

## APPENDIX C

P=Positive

N=Negative

NIL= No Effect

Value	Related Attribute(s)	Type of Effect
<b>1. Pioneering design:</b> <ul style="list-style-type: none"> <li>• One of Canada’s most famous golf courses</li> <li>• First course to significantly enhance the spectator experience by combining stadium design with a hub-and-spoke layout</li> <li>• Influenced later golf course design</li> </ul>	a) The pioneering stadium-style golf course design with its unique hub and spoke layout	N
	b) The landforms and their role in shaping a new era in golf course design	N
<b>Comments</b> <p style="text-align: center;">Value is removed.</p>		
<b>2. High degree of craftsmanship and artistic merit:</b> <ul style="list-style-type: none"> <li>• Sequence of valley holes considered among the most beautiful and challenging in the sport</li> <li>• 17th and 18th holes recognized as among the most successful finishing holes in international championship play.</li> </ul>	a) The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence	N
	b) The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors	N
	c) The ecology of the river valley as a delicate balance between natural features and the landscape of golf	N
<b>Comments</b> <p style="text-align: center;">Value is removed.</p>		
<b>3. Very good representative of Nicklaus’ “strategic” golf design, combining the functional and the aesthetic:</b> <ul style="list-style-type: none"> <li>• Very good representative of the emphasis on finesse rather than pure strength, in the ‘strategic’ tradition of golf design, stemming from Nicklaus’ knowledge of outstanding golf courses and his role as world’s best championship golfer</li> <li>• Reflects Nicklaus’ strong commitment to combining the functional and the aesthetic.</li> </ul>	a) The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus’s design philosophy of strategy and risk/reward	N
	b) The carefully designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional	N
	c) The subtle use of water features to achieve both aesthetic pleasure and challenging hazards	N

<b>Value</b>	<b>Related Attribute(s)</b>	<b>Type of Effect</b>
<b>Comment</b> Value is removed.		
<b>4. Integrated spectator experience</b> <ul style="list-style-type: none"> <li>The clubhouse building demonstrated a new relationship between architecture and landforms in heightening the drama of finishing play for spectators.</li> <li>The design of the clubhouse reinforces the spectator experience and successfully integrates architecture and landscape.</li> <li>Spectator mounds provide for intimate and unobstructed viewing, and frame the fairways and greens.</li> </ul>	a) The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds	N
	b) The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout	N
<b>Comments</b> Value is removed.		
<b>5. Early example of 20th Century estate homes</b> <ul style="list-style-type: none"> <li>The RayDor estate house, in the relatively rare French eclectic style, is a high quality and early example of 20th Century estate homes in Oakville.</li> <li>The stable building is a rare example of estate outbuildings from that era.</li> </ul>	a) The RayDor Estate house exterior designed by architects Marani, Lawson & Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots	NIL
	b) The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris	NIL
<b>Comments</b>  <b>While the RayDor estate house and stables are retained, they would no longer have contextual value within the designed landscape.</b>		

Value	Related Attribute(s)	Type of Effect
<p><b>6. Significant place within the history of the Town of Oakville, and an enhanced awareness across Canada and internationally:</b></p> <ul style="list-style-type: none"> <li>• Direct historic association with the Canadian Open</li> <li>• Direct associations with Hall of Fame winners of the Canadian Open at Glen Abbey</li> <li>• Famous for specific golf shots, including Tiger Woods' dramatic shot on the final hole of the 2000 Canadian Open</li> <li>• The direct association with the Royal Canadian Golf Association, now Golf Canada, connects it to the larger amateur and professional golfing community across the country and around the world.</li> </ul>	a) The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf	N
	b) The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open	N
<p><b>Comments</b></p> <p style="text-align: center;"><b>Value is removed.</b></p>		
<p><b>7. One of the most significant works by one of golf's most significant figures</b></p> <ul style="list-style-type: none"> <li>• The designer of Glen Abbey is one of the greatest golfers in golf history, and a highly recognized and admired golf course architect</li> </ul>	a) The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design	N
<p><b>Comments</b></p> <p style="text-align: center;"><b>Value is removed.</b></p>		

