

DRAFT

Durham College and Ontario Tech University

Shared Campus Lands
Plan Update

January 2026



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Land Acknowledgement

Durham College and Ontario Tech University are situated on the traditional lands of the First Peoples of the Mississaugas of Scugog Island First Nation. These lands are covered under the Williams Treaties and rest within the traditional territory of the Anishinaabeg. We offer our gratitude to the Indigenous Peoples who care for and, through the treaty process, share the lands on which we live, learn, teach and prosper today.

1. Introduction

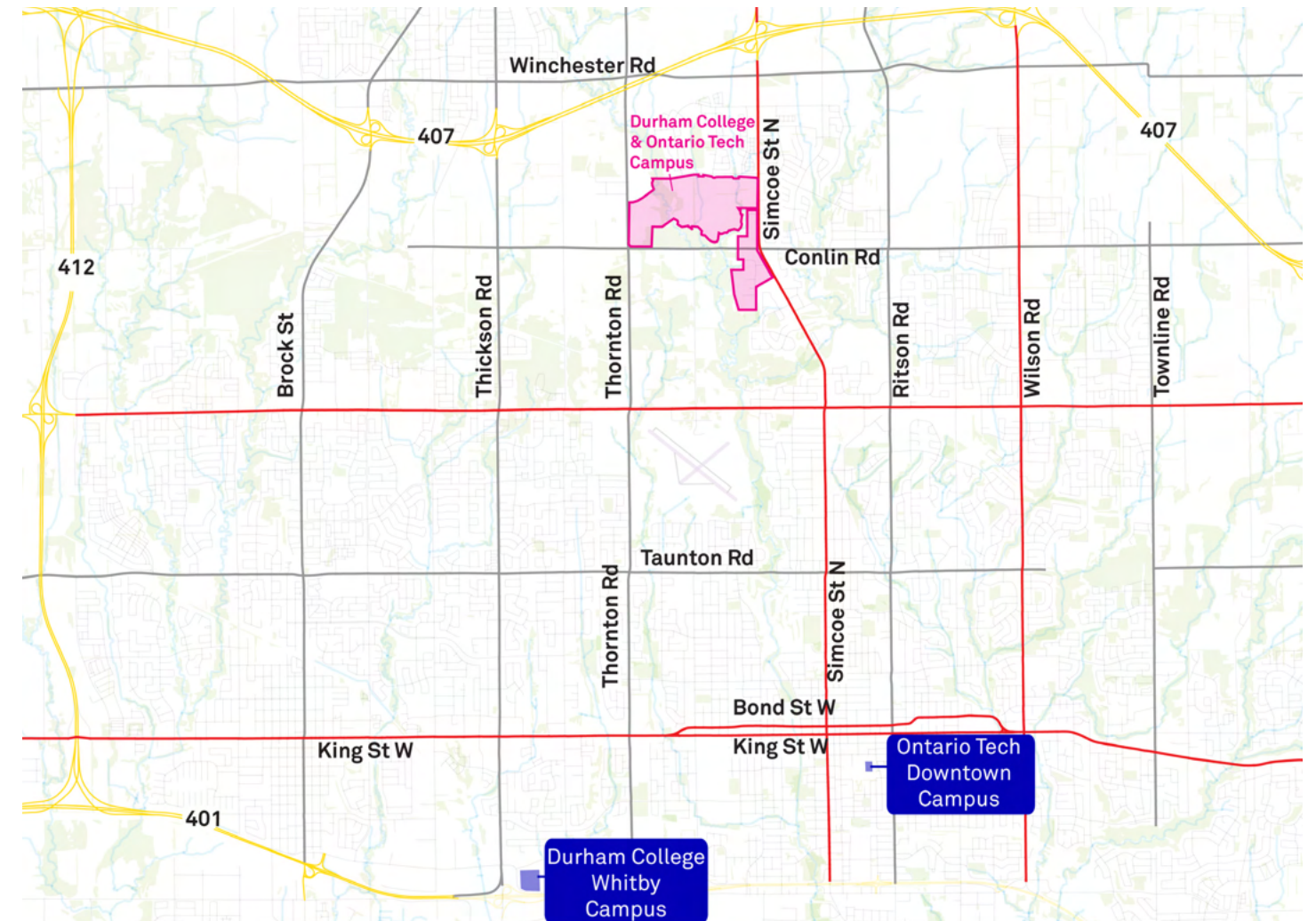
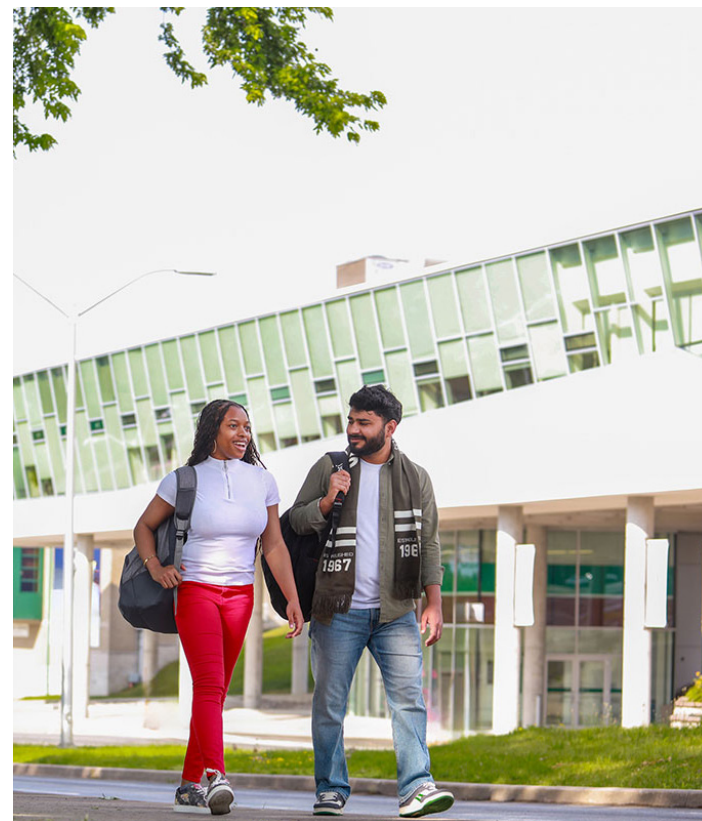
Durham College and Ontario Tech University have refreshed the 2015 Campus Master Plan to guide the long-term evolution of their shared Oshawa campus. This update responds to a decade of change, incorporating new data, emerging trends, and insights from campus communities and partners. It provides a renewed framework for a unified, accessible, and sustainable shared campus that serves as a centre of activity and inspiration for North Oshawa and the broader Durham Region.

More than a planning document, this Campus Master Plan reflects a shared commitment to academic excellence, student experience, research, sustainability, and community connection. It is intended to guide future decisions about campus spaces and infrastructure, ensuring the campus continues to meet the evolving needs of students, of both institutions, and of the surrounding community.

