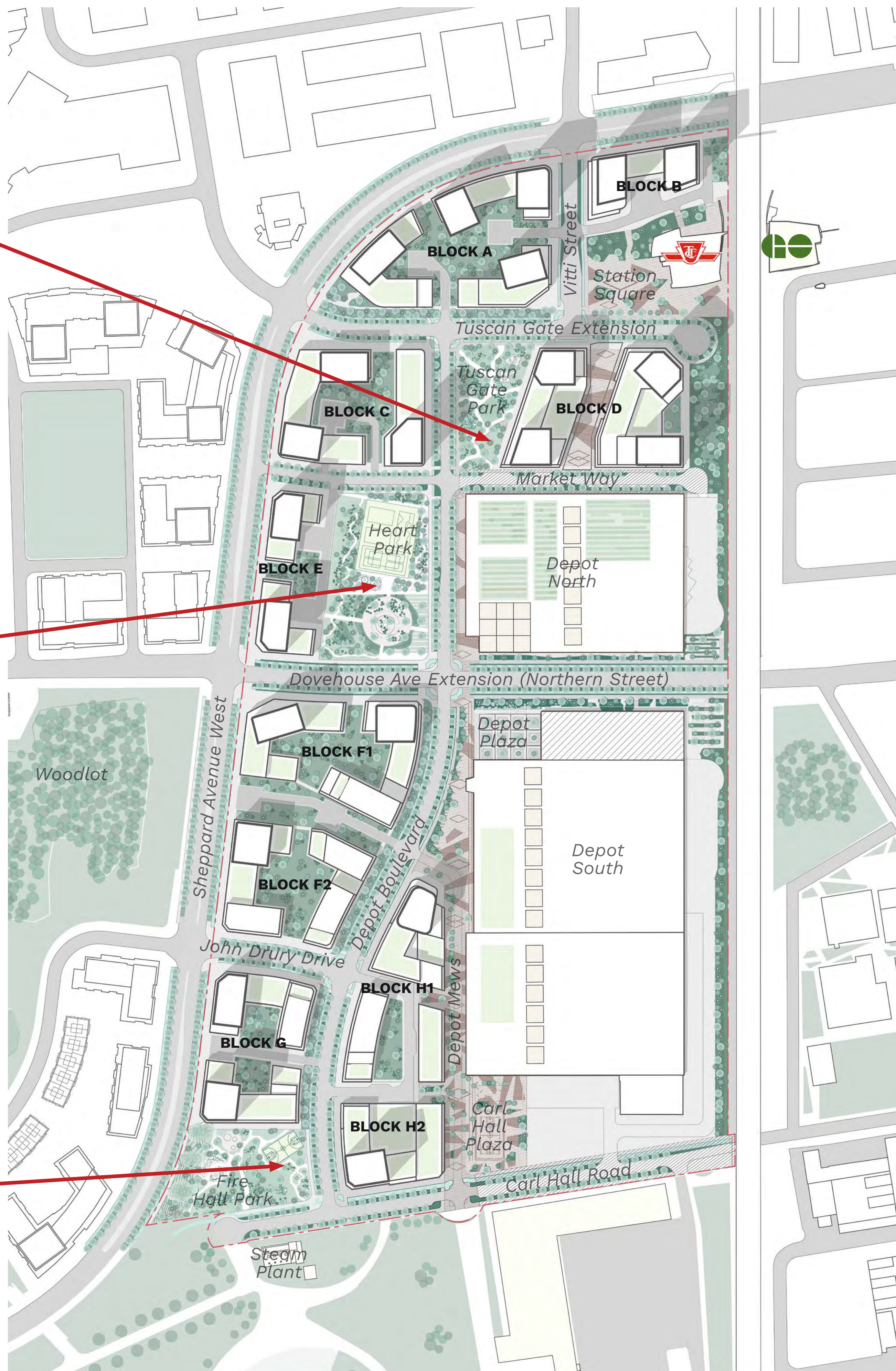
### HEART PARK

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

0.66 ha park draws nature from Downsview Park into the new neighbourhoods of Downsview West.



