

Appendix A



REPORT

SPECIAL PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 26, 2017

FROM: Planning Services Department

DATE: September 12, 2017

SUBJECT: Public Meeting and Recommendation Report - ClubLink Corporation ULC and ClubLink Holdings Limited, Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, File No's OPA 1519.09, Z.1519.09 and 24T-17003/1519 - 1333 Dorval Drive

LOCATION: 1333 Dorval Drive¹

WARD: 4

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RECOMMENDATION:

1. That the official plan amendment, zoning by-law amendment and draft plan of subdivision applications by ClubLink Corporation ULC and ClubLink Holdings Limited, for 1333 Dorval Drive (File No's OPA 1519.09, Z.1519.09 and 24T-17003/1519), be refused; and
2. That notice of Council's decision reflects that the comments from the public have been appropriately addressed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The subject lands are currently occupied by Glen Abbey Golf Course and the RayDor Estate office building.
- The RayDor Estate building was designated in 1993 under Part IV of the *Ontario Heritage Act* (By-law 1993-112) and does not form part of the subject application.

¹ "1333 Dorval Drive" is a convenience address for the entire approximately 229 acre Glen Abbey property. The applicant has taken the same approach in its applications. The property is shown on Figure 3.

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- A pre-consultation meeting was held with the applicant in November 2015 with respect to a proposal to redevelop the subject lands.
- On November 10, 2016 ClubLink Corporation ULC and ClubLink Holdings Limited (hereinafter 'ClubLink') submitted materials in support of applications for an official plan amendment, zoning by-law amendment and draft plan of subdivision to redevelop the property at 1333 Dorval Drive.
- The applications propose a total of 3,222 units, 5,429 m² of office commercial, 5,841 m² of retail commercial space, 546 m² community amenity uses, parks and open space and natural heritage system.
- The applications were determined to be incomplete by the town.
- In response to a motion brought by ClubLink, the Ontario Municipal Board (hereinafter 'OMB') issued a decision on June 7, 2017, determining that the subject applications were complete as of the date of that decision.
- A public information meeting was held on July 19, 2017 at Town Hall, which was attended by a total of 181 people.

Interim Control By-law

- Council passed an Interim Control By-law (hereinafter 'ICB') to restrict the use of the Glen Abbey Golf Course to its existing uses for a period of one year on February 1, 2016. The ICB was subsequently extended for an additional one year on November 1, 2016.
- The applicant subsequently appealed the ICB to the OMB, and on May 10, 2017 the OMB issued its decision upholding the ICB.
- The purpose of the ICB was to allow the town time to undertake a town-wide urban structure review, a land use economic and impact analysis study of the Glen Abbey Property, and a cultural heritage landscape assessment respecting the Glen Abbey Property, prior to making a decision on the ClubLink development applications.

Planning Services Review

- The studies prepared by cultural heritage experts retained by the town through the Cultural Heritage Landscape Strategy conclude that the Glen Abbey Property contains a designed cultural heritage landscape that meets the criteria for cultural heritage value or interest as set out in Ontario Regulation 9/06, under the *Ontario Heritage Act* and is a significant cultural heritage landscape as defined in the PPS (2014).
- Consistent with Section 5.1.2 of the Livable Oakville Plan, a notice of intention to designate the Glen Abbey Property under Part IV of the *Ontario Heritage Act* was approved by Council on August 21, 2017 (Appendix A).
- The peer review undertaken for the town of the Cultural Heritage Landscape Assessment & Heritage Impact Assessment submitted by the applicant found

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that the Assessment provides a flawed evaluation of the cultural heritage landscape, and that, because of this, the impact assessment of the proposed development is not accurate or relevant.