Since 2015, Durham College and Ontario Tech have navigated rapid technological change, shifts in enrolment, and increasing competition, while continuing to drive growth and opportunity in Oshawa and beyond. Improved regional connectivity — most notably the Highway 407 extension — has strengthened the campus's role as a gateway to the city. Population growth in Oshawa is also creating demand for new housing, and for commercial and retail opportunities that can serve the campus and the wider community.

In response to these changes, the updated Campus Master Plan presents a contemporary and pragmatic vision for a walkable, compact, and complete campus community. It establishes a welcoming gateway and campus anchor at Simcoe Street North and Conlin Road, identifies opportunities for new multi-use and multi-tenant buildings, and enhances an integrated, accessible open space network that celebrates the campus's unique setting along Oshawa Creek.

Rooted in collaboration, this Campus Master Plan reflects the distinctive partnership between Durham College and Ontario Tech and provides a visionary yet practical framework for continued success in the years and decades ahead.



Map of Durham College and Ontario Tech shared campus, in context with the institutions' other campuses.



2. Shared Campus Vision

Durham College and Ontario Tech University share a long history of collaboration for mutual benefit on the lands they occupy in North Oshawa. While each institution maintains its own distinct vision and additional locations — Ontario Tech with a downtown Oshawa campus, and Durham College with a campus in Whitby and community employment services in Oshawa, Uxbridge, Port Perry and Beaverton, and Bowmanville — both have long recognized the unique potential of their shared campus.

The institutions formalized their collaborative commitment to this space on September 23, 2004, with an agreement affirming that, regardless of ownership, all shared campus lands would be held in trust for their shared and cumulative benefit. Building on this foundation, Durham College and Ontario Tech adopted a shared vision and guiding principles in 2024 to support the long-term health, success, and future of this vibrant academic community.

The institutions also acknowledge and honour the Indigenous heritage of this traditional territory of the Mississaugas of Scugog Island First Nation. This recognition reflects an understanding of the enduring connection between Indigenous knowledge and sustainable practice, and between the health of the land and the well-being of all peoples, with the awareness that actions taken here can have provincial, national, and global significance.

This update to the Campus Master Plan reaffirms the shared commitment of two distinct institutions — with complementary strengths and societal mission — to steward and develop this land in a way that advances student success and community well-being, guided by the following vision:

The shared campus of Durham College and Ontario Tech will support a vibrant academic population, well-integrated into a prosperous broader community. Honouring its natural and cultural heritage, the campus will nurture a unique mix of applied and theoretical learning, teaching, and research. It will also be convenient, accessible, safe, sustainable, attractive and welcoming.



3. Guiding Principles



Honour Campus Origins and Traditions
Acknowledge and reflect Indigenous and other cultural and historical influences, through cultural placemaking and future development.



Share Campus Resources
Optimize resources by sharing land, buildings, and amenities, between the institutions and with industry, business, and the broader community.



Enhance Accessibility and Promote Walkability
Expand transportation choices to advance safer mobility options and public transit, in balance with private vehicle use.



Ensure a Healthy and Safe Campus
Foster health, well-being, resilience and sustainability with buildings, operations, and ecological conservation.

4. Planning and Design Directions

Durham College and Ontario Tech can create a more contemporary, community-oriented, and sustainable shared campus by establishing a distinct and accessible front door that signals the arrival to a mixed-use, transit-oriented, campus village and welcomes the entire academic community and its visitors.

Design Directions:

- Create a distinctive, welcoming shared campus gateway at the southwest corner of Simcoe Street North and Conlin Road.
- Incorporate a full range of shops and services that, along with academic and partner office space, will catalyze a year-round community and campus anchor.
- Develop an adjacent bus loop as part of advancing accessibility, walkability, safety, and sustainability in the campus transportation model.
- Shift on-street and surface parking north of Conlin Road and improve its design.
- Locate and scale new, primarily mid-rise buildings to fit the existing context, and to connect directly to the campus' walkable open-space network.
- Use landscaping to reinforce accessibility and walkability and to capitalize on the spectacular setting on the Oshawa Creek watershed.
- Enhance legibility, wayfinding, and branding throughout the shared campus.
- Demand best practices in energy-efficient, low-waste infrastructure and building performance standards that help achieve net zero energy targets by 2050.



5. Existing Campus

At the turn of the century, during early planning for Ontario Tech to join Durham College on the North Oshawa lands, development was scattered, sparse and expected to remain so. The campus population of both institutions was expected to top out at 20,000 students, a number that has since doubled. And while both institutions are increasingly engaged with the larger community, campus buildings and outdoor spaces are still focused inward, disconnected from the Oshawa Creek watershed and from the larger community. Extensive surface parking also dominates the campus edge along Simcoe Street North and Conlin Road further impeding community connection.

There is an opportunity – an imperative – to reach across these barriers, to make room for a doubled campus population and to open the doors wider to the larger community, enriching the student experience with an integrated fabric of buildings, infrastructure, open space, and landscape, and making the shared campus more efficient, functional, and sustainable for its primary population and a welcoming destination for the whole region.