### MORE THAN 11 ACRES OF OPEN SPACE

Downsview West will deliver 11.45 acres (4.63 hectares) of parks and open spaces, integrated into a network that embraces the nature-rich character of the Arbo neighbourhood and woodlot, as well as Downsview Park.

Grounded in the principles of City Nature and Two-Eyed Seeing, the district brings together Indigenous ways of knowing and Western planning practices to shape a more resilient and inclusive urban environment. Here, nature is not an afterthought but foundational to the community's structure and identity — woven into the fabric of place

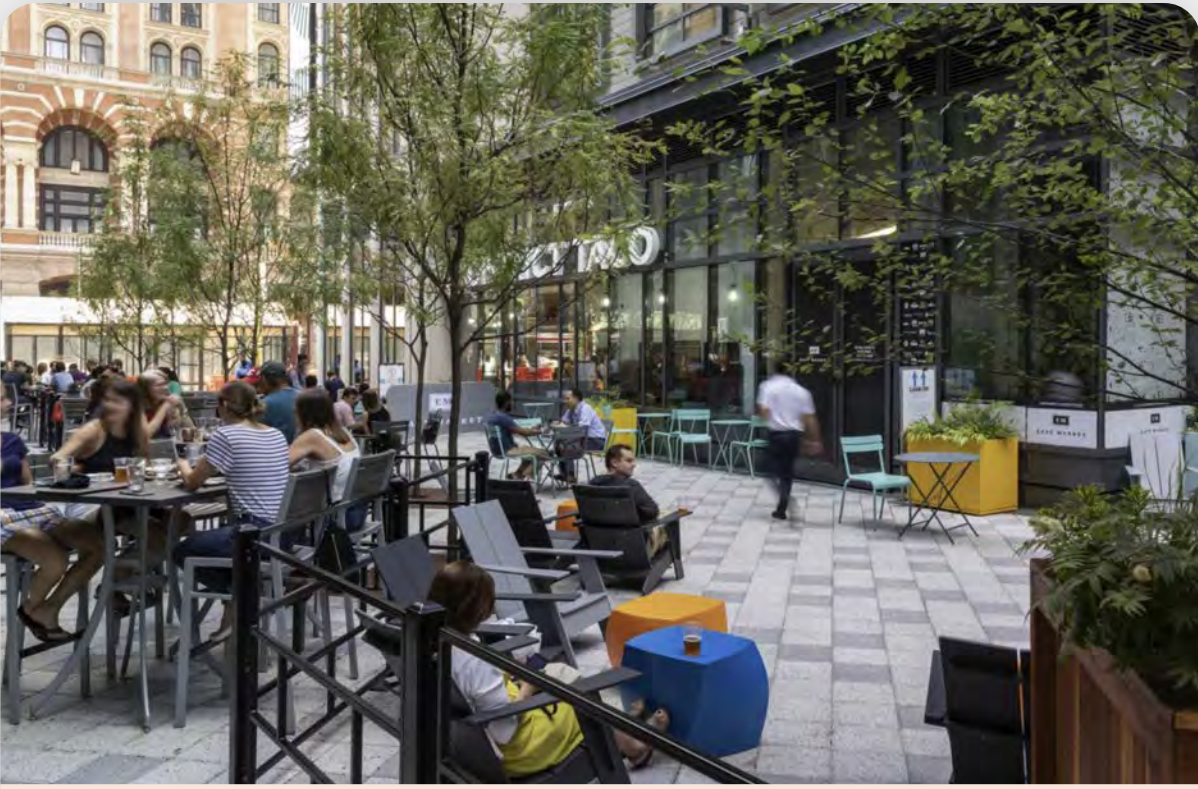




# Downsview West District

## An Interconnected Public Realm

The three new public parks in Downsview West are complemented by several other public open spaces including trails, plazas and other Publicly Accessible Open Spaces.



### MARKET POPS

0.17 ha mid-block connection that creates a pedestrian route between the TTC station and Depot North.