Value	Related Attribute(s)	Type of Effect
<p><b>8. Design of the clubhouse demonstrates the work of a firm which grew to be one of Canada's largest architectural firms</b></p> <ul style="list-style-type: none"> <li>• The clubhouse demonstrates the work of Crang and Boake Ltd., a firm founded in 1952, which grew to become one of Canada's largest architectural firms in the late 20th Century.</li> <li>• The design of the clubhouse and its sympathetic additions are fully integrated within the golf course landscape.</li> </ul>	<p>a) The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout</p>	<p>N</p>
<p><b>Comments</b></p> <p><b>Value is removed.</b></p>		
<p><b>9. Remnants of earlier layers in the landscape intentionally included within Nicklaus' designed landscape</b></p> <ul style="list-style-type: none"> <li>• The RayDor estate house and its associated outbuildings are remnants from the property's early 20th Century estate era and directly connect the property to André Dorfman.</li> <li>• The dramatic valley area sustains many of the natural features that connect this property to its long occupation by, and association with, various First Nations communities</li> </ul>	<p>a) The elements of the property constructed during the RayDor Estate Era and with Andre Dorfman, a nationally significant figure in the development of the mining industry in Canada</p>	<p>N</p>
<p><b>Comments</b></p> <p><b>The remnants of earlier landscapes lose the contextual value of their intentional inclusion of the Nicklaus designed landscape.</b></p>		

Value	Related Attribute(s)	Type of Effect
<p><b>10. Glen Abbey is a landmark within the Town of Oakville:</b></p> <ul style="list-style-type: none"> <li>The quality of the golf course, and its connection to the Canadian Open, have been important in defining the character of this community and giving it a distinct place within the larger Toronto metropolitan area, and beyond.</li> </ul>	<p>a) The key views that represent that designed cultural heritage landscape as experienced from the public realm and within the course:</p> <ul style="list-style-type: none"> <li>The visual overview from the Smith Triller Viaduct;</li> <li>The view from the 11th hole with a long shot into the valleylands;</li> <li>The spectator's view of the green of the 18th hole;</li> <li>The golfer's view of the green of the 18th hole from the bunkers (the Tiger Woods shot);</li> <li>The long view up the valleylands from the 14th hole;</li> <li>The water vistas and picturesque landscape of the 9th hole.</li> </ul>	N
<p><b>Comments</b></p> <p style="text-align: center;">Value is removed.</p>		
<p><b>11. Central defining feature of immediate neighborhoods</b></p> <ul style="list-style-type: none"> <li>The immediate neighbourhoods were created in response to the construction of the course.</li> </ul>	<p>a) The nature of the open space within the surrounding residential neighbourhoods related to a distinct sporting culture with a unique type of parkland setting</p>	N
	<p>b) The visual and historical connections to the surrounding residential neighbourhood</p>	N
<p><b>Comments</b></p> <p style="text-align: center;">Connection of the golf course to surrounding neighbourhoods is lost with the removal of the golf course.</p>		

Value	Related Attribute(s)	Type of Effect
<p><b>12. High level of authenticity and integrity</b></p> <ul style="list-style-type: none"> <li>The Property retains a high level of authenticity and integrity, continuing to host tournament, championship and recreational golf and still exhibiting the combination of land forms, water features, built features, plantings and circulation patterns that reflect Nicklaus's original vision.</li> </ul>	<p>a) Jack Nicklaus's unique integration of land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features</p>	<p>N</p>
<p><b>Comments</b></p> <p>Value is removed.</p>		
<p><b>Overall Assessment and Recommendation</b></p> <p>The Heritage Values of the Glen Abbey property are almost completely removed by the application to demolish /remove the golf course. While some individual elements remain, they lose their context within the designed landscape, which cannot be considered as conserving the cultural heritage value of the cultural heritage landscape, as any remaining significance is not related to the golf course.</p>		