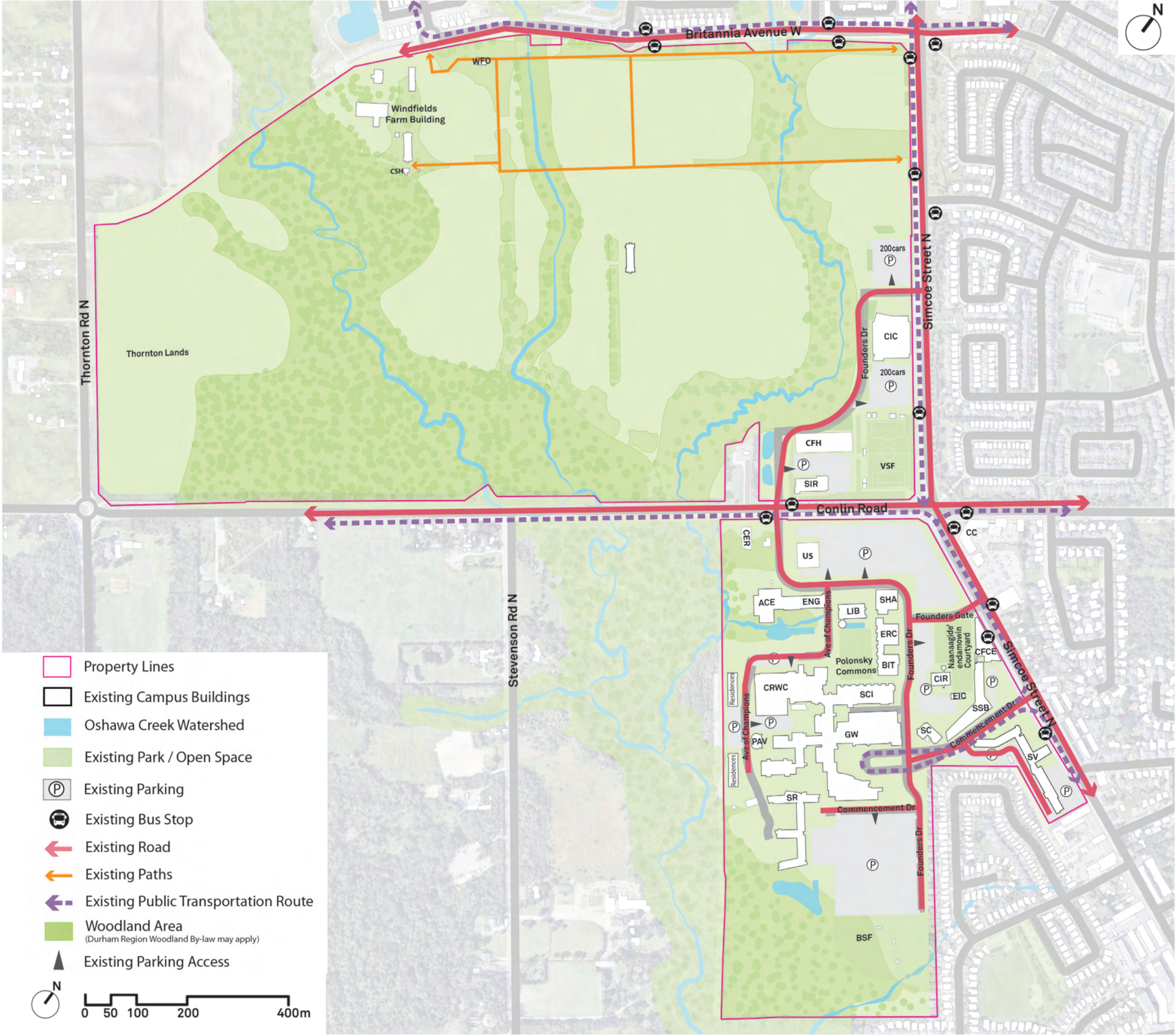
6. Transportation and Circulation

The campus street network is defined by three major arterial streets, Britannia Avenue West, Simcoe Street North, and Conlin Road, with Founders Drive functioning as the main entrance into campus. The primary road frontages are defined by large surface parking lots, reflecting the current reliance on private vehicles for students, employees, and visitors. The existing road network accommodates all forms of traffic, including bus services from Durham Region Transit and GO Transit.

The Durham Region is exploring a potentially transformational Aerial Cable Car Transit line along Simcoe Street from Highway 407 to downtown Oshawa. This innovative transit line would connect the shared campus with Ontario Tech’s downtown campus and Durham College’s community employment and training services. It would include two stations in the shared campus, one at the new Gateway and one at Britannia, and could ultimately reduce campus parking demand by 1,200 to 1,800 spaces, freeing up a further 11 acres (4.45 hectares) of land for development.

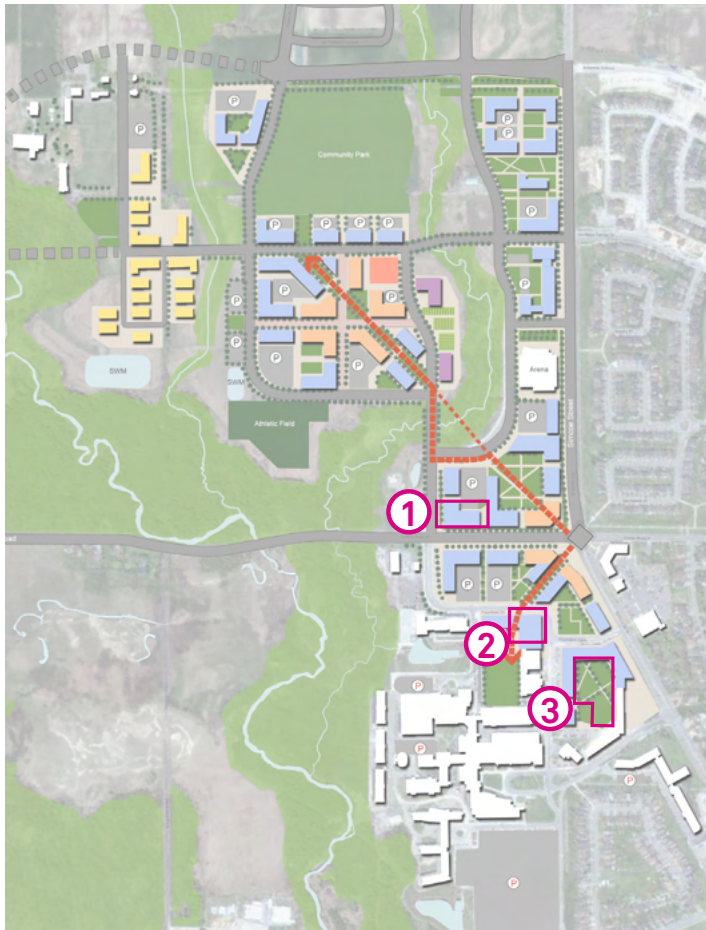


Aerial view of Commencement Drive



7. 2015 Campus Master Plan Variance

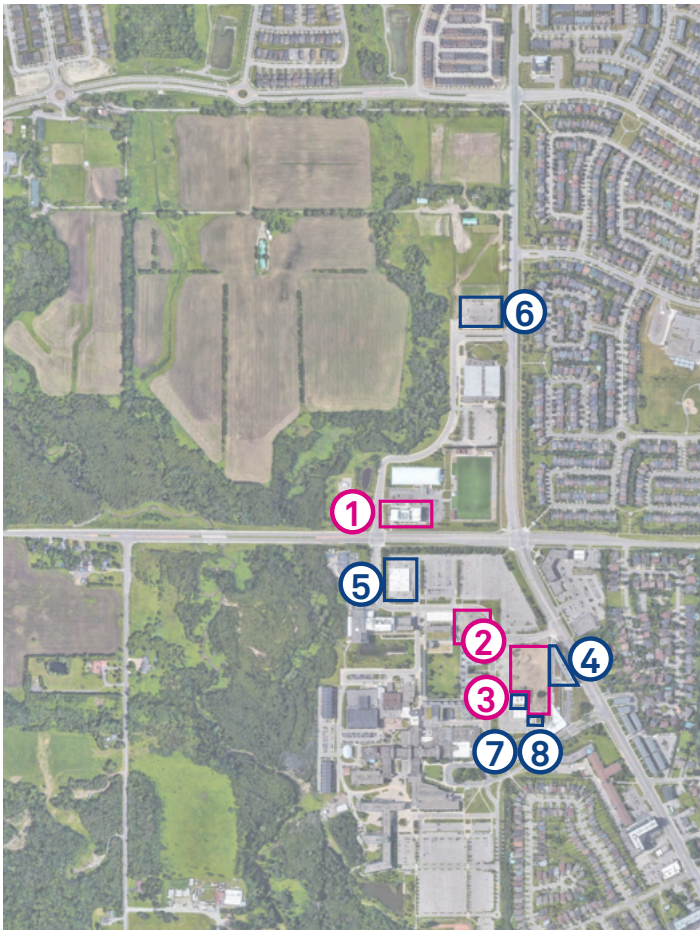
Since adoption of the 2015 Campus Master Plan, additional development has occurred that was not contemplated, as listed below and shown at right.