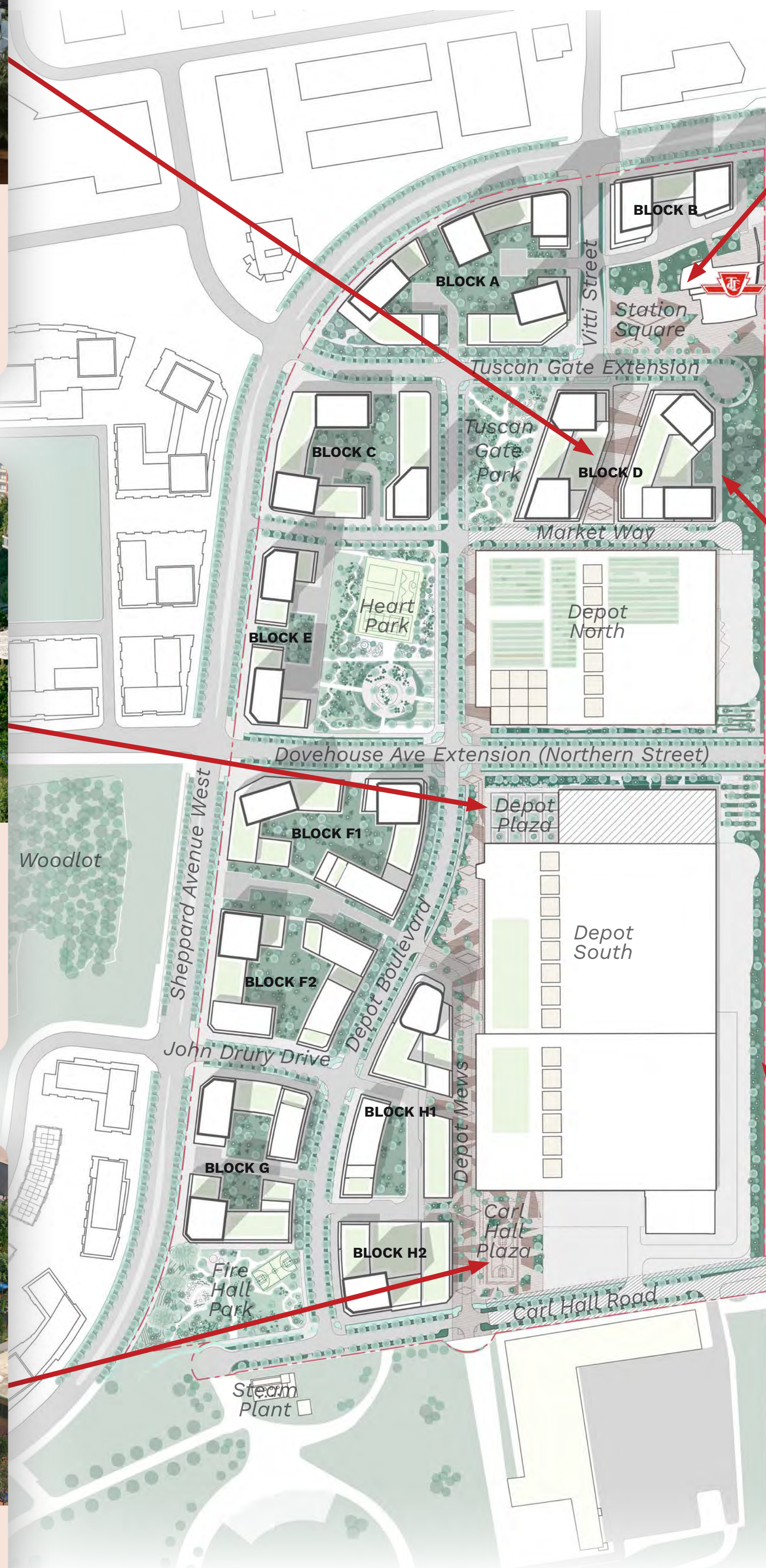
### DEPOT PLAZA

The design of this 0.69 ha plaza will reference the District's military and industrial heritage, softened by trees and other landscape elements.



### CARL HALL PLAZA

A 0.35 ha flexible open space for various recreational, cultural, and artistic programs.