- The 'Six Big Ideas' contained within the Cultural Heritage Landscape Assessment & Heritage Impact Assessment submitted by the applicant are not appropriate conservation strategies for the conservation of the Glen Abbey Property.
- Based on the work undertaken by the town for the property through the Cultural Heritage Landscape Strategy, and the advice from the town's peer review consultant, staff are of the opinion that any proposal resulting in removal of the golf course would not conserve the cultural heritage value and the heritage attributes of the cultural heritage landscape.
- In not conserving a significant cultural heritage landscape, the proposed application are not consistent with Sections 1.7.1 (d) and 2.6.1 of the PPS (2014), and do not conform to Section 4.2.7(1) of the Growth Plan (2017), Section 167(5) of the Halton Official Plan and the cultural heritage objectives and policies of the Livable Oakville Plan including Section 5.3.3 and 5.3.12.
- The applications fail to adequately consider the impact of the development on the town's urban structure. This is an important consideration as this application, if approved, would compromise fulfilment of key Provincial policy directives.
- The geographic area, proposed population, density, built form and building heights of the proposed development is commensurate with a growth area, in the Oakville context.
- No existing or planned higher-order transit, frequent transit, public service facilities or node are located in proximity to the subject lands that would support consideration of these lands as a new growth area.
- The Growth Plan (2017) requires Halton Region to undertake integrated planning with the town through a Regional municipal comprehensive review to establish, amongst other things, new strategic growth areas (nodes or corridors).
- The Glen Abbey Golf Course is not an appropriate location for a new node or corridor, and does not uphold the town's urban structure.
- The proposed removal of the Glen Abbey Golf Course would not preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods which is a guiding principle of the Livable Oakville Plan.²
- In addition, the internal, external agencies and technical peer review found deficiencies with various reports and studies that accompanied the

² Section 2.2.1 a), Livable Oakville Plan

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applications that did not fully demonstrate conformity with Provincial, Regional and/or local policies or practice.

- Staff recommends refusal of the official plan amendment, zoning by-law amendment, and plan of subdivision applications based on the review and analysis provided herein.

BACKGROUND:

The purpose of this report is to introduce the planning applications as part of the statutory public meeting and to provide a comprehensive staff evaluation and a recommendation on the proposed official plan amendment, zoning by-law amendment and plan of subdivision applications submitted by ClubLink.

A public information meeting was held on July 19, 2017 where a total of 181 people attended. Public comments received as part of this meeting and up to the date of this report are appended hereto as Appendix B.

A pre-consultation meeting was held on November 18, 2015 regarding a proposed redevelopment of the Glen Abbey Golf Course with approximately 3,200 residential units, and approximately 7,432 m² (80,000 ft²) of office and 7,432 m² (80,000 ft²) of retail space in buildings ranging in height from two to twelve storeys. The scale of the proposal caused staff to assess it as potentially proposing the development of a new unplanned growth area in the town.

At its meeting of February 1, 2016, Council passed Interim Control By-law No. 2016-024 (hereafter 'ICB'), which was initially to take effect for one year, but on November 1, 2016 was extended by Council for one additional year. The ICB restricts the Glen Abbey Golf Course to existing uses only pending completion of the following studies:

- i. a town-wide Urban Structure Review;
- ii. a Land Use Economic and Impact Analysis study of the Glen Abbey Golf Course; and,
- iii. the Cultural Heritage Landscape assessment of the Glen Abbey Golf Course.

The applicant appealed the town's ICB to the OMB. On May 10, 2017 the OMB issued its decision dismissing ClubLink's appeal. The OMB's decision held that the magnitude of the proposal along with the potential for impact warrant consideration of the planned function and overall town-scaled urban structure, as well as local character and compatibility:

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No matter how it measures up to other approved growth areas in the Town, the proposal will be very significant to the future structure of the Town and will have implications that warrant study and carefully planned change. (para. 33)

In its conclusion, the OMB found that the interim control by-law is appropriate and necessary:

It is justified and based on a legitimate planning rationale. It has been enacted in good faith, does not unfairly target the subject proposal in comparison with others and there is no evidence that it has been enacted for purpose of delay or to frustrate the proper assessment of the merits of a development application. It is in conformity with the Region of Halton Official Plan and the Provincial Growth Plan, and is consistent with the PPS. (para. 93)

On November 10, 2016, before the studies required by the ICB were complete, ClubLink submitted materials in support of an official plan amendment application, zoning by-law amendment application and draft plan of subdivision which proposed redevelopment of the Glen Abbey Golf Course inclusive of a total of 3,222 units, 5,429 m² of office commercial, 5,841 m² of retail commercial space, 546 m² community amenity uses, parks and open space and natural heritage system.