2015 Campus Master Plan

New Development – Consistent with 2015 CMP

- ① SIRC
- ② Shawenjigewining Hall
- ③ Naanaagide’ Endamowin Courtyard



Campus in 2025

Additional Development 2015-2025

- ④ Centre for Collaborative Education
- ⑤ U5
- ⑥ New Parking Lot
- ⑦ Centre for Innovation and Research
- ⑧ Energy Innovation Centre

8. Planning and Design Criteria

As the institutions plan and prioritize new buildings on the shared campus, a number of criteria need to be considered:

- **Land Area** – Can a location accommodate the required building footprint?
- **Integration** – How will the location/building integrate into the shared campus?
 - Is it within a 20-minute walk (400 metres) of Polonsky Commons?
 - Is it accessible by public transit?
 - Can it connect directly to the shared campus?
 - Does it help reduce the need to drive?
 - Would a new building integrate into the institutions’ academic/research programs or would it have to function independently?
- **Development Phasing** – Is the location consistent with Campus Master Plan phasing?
- **Servicing** – Can hard services (water, sewer, electrical, mechanical) be provided within the desired construction time frame?
- **Displacement** – Would development displace existing institutional resources?
- **Parking** – Is parking necessary/available?
- **Cost** – Are there location-specific costs that make the site uncompetitive to build or operate?



9. Development Framework

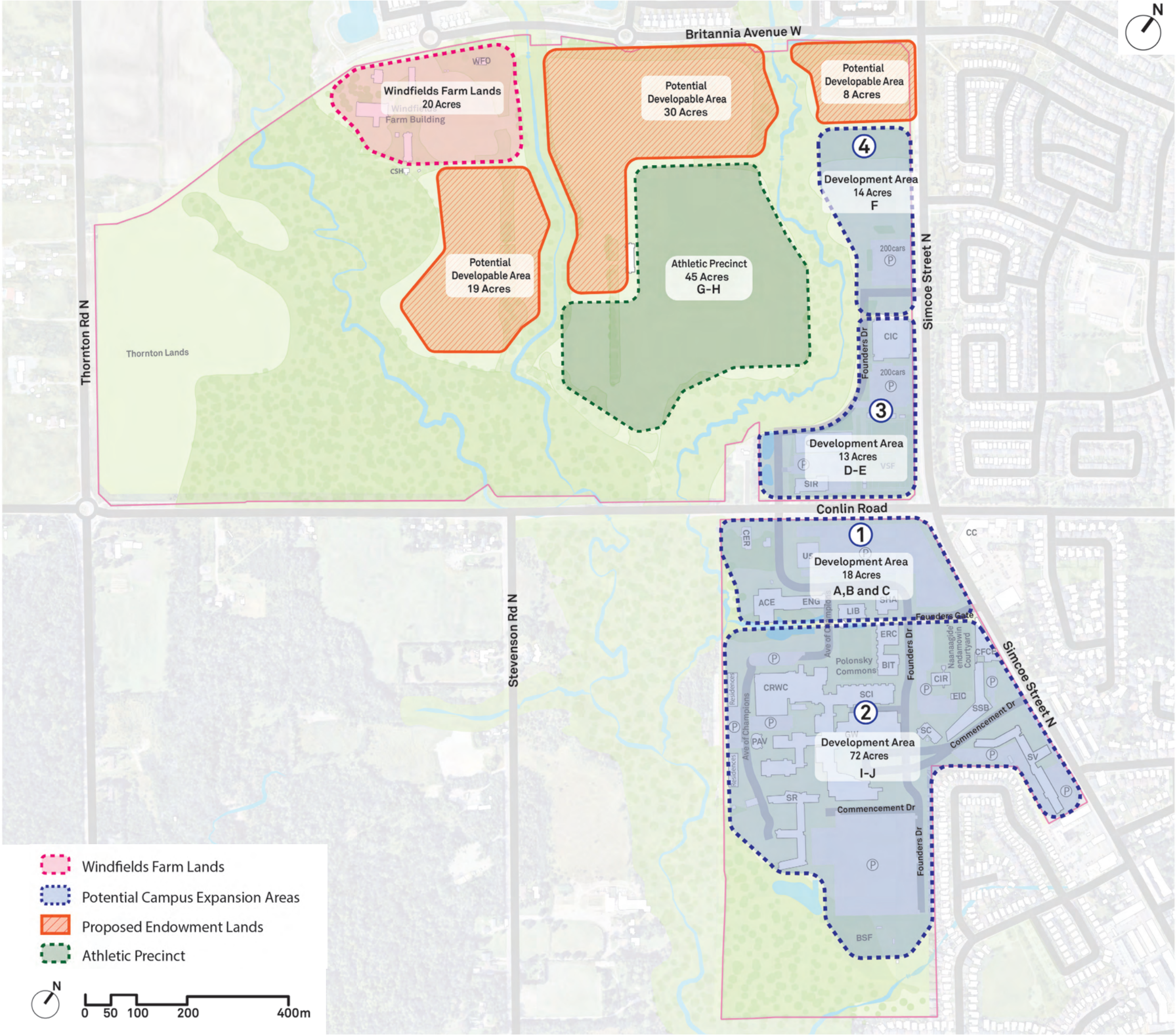
Consistent with the 2015 Campus Master Plan, this Shared Campus Lands Update aspires to create a complete campus community. The update envisions new academic spaces, new community and commercial services and amenities, and open spaces that embrace and protect the Oshawa Creek watershed. These revisions will reinforce the 2015 plan’s intention to create a compact, walkable campus that integrates with the North Oshawa community, local businesses, and strategic partners.

This update identifies development options that will strengthen campus edges and gateway features, often by repurposing surface parking lots. New buildings will be strategically scaled and located to fit within the existing context, where they can enhance landscaped open spaces and pathways and capitalize on the spectacular natural setting along Oshawa Creek.

Development Area 1 and 3: Development areas for gateway buildings and a new campus entrance.

Development Area 2: Core campus area with opportunities for redevelopment, intensification, and retrofits.

Development Area 4: New student residences and extension of Founders Drive.



10. Planning and Development Constraints

A number of policy and physical constraints limit the overall developability of the shared campus.

- Provincial regulations protect the Oshawa Creek watershed in two ways: with a 30-metre setback from top-of-bank of the creek and its tributaries; and overlapping setbacks over larger sections of campus lands that lie within the creek’s floodplain.
- Central Lake Ontario Conservation Authority regulations apply as protection against natural hazards, such as flooding, erosion, and other environmental risks. There is also a meander belt allowance for the Oshawa Creek West Branch and its tributary.
- Federal airport regulations associated with the Oshawa Executive Airport limit building heights to the equivalent of 2 to 28 metres, equivalent to 5 to 9 storeys, in the shared campus, and to 25 to 33 metres, equivalent to 6 to 10 storeys, south of Conlin Road.
- A restrictive covenant on lands transferred to Durham College and Ontario Tech from Windfields Farm limits development to educational uses or to retail, industrial, or commercial uses that support or complement the educational mission.
- There is a Hydro One right-of-way lying south of Conlin Road.
- A major sanitary sewer line is proposed to extend from south from Britannia Avenue through the shared campus.
- A range of ecological features, including tree corridors, on the shared campus, while not protected by statute, are worthy of preserving.