### TRANSIT SQUARE

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



### ANCHOR POPS

This 0.20 ha space anchors the north end of the Bio Corridor - the trail connection between the TTC station and Carl Hall Road.



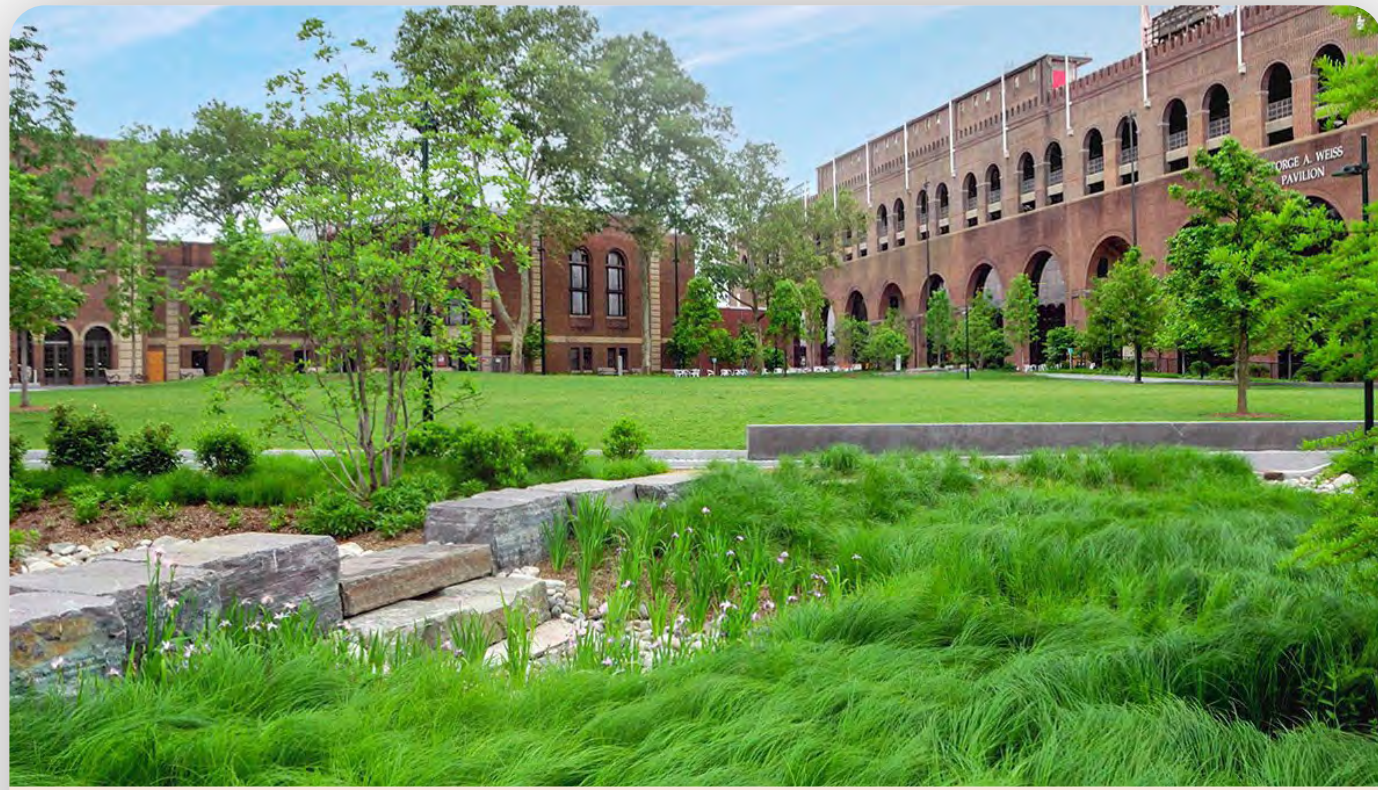
### BIO CORRIDOR

0.57 ha linkage along the rail corridor that showcases nature and supports connectivity.