In accordance with the *Planning Act*, the Town advised ClubLink that the foregoing applications were incomplete. In staff's view, the applications were deficient in that they failed to:

- i. assess the impact of the proposed redevelopment on the urban structure of the town, and in particular in respect of the town's Growth Areas;
- ii. provide an analysis of the economic impact of the loss of the Glen Abbey Golf Course on the town; and,
- iii. submit a draft official plan amendment containing an area-specific plan or policies for the proposed redevelopment of the Glen Abbey Golf Course lands, as required by section 77 (5) of the Region's Official Plan, and a land use planning analysis addressing the criteria set out in that policy;

In response to a motion brought by ClubLink the OMB issued a decision on June 7, 2017 that determined that the subject applications were complete as of the date of that decision.

Pursuant to the *Planning Act*, the town has 120 days from the OMB's decision to consider and decide on the merits of the application for rezoning (October 5, 2017), and 180 days from the OMB's decision to consider and decide on the merits of the application for official plan amendment and plan of subdivision (December 4, 2017), after which time ClubLink can appeal the applications to the OMB.

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Proposal

The applicant seeks approval to redevelop the Glen Abbey Golf Course inclusive of residential, commercial, parks and open space, and natural heritage uses.

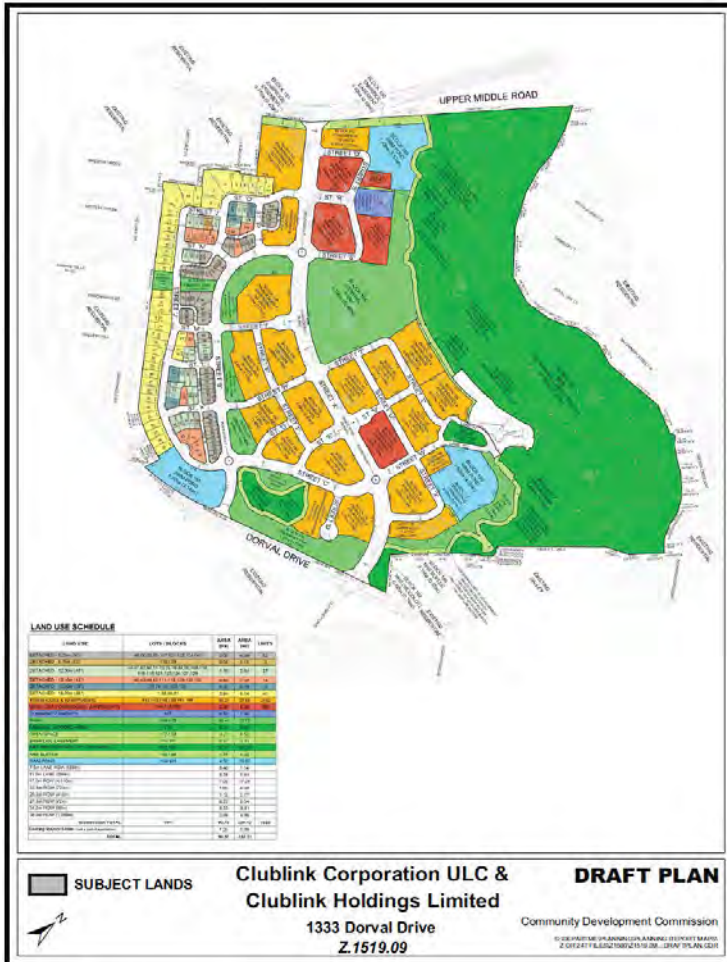


Figure 1: Proposed Draft Plan

A total of 3,222 residential units are proposed in the form of a range of housing types inclusive of detached dwellings, townhouse, stacked townhouse and back-to-back townhouse dwellings, residential apartment buildings, and mixed-use mid-rise retail, office and apartment buildings ranging in height between two to twelve storeys. The density of the development is proposed to be focused along 'Street A', with a gradation to lower building heights toward the existing stable residential neighbourhood to the west. The following chart provides an overview of the allocation of uses and sizes.