11. Gateway Development

The first step in realizing the updated Campus Master Plan vision will be to clearly establish the corner of Simcoe Street North and Conlin Road as a dynamic and welcoming front door to the shared Durham College/Ontario Tech campus. Mixed-use facilities serving this gateway might also attract private-sector funding, making this development a practical priority financially, as well as strategically.

A bus loop on the west side of Simcoe Street between the new A-2 building and Founders Gate will help transform Founders Drive into an accessible byway that prioritizes walking and cycling, while still accommodating service and emergency vehicles.

Gateway transformation will also benefit from a shift of street and surface parking to an expanded lot flanking the Campus Ice Centre. As the shared campus expands, well-screened new parking areas may be required on the west side of Oshawa Creek.

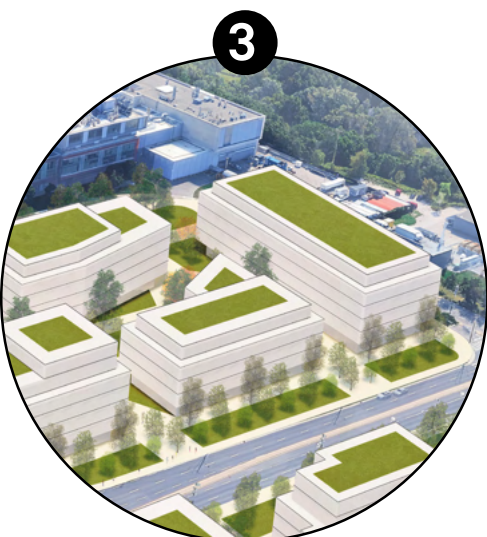
In time, a parking structure may also be required on the current Founders 2 surface parking lot.



Dynamic and welcoming entrance into campus



A new bus loop



Campus expansion and redevelopment of surface parking lots





Shared Campus Gateway, Southwest View



Shared Campus Gateway, Northwest View

12. Expansion Planning

As shown on the plan (p. 31) , there is a potential for the development of five new buildings north of Conlin Road and 15 new buildings south of Conlin Road. In the first phase, the best and most immediate opportunity exists right at the corner of Conlin Road and Simcoe Street North. In addition to being an ideal location for a prominent shared-campus gateway, development can also proceed quickly on a corner that is covered by surface parking that currently blurs the campus boundary and can be easily repositioned north of Conlin Road.

Beginning on that corner, and assuming an average gross floor area of 100,000 square feet for each new academic or academic/mixed-use building, buildings A-1 and A-2 could add ~200,000 sq. ft. of needed space. A multi-modal connector beginning at Simcoe Street North and Conlin Road and crossing Founders Drive could then provide a functional and ceremonial promenade to the Polonsky Commons entryway at Shawenjigewining Hall.

Subsequent Expansion Opportunities

Anchored by the new gateway, the shared campus could next build out the bus loop on the south side of A-2, adding density that would make both academic and partner facilities more efficient and functional, facilitating access and walkability. Two other buildings (B-1 and I-2) could add another 200,000 sq. ft., and a third phase (A-3 and I-1) could add 200,000 sq. ft. more.

In addition to this 600,000 sq. ft. of new space, there would remain at least 4 million sq. ft. of development potential within the shared North Oshawa Campus, as well as about 83 acres (34 hectares) of endowment lands (described in the next section) that could be monetized to create endowment wealth and introduce activities and uses that complement the mission, vision and operational efficiency of both Durham College and Ontario Tech.



Expansion: Phase 1

Phase 1 features the essential building blocks to establish the Shared Campus Gateway at Simcoe Street North and Conlin Road, reinforcing the idea of an outward-facing shared campus that welcomes and engages the larger community. The gateway includes gathering spaces, public art, and physical and visual connections to ground-floor amenities, through generous access points and expansive windows. The southerly building will also anchor and help frame a new bus loop.

Mixed-use buildings may include a variety of amenities, such as student services, campus life facilities, retail, personal services, and cafes or restaurants. Establishments with street-level entrances (to both institutions) will welcome and accommodate the campus population and the broader community. Ideally, active ground-floor uses will function through extended periods of the day.

The first phase of the Campus Gateway includes:

- 1** Two new buildings at the southwest corner of Conlin Road and Simcoe Street North (**A-1 and A-2 = 240,000 sq. ft.**)

- 2 A bus loop adjacent to A-2.
- 3 Transition of Founders Drive north of Founders Gate into a flexible street that prioritizes pedestrian movement and accessibility while preserving access for emergency and service vehicles.
- 4 Removal of as many as 400 parking spaces in Founders Lot 2.
- 5 Construction of 200 new parking spaces north of Conlin Road.

The extent and timing of parking changes will depend on the provision of new public transit and active transportation options, and on the success of transportation demand management. The update considers two scenarios:

- Reduce parking supply in anticipation of increased transit.
- Maintain parking supply at the 2015 Campus Master Plan ratio of 0.21 space/FTE student.



Expansion: Phase 2

Phase 2 of the Shared Campus Gateway includes two new buildings adjacent to Founders Drive (I-4 and B-1 = 200,000 sq. ft.):

- 6

I-2 will be an extension or replacement of the current Student Centre (SC) on the east side of Founders Drive.
- 7

B-1 will be situated in what is currently the Founders 2 parking lot.
- 8

As B-1 is being developed, the U5 building will be removed from the Founders 2 parking lot, creating ~100 parking spots and reducing the need to further expand parking north of Conlin Road.
- 9

The bus loop on Commencement Drive will convert to a central landscaped open space.