## 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.



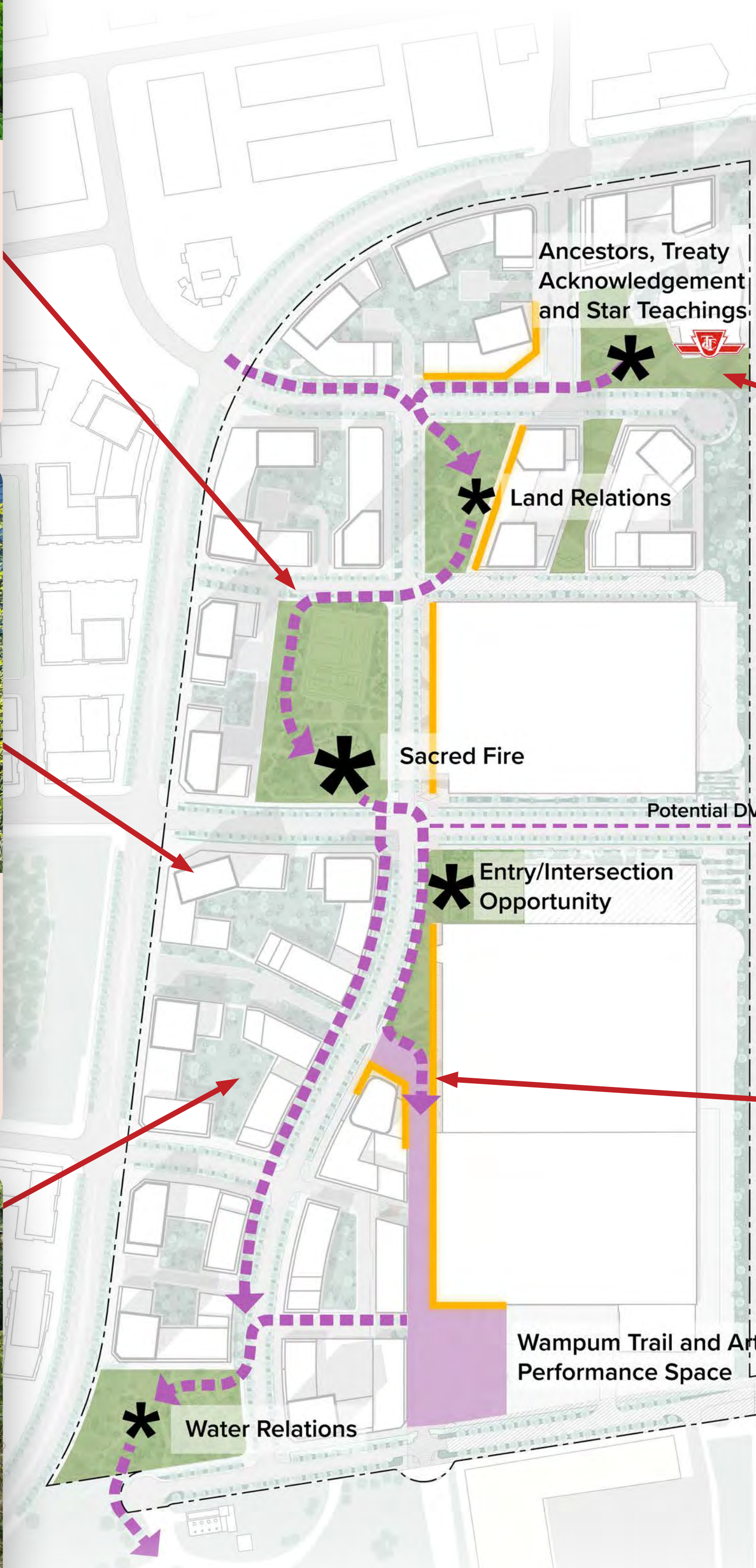
### SUSTAINABLE BUILDING PRACTICES

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.



