

1.3    **EASTLAKE COMMUNITY - FIGURE "J"**

a) Background

The Eastlake Community extends from Morrison Creek on the west to Winston Churchill Boulevard on the east, and from Lake Ontario to the industrial area south of the Queen Elizabeth Way.

The Community has developed with a low density and is suburban in character.

b) Commercial

The Community Shopping Centre (Linbrook Plaza) is located at the north end of Maple Grove Drive. An area for neighbourhood shopping purposes is not designated, however, provision may be made for integrating Convenience Commercial Centres with the residential development at one or two locations in the future.

c) Residential

The Plan contemplates an ultimate population of 11,000. The Community will consist of low density residential uses for the most part, occupying large lots. Proposed development and redevelopment must be carried out at a scale and with a character in sympathy with the surrounding residential neighbourhoods. The residential infill policies found in Part C, Section 7 of this Plan apply to all infill developments in this community.

d) Institutional

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.

e) Greenland Policies

The Greenway Link/Buffer which forms the eastern boundary of the Eastlake Community serves as a separator between the residential area to the west and the industrial area to the east.

i) Parkland

The pattern of parkland within the Eastlake Community consists of a network of parks, playgrounds and schools. All parkland designated areas are identified in Figure "J".

ii) Natural Areas

The provisions of Part D, Section 4.3 of this Plan shall apply to all lands designated Natural Area. An essential feature of this Plan is the valley land and flood plain associated with the Joshua's Creek which traverses the eastern section of the community. These lands shall be developed as public park and open space.

Lands within the Joshua's Creek valley should be maintained in their present states for conservation purposes. The Town will continue a long range program for the acquisition of the valley lands for the purpose of conservation and passive recreation uses.

Natural Areas within the Eastlake Community include those areas of environmental significance and ecological sensitivity in the Town and includes all lands required for flood control and conservation purposes. The purpose of the designation is to protect the important biophysical functions related to flora, fauna, water, soil and air. Where feasible, these lands will also be utilized for passive recreation areas.

Where the lands are designated 'Natural Area' on Figure J and 'Valley Land/Watercourse' on Figures F1 or 'Environmentally Sensitive Area' or 'Floodplain' on Figure F2, the policies of each designation is intended to apply.

Within the area east of Ford Drive, there are 4 parks. Three of the 4 parks (Beechnut Forest Park, Deer Run Park and Joshua's Valley Park) are designated as Natural Areas on Figure J. A portion of Joshua's Valley park is also located on the west side of Ford Drive.

Arkendo Park south of Lakeshore Road East is designated as Natural Area and Parkway Belt West as shown on Figure J.

Another essential feature of this Plan is the Lower Morrison and Wedgewood Creeks with their associated flood plains which traverse the westerly and central section of this community respectively. The lands within the community affected by these watercourses and their associated flood plains will be developed and/or redeveloped to minimize or alleviate any flooding or erosion impacts.

A study entitled "Lower Morrison/Wedgewood Creeks - Flood, Erosion and Master Drainage Study" recommends general policies and strategies for stormwater management and erosion control. Detailed stormwater management studies shall be completed as part of the submission of any development application. Any successor studies shall be completed to the satisfaction of the Town of Oakville and the appropriate Conservation Authority and shall be in conformity with the criteria or requirements of the above referenced study.

iii) Waterfront

Gairloch Gardens at the mouth of the Lower Morrison Creek is considered to be a Community Park and functions to serve the whole of the Town's population.

iv) Private Open Space

At the mouth of the Lower Wedgewood Creek, south of Lakeshore Road East, the valley is designated Private Open Space.

- f) Cornwall Road, south side between Maple Grove Drive and Ford Drive -- every effort will be made to provide a landscape buffer and appropriate noise attenuation measures to protect the residential area abutting Cornwall Road.

- g) The Greenway Link/Buffer which forms the eastern boundary of the Eastlake Community serves as a separator between the residential area to the west and the industrial lands to the east.