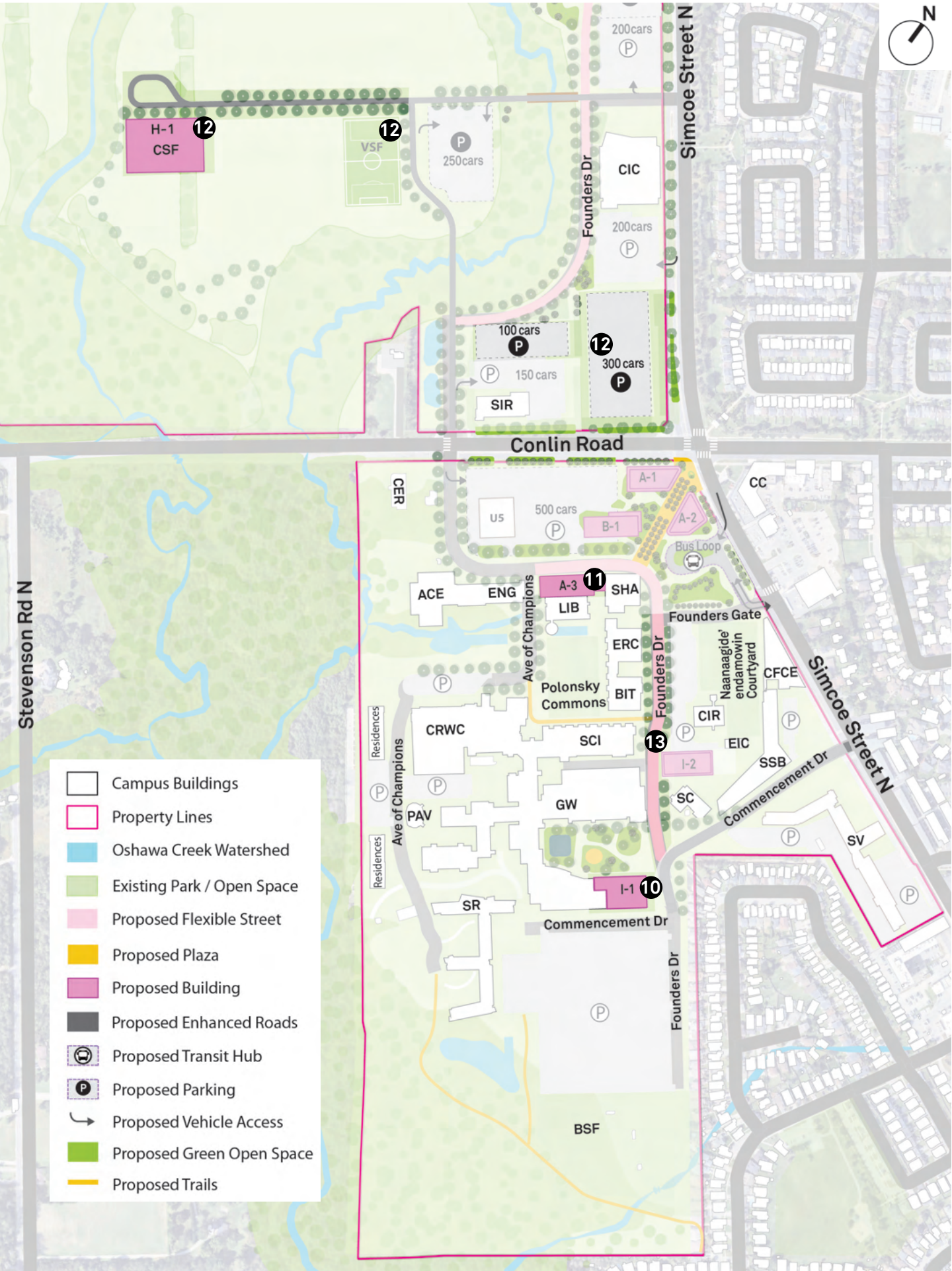
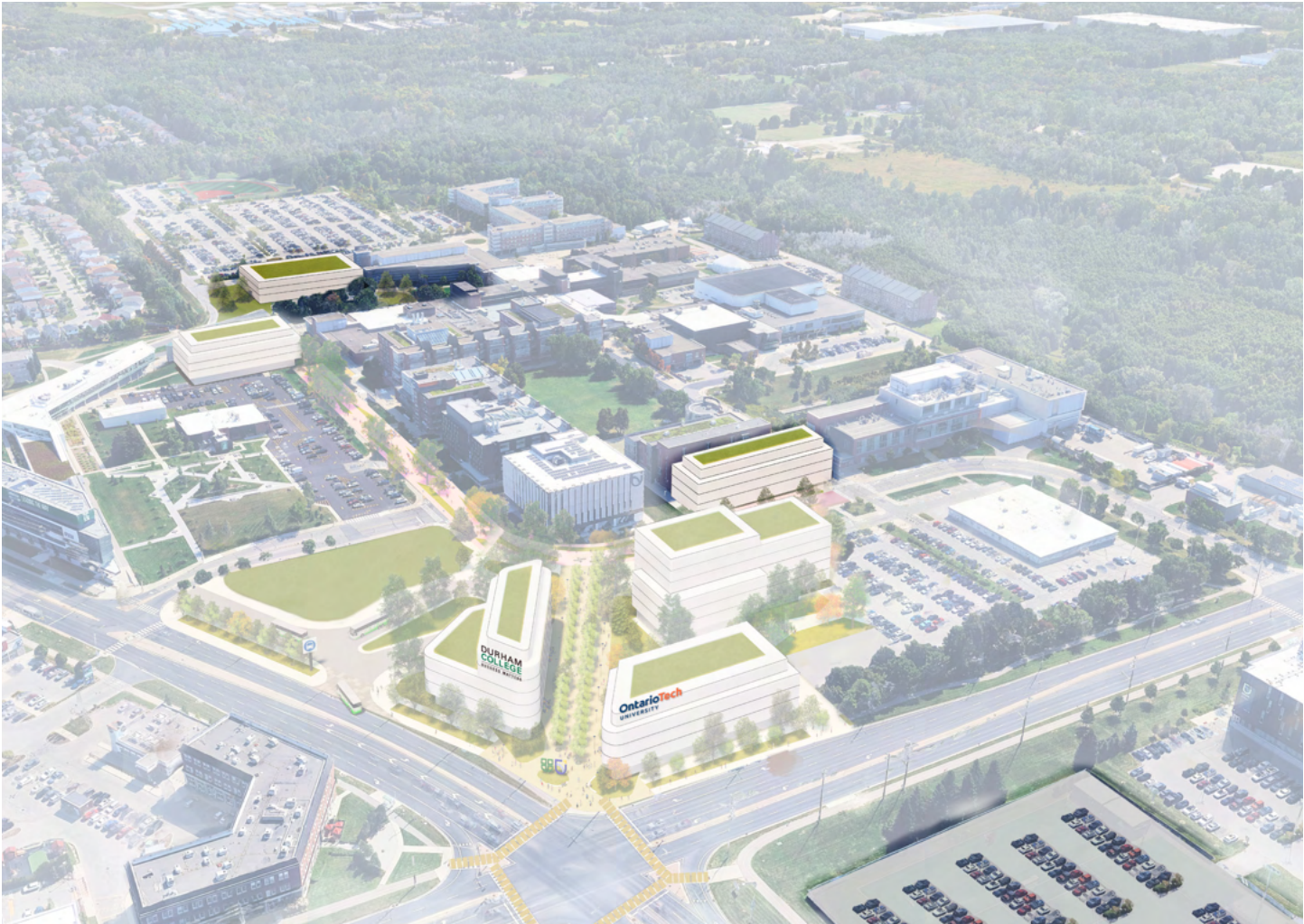


Expansion: Phase 3

Phase 3 of the Shared Campus Gateway includes two new buildings (I-1 and A-3 = 200,000 sq. ft.) immediately southeast of Conlin Road and Simcoe Street North, and, potentially, a parking structure on the northeast corner of the Founders 2 surface parking lot:

- 10 I-1 will be an extension to the south wing of the Gordon Willey Building (SW) immediately north of Commencement Drive.
- 11 A-3 will be situated north of, and immediately adjacent to, the library.