### ANCESTOR'S TRAIL

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

#### Legend

- Key Indigenous Placemaking Opportunities
- Ancestor's Trail
- Pavement Treatment
- Potential Art Installation
- Open Space



### EMBRACING THE DEPOT

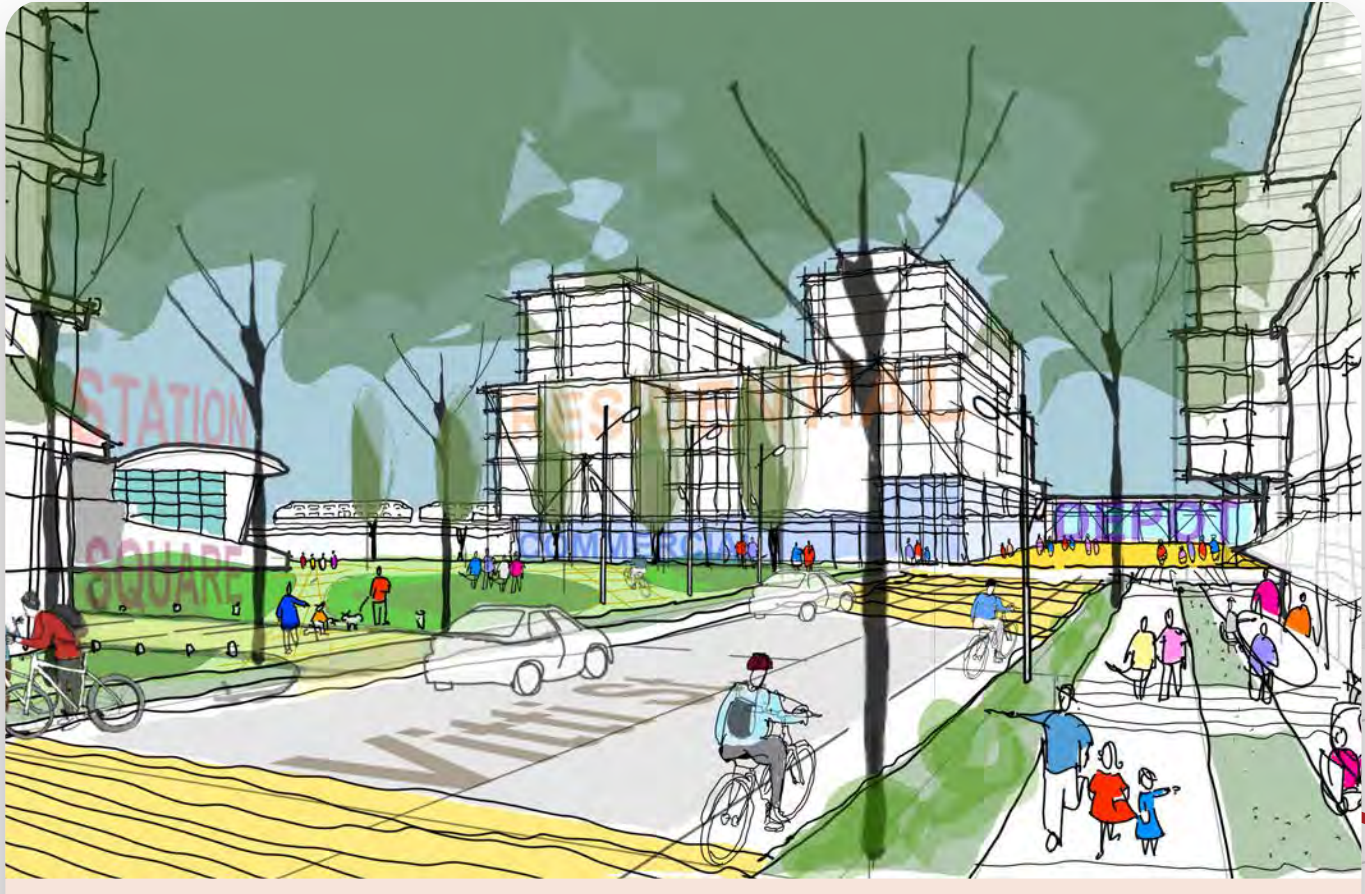
The Depot Building is the largest single structure at Downsview, and was the largest of four supply depots for the Canadian Military in the country. It will be a prominent landmark and a reminder of Downsview's legacy.

