

1.5 COLLEGE PARK COMMUNITY - FIGURE "L"**a) Background**

The College Park Community focuses on the Sheridan College Campus which occupies approximately 41 hectares. The western boundary of the community is the Sixteen Mile Creek, the northern boundary is the Upper Middle Road, the eastern boundary is the east branch of the Morrison Creek, and the southern boundary is the Queen Elizabeth Way, and the Morrison-Wedgewood Diversion Channel north of the Oakville Place Shopping Mall.

b) Commercial

i) The Community Shopping function for this community is provided by the Regional Shopping Centre which is located within the Midtown Core Employment Lands District in the northwest quadrant of the QEW and Trafalgar Road to a maximum retail commercial floor space of 80,000m². Through an application to amend the Zoning By-law to permit an expansion of the Regional Shopping Centre, the maximum permitted retail commercial floor space shall be established. Holding provisions may be utilized to ensure that required studies are completed and implemented to the satisfaction of the Town prior to any rezoning becoming effective and development proceeding. Proposals to amend the Zoning By-law shall be evaluated on the basis of the following:

- a conceptual site plan which identifies how the proposed expansion relates to the existing centre and the adjacent residential neighbourhood to the west and north with respect to privacy, noise, signage, lighting, appropriate building height, location and height of parking structures, location and function of delivery routes and delivery bays, site access and site circulation;
- a traffic impact study which identifies and addresses the timing of proposed future road infrastructure improvements relative to proposed expansion and ensures there is adequate capacity in the road system to accommodate any commercial expansion on the site.

- ii) Neighbourhood and Convenience Commercial sites have been established in the following areas:
- Sixth Line opposite Culham Street (intended to be a Convenience Commercial Centre only);
 - Marlborough Court and Trafalgar Road, northeast corner;
 - North Service Road between Kent Avenue and Churchill Avenue;
 - Trafalgar Road and White Oaks Boulevard opposite the Oakville Municipal Offices. This area is also the location of an Arterial Commercial designation;
 - Sixth Line and Elm Road; and
 - Upper Middle Road and Trafalgar Road, southeast corner. The uses of this land are limited to the retail sale of automobile fuel products.

c) Residential

- i) The residential area of this community is proposed to contain 13,000 persons by the end of the Plan period.
- ii) Most of the older residential districts within the community are single family with moderately large lots. Subsequent development has aimed at a residential mix to increase the variety of accommodation.
- iii) The higher density housing is largely confined to the Trafalgar Road corridor. The lands south of Upper Middle Road and east of Trafalgar Road are developed with a mixture of detached singles and multiple housing forms.
- iv) At the northeast corner of Queens Avenue and Parkhill Road, high density residential uses are permitted with a maximum height of six storeys. Notwithstanding the density shown on these lands in Figure "L", a maximum of 36 units will be permitted on this corner property providing the total number of units on Lots 3 and 36 of Plan 418 does not exceed 41 units.

- v) On the south side of Queens Avenue, on Lot 2 Plan 418, an apartment building with a maximum of 95 units shall be permitted. The building shall be designed to accommodate seniors and shall not exceed 6 storeys. The site and building designs with respect to orientation, scale, massing and architectural expression shall have regard for the highly visible location of the site.
- vi) On the south side of Queens Avenue on Lots 4, 5 and 6, Plan 418, a maximum of 24 units shall be permitted. The height of the units shall not exceed 4 storeys.

d) Greenland Policies

General Policies

The Natural Features designations shown on Figures F1 and F2 of the Official Plan have been refined to specific land use designations as shown on Figure "L", Land Use Plan, College Park Community.

i) Parkland

- a) Parkland as shown of Figure "L" provides approximately 12 hectares of land.
- b) A Community Park of approximately 8 hectares is centrally located abutting General Wolfe Secondary School. This park will also function as a neighbourhood park.

ii) Natural Areas

Notwithstanding the designations in the Oakville Official Plan, the area associated with the Sixteen Mile Creek is designated as a Regional Environmentally Sensitive Area. Regard must be had to Part D, Section 4 and Figure F1 and F2 of the Official Plan, along with the relevant Regional Official Plan requirements, prior to any development approval.

iii) Private Open Space

Notwithstanding the policies contained in Part D, Section 4 of the Town of Oakville Official Plan, in the event of a natural disaster damaging or destroying part or all of an existing private open space use on lands designated "Natural Area",

the owner, being the Oakville Golf Club, shall be permitted to rebuild and/or restore the use to its previous condition subject to the owner demonstrating, to the satisfaction of the Town, by way of an Environmental Impact Statement, that erosion and any adverse impacts to water quality, water quantity, slope stability, wildlife habitat, existing vegetation and drainage will be minimized and existing valley slopes will not be disturbed by the proposed redevelopment. Necessary mitigation measures shall be implemented to the satisfaction of the Town.

e) Community Services

- i) The Town of Oakville Municipal Offices and the Police Headquarters are located near the intersection of White Oaks Boulevard and Trafalgar Road.
- ii) Municipal and other public oriented community services are to be located in the vicinity of White Oaks High School.

f) Institutional Facilities

Community College -- Sheridan College is prominently located within the community, and it is intended that pedestrian access to the campus be created via ravine paths and other walkway systems.

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be permitted within the residential area of this community subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular uses will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes.

Any vacant site designated for a school, place of worship or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.