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Draft Plan Feature	Number of Units	Net Density (UPSH)	Area (Ha)
Low Density Residential			
Detached – 9.2 m (30')	52	25.7	2.02
Detached – 9.75 m (32')	2	33.3	0.06
Detached – 12.2 m (40')	27	22.7	1.19
Detached – 13.1 m (43')	14	16.7	0.84
Detached – 15.2 m (50')	5	15.6	0.32
Detached – 18.2 m (60')	41	10.4	3.94
Subtotal	141	16.8	8.37
High Density Residential			
Townhouse & Apartment	2492	163.8	15.21
Mixed Use			
Townhouse & Apartment	589	174.3	3.38
Community Amenity			
Ext. Paddoc Building	-	-	0.5
Parks & Open Space			
Park	-	-	10.41
Open Space	-	-	0.21
Enbridge Easement	-	-	0.57
Natural Heritage			
Woodlot	-	-	0.34
Natural Heritage System	-	-	32.47
Buffer	-	-	1.79
Infrastructure			
SWM Pond	-	-	4.32
Roads	-	-	15.15
TOTAL	3222	119.5	92.72

Table 1: Draft Plan Statistics

In addition to the residential uses, 5,429 m² (58,438 ft²) of office commercial and 5,841 m² (62,871 ft²) of retail commercial uses are proposed in mixed-use residential and commercial buildings. An additional 546 m² (5,877 ft²) of community amenity uses including a village market within the existing stable buildings, 10.41 hectares (25.72 acres) of parks, 0.78 hectares (1.66 acres) of open space, 32.47 hectares (80.24 acres) of natural heritage system, 0.34 hectares (0.84 acres) of remnant wooded area, 1.79 hectares (4.42 acres) of buffer blocks, and 4.32 hectares (10.67 acres) of stormwater management ponds are proposed. A copy of

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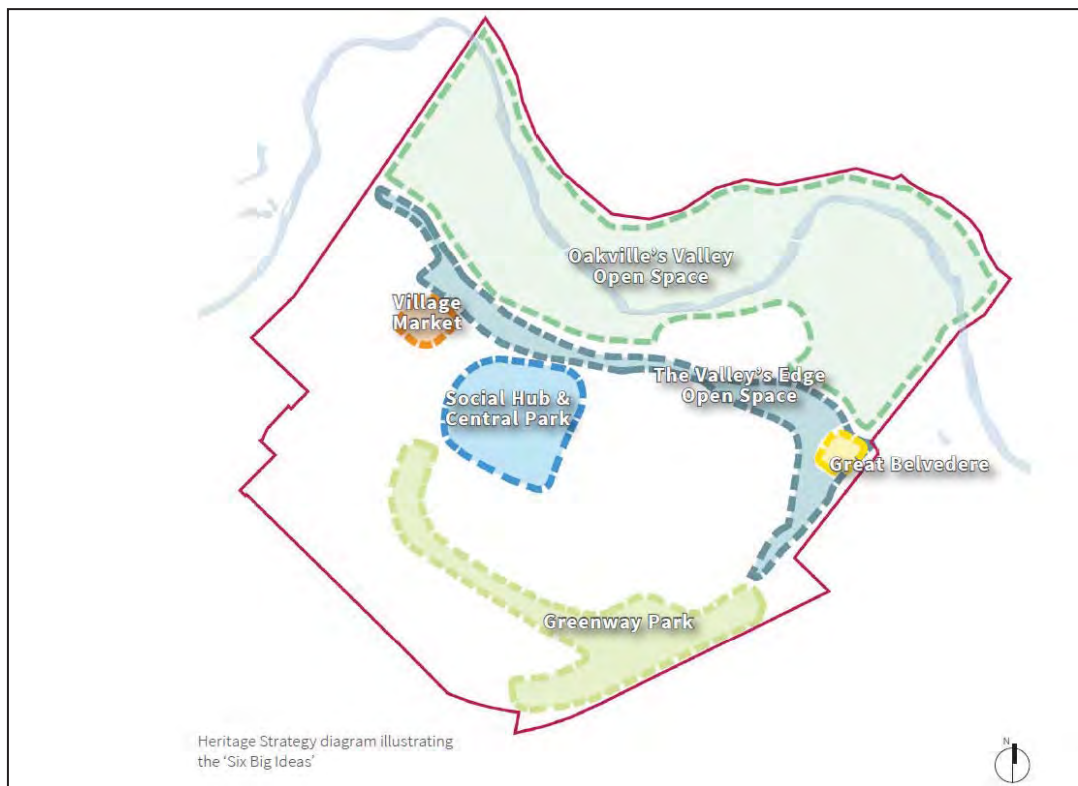
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the applicant's draft official plan amendment and zoning by-law amendment are attached as Appendices I and J, respectively.