The District's 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



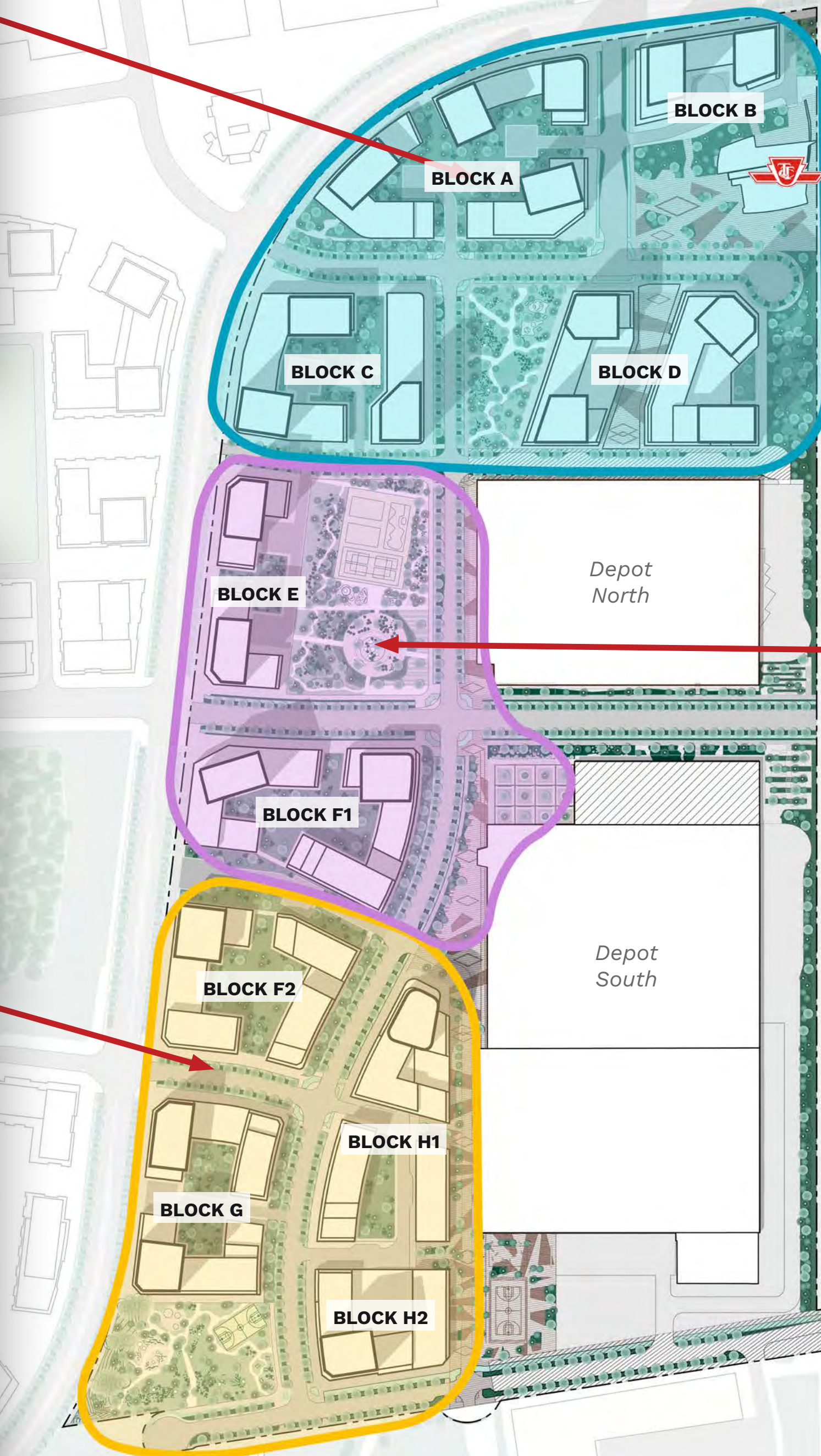
### STATION QUARTER

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, with buildings up to 60 storeys.



### THE MEWS

A primarily residential neighbourhood that provides a transition from Downsview Park to the rest of the District. A generous Greenway along the main north-south street draws nature into the District, together with expansive residential courtyards. Taller buildings will line the Sheppard edge with a mid-rise focus along the main north-south street and low scale facing the Depot.