- 12 Vaso's Field and Field House will be relocated, ideally to a location west of Oshawa Creek, with pedestrian and/or vehicular connections to Conlin and/or Simcoe. This will make room for as many as 400 transitional surface parking spaces, in addition to those adjacent to the Ice Centre.
- 13 Once the new bus loop is in operation, the pedestrian-priority/flexible-street condition on Founders Drive can be extended south of Founders Gate.



Expansion: Phases 1-3

This plan shows the Shared Campus Gateway upon completion of the three development phases, with: six new buildings totalling approximately 600,000 square feet of new academic space; the relocated Vaso's Field; and, replacement parking east of Oshawa Creek.



13. Founders Drive

Converting Founders Drive into a flexible, pedestrian-oriented street that maintains service and emergency vehicle access, will help establish the Gateway as a welcoming, broadly accessible front door to the shared campus.

The street will be a low-speed, low-traffic environment with enhanced crossings that prioritize safety and reduce friction among users. Gateway features, placed at transition zones into the campus, can also provide visual and physical cues to vehicles and pedestrians that they are entering or exiting a shared space.



Aerial view of Founders Drive



Buildings facing onto Founders Drive



Brook McIlroy rendering

14. Transportation and Open Space Framework

The shared campus lands will promote a connected open space and transportation network that enhances the health and well-being of the campus community. The campus will leverage its proximity to the Oshawa Creek watershed and natural setting with key initiatives such as:

- Enhancing and preserving tree lines and forested natural areas while also extending the tree canopy throughout campus and preserving carbon sink.
- Enhancing open spaces and trail systems that respond to both institutions' desire for improved pedestrian mobility, recreational and learning opportunities, and increased outdoor social and teaching spaces.
- Continue with the integration of robust landscaping best practices, rain gardens, bioswales, medicine gardens, indigenous vegetation, and year-round activities.
- Creating central green spaces and enhancing existing campus courtyards to better animate the public realm.
- A segment of Founders Drive will be converted into a flexible street that restricts general vehicle access while allowing for emergency and service vehicles.
- Gateway features will be placed at key locations to provide visual and physical cues to vehicles, pedestrians, and cyclists that they are entering into a campus environment.
- A bus loop has been identified north of Founders Gate.
- New connections to Britannia Avenue West, Simcoe Street North, and Conlin Road.



15. Shared Campus Build-out Potential

When the institutions grow beyond the capacity of the new Simcoe and Conlin Gateway, there will still be 4 million square feet of development potential north and south of Conlin Road, perhaps requiring amendment, accommodation, or renegotiation of the Winfields Farm restrictive covenant.

Key to the success of future campus growth will be the principle of incremental expansion. By filling in spaces between buildings before leapfrogging to sites farther afield, Durham College and Ontario Tech will be able to develop and preserve a compact, convenient, and efficient pedestrian-oriented campus community. Respecting height limitations imposed by the Oshawa Executive Airport, a mid-rise built form is also ideal to create and frame courtyards and other public areas. Flexible collaboration spaces and transitional ground-floor amenities can then respond to and spill out into the adjacent public realm, animating the streetscape. A well-defined built form can reinforce campus edges.

In all cases, new developments should:

- Take advantage of clean-energy production, low-carbon technology, and resilient utility infrastructure.
- Support and make room for diverse art forms in interior and exterior spaces.
- Include Indigenous communities, groups, and artists in collaborative design processes, incorporating Indigenous imagery, languages, and placemaking.



16. Endowment Lands

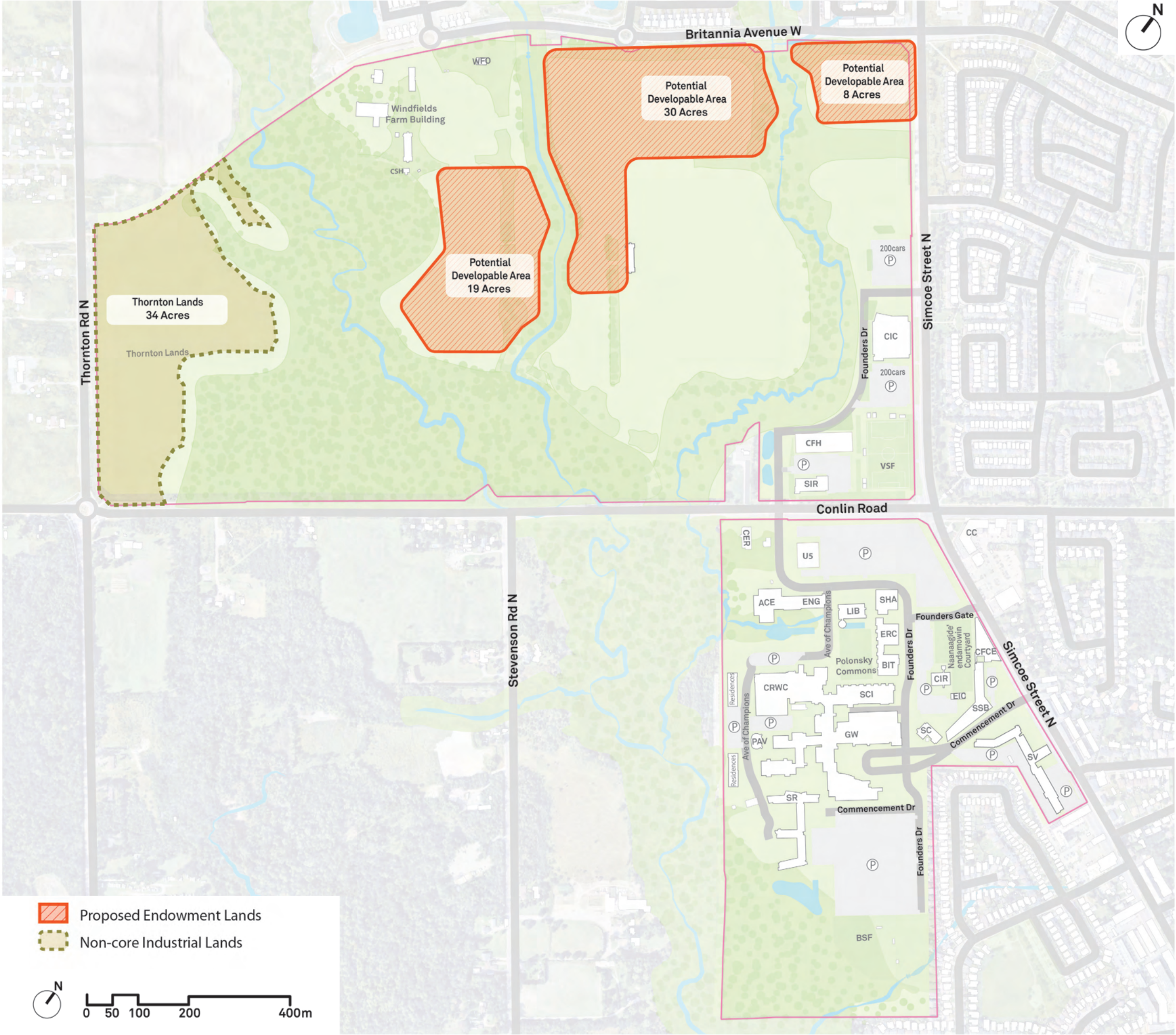
The lands southwest of Simcoe Street North and Britannia Avenue West are highly visible and accessible, presenting significant opportunity to attract large-scale complementary uses/activities that build upon the presence, reputation, and programming offered by Durham College and Ontario Tech.