As part of the development applications, the natural heritage system, inclusive of the full Sixteen Mile Creek Valley lands would be dedicated to the Town. The RayDor Estate, which is shown on the plan of subdivision for contextual purposes, would be retained by ClubLink and its use as an office complex maintained.

As part of the development applications, ClubLink proposed "Six Big Ideas for an Evolving Landscape." These Ideas include a greenway park, a valley's edge open space, a Great Belvedere, the village market, the central park and social hub, and valley open space, as shown in Figure 2.

In its Heritage Impact Assessment, Clublink's consultant, ERA, advises that these Six Big Ideas are intended to conserve the cultural heritage landscape in the valley and on the valley's edge and to enhance the master plan by rooting the design of its parks and open spaces in the layered history of the site.³



³ Page 170, Cultural Heritage Landscape Assessment & Heritage Impact Assessment

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Figure 2: Applicant's "Six Big Ideas for an Evolving Landscape"

Location

The property is generally located at the south-east quadrant of Upper Middle Road and Dorval Drive. The property is municipally known as 1333 Dorval Drive.⁴



Figure 3: Air Photo

Site Description & Surrounding Land Uses

The subject lands are approximately 92.72 hectares (229 acres) in size and have a lot frontage of approximately 598 m (1,818 ft) on Dorval Drive and 704 m (2,309 ft)

⁴ "1333 Dorval Drive" is a convenience address for the entire approximately 229 acre Glen Abbey property. The applicant has taken the same approach in its applications. The property is shown on Figure 3.

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on Upper Middle Road West. They are currently occupied by Glen Abbey Golf Course and the RayDor Estate office building. The RayDor Estate building was designated in 1993 under Part IV of the *Ontario Heritage Act* (By-law 1993-112) and does not form part of the subject application.

The surrounding land uses are as follows:

South: Sixteen Mile Creek and stable residential neighbourhood

West: Stable residential neighbourhood and Dorval Drive

North: Stable residential neighbourhood, Upper Middle Road West and Sixteen Mile Creek

East: Sixteen Mile Creek, stable residential neighbourhood

POLICY & REGULATORY FRAMEWORK:

The applications are subject to the following policy framework including: the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), *Ontario Heritage Act*, Halton Region Official Plan, and the Livable Oakville Plan.

Provincial Policy Statement

The Provincial Policy Statement (2014) (hereinafter 'PPS') is intended to promote a policy led system, which recognises that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new PPS under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

All planning decisions must be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

On May 18, 2017 the Growth Plan for the Greater Golden Horseshoe, 2017 (hereinafter 'Growth Plan') was released and it came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage

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growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter are required to conform to the Growth Plan (2017).