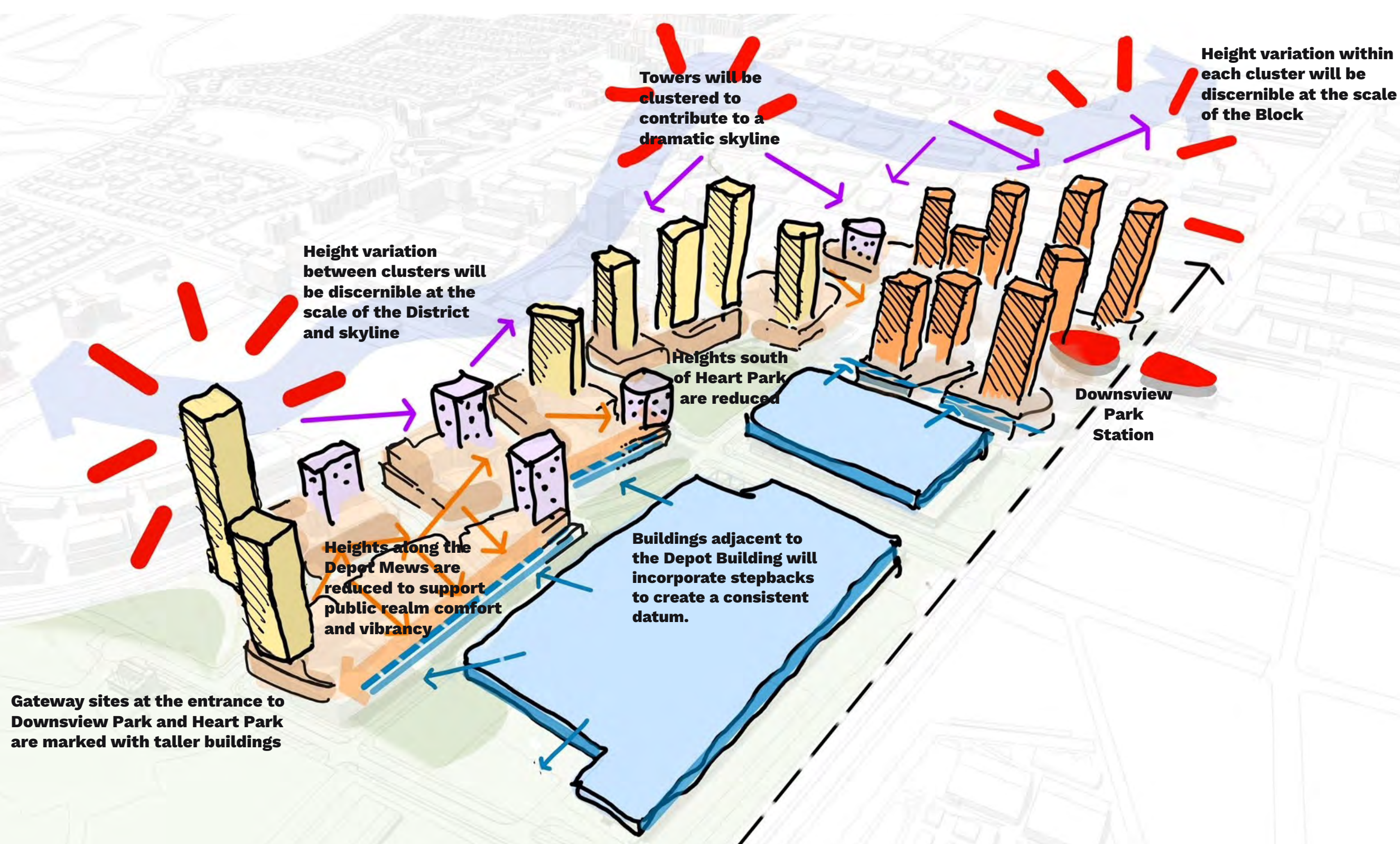


### HEART AT THE CROSSROADS

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. Carefully scaled buildings ensure extensive sunlight access on the Major Park and appropriately framed public spaces.

#### 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.

