

# District Plan Guide

Fall 2024

# DOWNSVIEW WEST





# Key Features



## EMBRACING “TWO EYED SEEING”

The District Plan embraces Etuaptmuk – or “two eyed seeing”: expanding the promise of City Nature by **the weaving together both Indigenous and western ways of knowing**. Public Realm design will welcome nature and water, supporting quality of life improvements, enhancing resilience, and **highlighting Indigenous cultural teachings and spiritual connections to the land**.



## PEOPLE FIRST MOBILITY

The **streets will be vibrant and human-scaled**, with generous 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**, including the Bio Corridor and Courtyard Commons.

## 8,800 HOMES NEAR TRANSIT

Downsview West will create approximately **8,800 new homes, with a commitment to 20% affordable housing**. Housing will be provided in various typologies to serve diverse households, including larger units for families. 65% of homes will be within 500 metres of Downsview Park Station.





## A 24/7 COMPLETE COMMUNITY

Downsview West will include over **120,000 m<sup>2</sup> of non-residential space, including at least 25,000 m<sup>2</sup> of retail amenities, accommodating 3,300 jobs** across a variety of sectors. These jobs and amenities complete the community: ensuring it bustles with life throughout the day.



## 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 the Arbo neighbourhood and woodlot and Downsview Park. Here, City Nature will be woven into the fabric of place: **parks, open spaces, streets, and development blocks all contribute to thriving ecological communities.**



## ADAPTIVE REUSE

The District's character and vibrancy will be anchored by the **adaptive reuse of the iconic Depot Building.**

The Depot Mews – **a pedestrian-oriented and “woonerf style” shared-street** – runs along the reimagined South Depot, and will be animated by shops and services that **spill out from its edges.**





# Places for Culture, Community & Connection

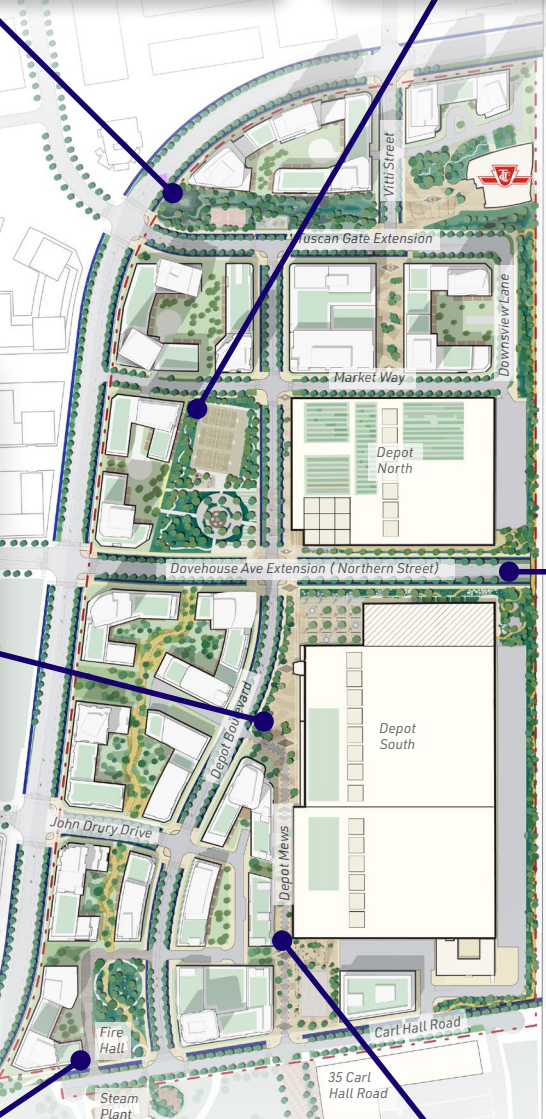
# Shaped by Many Diverse Voices

## NORTHERN PARK

1.3 acres of transit-adjacent parkland that welcome residents and visitors.

## HEART PARK

A gathering place at the neighbourhood's heart that combines nature and culture.



## FIRE HALL PARK

A nature rich playground connecting Downsview Park to the Courtyard Commons.

## DEPOT MEWS

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



## ANCESTORS' TRAIL

A pedestrian route and cultural canvas for Indigenous place-keeping that crosses the District.



## DEPOT PASSAGE

A passage that daylights the Depot for public realm animation and engagement.

## ID8 DOWNSVIEW

18-months of engagement with local residents, communities and Rights Holders to share their vision of Downsview.

2020-2021

## ROUND 1 OF ENGAGEMENT

Focused on how the District would implement the Framework Plan's vision, and identified opportunities to refine the vision.

2022-2023

## DISTRICT PLAN

The District Plan that refines the Framework Plan and offers a vision for Downsview West is submitted to the City of Toronto.

2024

## 2021 FRAMEWORK PLAN

Shaped by id8 engagement, the Framework Plan is a vision for the Downsview Secondary Plan Area.

## 2023-2024 ROUND 2 OF ENGAGEMENT

The purpose of this round of engagement was to share and receive feedback on the emerging Downsview West concepts.

## 2024 & Beyond POST SUBMISSION ENGAGEMENT

Canada Lands will continue to engage with the local community, organizations and Rights Holders.

## WHAT WE HEARD

- ▶ Deliver Affordable Homes
- ▶ Create Generous Open Spaces
- ▶ Focus Density Near Transit
- ▶ Enhance Connectivity
- ▶ Explore Adaptive Reuse
- ▶ Support Community Cohesion
- ▶ Express Indigenous Culture
- ▶ Promote Affordable Retail

These priorities will continue to be developed through engagement. Connect with us to shape the future of Downsview West!



Downsview West District  
District Plan  
October 2024



Visit us to find out more: <https://www.downsviewwest.ca>



# Downsview West at a Glance



**~8,800 homes**  
including  
**20%**  
**affordable units**



**+120,000 m<sup>2</sup>**  
of non-residential GFA



**~17,000 residents**  
with 65% within 500  
metres of higher order  
transit



**~25,000 m<sup>2</sup>**  
of retail GFA, including  
spaces for small businesses



Adaptive re-use  
of over **65,000 m<sup>2</sup>**  
across two existing buildings



Creating  
**+3,300 jobs**



**~900 m**  
off-street pedestrian  
and cycling paths



**~800 m**  
**Ancestors' Trail**  
connecting cultural program  
areas, open spaces, and  
place-keeping opportunities



**~3.8 ha**  
of parks and  
open spaces



**1,400 trees**  
targeting a tree canopy of  
**25%**



**1+ school, 3+ daycares**  
and a variety of other community facilities, including  
**~1,100 m<sup>2</sup>**  
of agency space


## ABOUT CANADA LANDS COMPANY

We are a self-financing federal Crown corporation specializing in real estate development and attractions management. Canada Lands acquires, transforms and reintegrates surplus lands from the federal government into sought-after communities enabling much needed housing and affordable housing. Since 1995, we have enriched Canadian communities and experiences by embracing the full potential of the property we own and operate. Canada Lands strives to enhance economic, social and environmental value for Canadians, and have delivered more than \$1.3 billion in economic benefits to Canada.

## ENGAGE WITH US

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