Similarly, the lands east of Windfields Farm offer opportunities for users who can benefit from and contribute to the core mission of the two institutions.

Infrastructure investments in roads, bridges and other services will be needed, especially for the lands south of Windfields Farm; it will therefore be optimal to identify users who can contribute to infrastructure development.

Taken together, these endowment lands comprising 83 acres (34 hectares), constitute an opportunity to generate endowment wealth to support the institutions’ core mission.

While long-term land leases are recommended for the non-academic use of the endowment lands, there may be parcels, such as the Thornton industrial lands, that could be considered for outright sale.



17. Endowment Lands - Potential

Beyond the five areas described in the Development Framework (Item 10), the shared Durham College/ Ontario Tech campus includes an additional 83 acres (34 hectares) of endowment land that will become increasingly valuable: as a source of sustainable revenue to support the institutions’ mission; and, as a critical canvas for community building in North Oshawa.

This land may support complementary uses including: research and development space; a major sports complex; a hotel, conference/convocation centre; health and wellness facilities; and, a transit hub along Britannia Avenue West. Additional or replacement institutional parking can be accommodated as required.



A hotel with a conference centre could be a potential program for the endowment lands (Brook McIlroy rendering)



18. Endowment Lands - Opportunities

Potential uses for the shared campus endowment lands include:

- A hotel and conference centre.
- A convocation hall.
- An athletic precinct that could include a high-performance facility and soccer pitches similar to the BMO Training Ground in Downsview Park, Toronto.
- Research facilities.
- Parks, open spaces, and trails.
- An Indigenous gathering place.
- Museums and art galleries.
- Grocery stores, cafes, and restaurants.
- A transit hub and any necessary parking.
- Market and non-market housing.
- A community centre.
- Childcare facilities.
- An ecological and cultural interpretive centre.



19. Moving Forward

Building on the 2015 Campus Master Plan, this update seeks to deliver a shared Durham College/ Ontario Tech campus that is more accessible, sustainable, and efficient – one that is welcoming and responsive to the larger community and takes full advantage of the extraordinary natural beauty of the Oshawa Creek watershed.

In the critical implementation stages to come, it's recommended that the two institutions, working together:

- Update the current land-sharing agreement to reflect the Vision and Principles of this Campus Master Plan update.
- Continue to work collaboratively, with representation from Durham College and Ontario Tech University, to plan the next suite of buildings, including initial design development and required servicing.

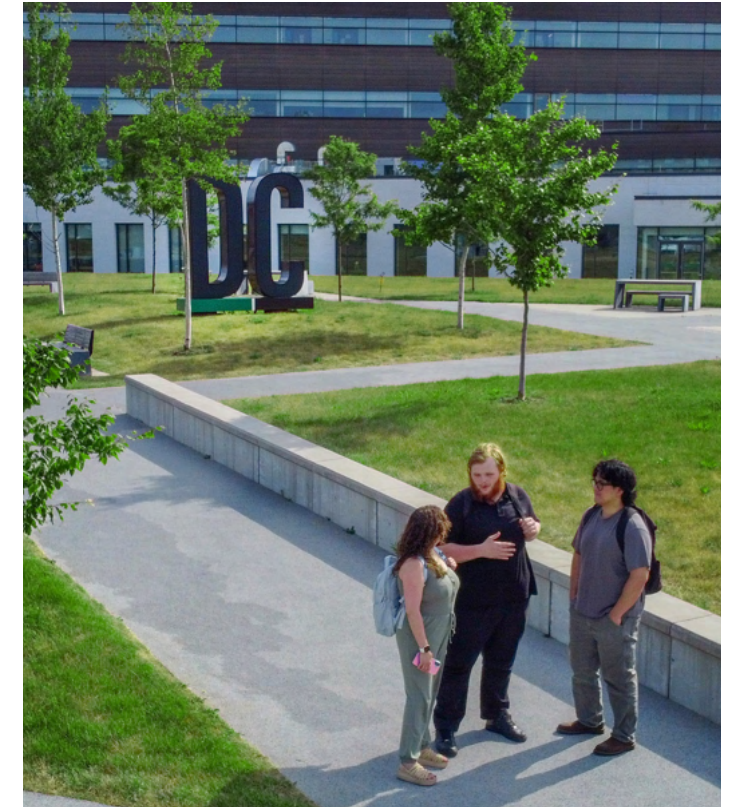
- Assess all major development proposals against this plan's guiding principles.
- Engage relevant stakeholders when considering significant campus changes.
- Keep the plan current, updating its details and elements as circumstances change.



20. Monitor and Review

The Durham College and Ontario Tech University Shared Campus Plan Update provides a flexible framework to guide design and development decisions about buildings, open spaces, mobility, and urban design on the shared campus. As both institutions grow and change, periodic reviews of this plan will be necessary; at a minimum, a 10-year review is essential.

Successful implementation will also require the preparation of site-specific design guidelines prior in the first stage, as well as community and stakeholder engagement and consultation whenever major changes and updates are proposed.



21. Potential Scope for Future Shared Campus Development

Zone A			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
A-1	20,258	5	100,000.00
A-2	11,970	5	110,000.00
A-3	15,565	5	80,000.00
Total GFA:			290,000

Zone B			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
B-1	21,173	5	110,000.00
B-2	21,550	5	110,000.00
B-3	20,721	5	100,000.00
Total GFA:			320,000

Zone C			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
C-1	21,216	5	110,000.00
C-2 *	27,147	5	140,000.00
Parking Structure not included in the GFA			
C-3	21,528	6	130,000.00
Total GFA:			240,000

Zone D			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
D-1	22,841	5	110,000.00
D-2	22,917	5	110,000.00
D-3	24,251	5	120,000.00
Total GFA:			350,000

Zone E			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
E-1	17,330	5	90,000.00
E-2	20,871	5	100,000.00
E-3	20,333	5	100,000.00
Total GFA:			290,000

Zone F			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
F-1	18,568	5	90,000.00
F-2	20,624	5	100,000.00
F-3	24,445	5	120,000.00
F-4	20,462	3	60,000.00
Total GFA:			380,000

Zone G			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
G-1	18,568	5	90,000.00
G-2	16,146	5	80,000.00
Total GFA:			170,000

Zone H			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
H-1	67,824	1	70,000.00
H-2	53,056	5	270,000.00
Total GFA:			330,000

Zone I			
Building	Footprint (ft ²)	# Floors	GFA (ft ²)
I-1	23,239	5	120,000.00
I-2	20,096	5	100,000.00
I-3	31,043	5	160,000.00
I-4	10,764	5	50,000.00
Total GFA:			370,000
Total Zones GFA:			2,740,000