Ontario Heritage Act

The *Ontario Heritage Act* (hereinafter 'OHA') came into force in 1975 and it provides municipalities and the provincial government with powers to conserve, protect and preserve the heritage of Ontario. On August 21, 2017, Council approved a Notice of Intention to Designate under Section 29, Part IV of the *Ontario Heritage Act* for the Glen Abbey property that includes a statement of cultural heritage value and a description of heritage attributes (Appendix A). One effect of this notice is that Section 33 of the OHA is deemed to apply to the Glen Abbey Property. Section 33 prohibits any alteration of the property that is likely to affect the heritage attributes of the property unless the owner has applied to the Council and has received Council's consent in writing to the alteration.

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan (hereinafter 'Halton Plan'). The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site-specific and policy-specific matters unrelated to this application.

The lands are designated "Urban Area" and "Natural Heritage System" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan. Regional comments regarding policy context are appended as Appendix C.

Livable Oakville

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011. A conformity exercise is currently underway which will consider, amongst other things the PPS (2014) and Growth Plan (2017).

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The Glen Abbey Golf Course is recognized as a 'Residential Area' on Schedule A1 – Urban Structure of the Livable Oakville Plan. Schedule H (West Land Use) of the Livable Oakville Plan designates the subject lands as Private Open Space and Natural Area with a site-specific exception (extract of Schedule H (West Land Use) attached as Appendix D)

Uses permitted within the Private Open Space designation include: legally existing golf courses; legally existing recreational facilities; trails; existing cemeteries; conservation uses including fish, wildlife and forest management; and, essential public works including transportation, utility, watershed management and flood and erosion hazard control facilities.

In addition, a site-specific exception permits the following on the portion of the subject lands designated Private Open Space:

the following additional uses related to the principal golf course use may also be permitted:

- a) a hotel / conference centre with accessory facilities and uses thereto;*
- b) banquet and dining facilities;*
- c) limited retail, service commercial, manufacturing and storage;*
- d) recreational, educational and cultural facilities;*
- e) administrative offices and publication facilities; and,*
- f) maintenance / groundskeeper facilities, including existing residential uses.*

On the portion of the Glen Abbey Golf Course property designated Natural Area, Section 27.3.5 of the Livable Oakville Plan permits the existing golf course to be restored and/or rebuilt to its previous condition if damaged or destroyed by a natural disaster, subject to the following:

- a) The owner shall prepare an environmental impact statement to demonstrate, to the satisfaction of the Town, that erosion and any adverse impacts to water quality, water quantity, slope stability, wildlife habitat, existing vegetation and drainage shall be minimized and existing valley slopes shall not be disturbed.*
- b) Necessary mitigation measures shall be implemented to the satisfaction of the Town.*
- c) The necessary permits shall be obtained from Conservation Halton.*

The Private Open Space and Natural Area designations do not permit the proposed development. In order to permit the proposed development, the proponent has applied for an amendment to the Livable Oakville Plan to permit a mixed use development consisting of 141 detached dwellings, 299 townhouse, street

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townhouse, stacked and back-to-back townhouse dwellings, 2,782 apartment dwellings, 5,429 m² (58,438 ft²) of office commercial and 5,841 m² (62,871 ft²) of retail commercial uses in a mixed-use residential and commercial format, 546 m² (5,877 ft²) of neighbourhood amenity uses, and park and open space uses. The official plan amendment proposes to amend Schedule H – West Land Use by changing the Private Open Space designation primarily to low, medium and high residential land use designation, mixed use designation 'Main Street 2', and commercial designation 'Community Commercial'. In addition, an open space designation is proposed in addition to adjustments to the Natural Area designation. The proposed amendment would also replace most of the existing site-specific exceptions with new exceptions.

Zoning By-law 2014-014

The subject lands are zoned as Private Open Space and Natural Area, with special provision 114 applying to part of the Private Open Space Zone (O2 Zone). The O2 zone permits community, open space and service commercial uses including a golf course and accessory uses including a restaurant, retail store, and business office. A complete list of the permitted uses in the O2 zone is attached as Appendix E. Special Provision 114 permits the following additional uses:

- a) *Hotel*
- b) *Manufacturing, accessory*
- c) *Public hall, and Footnote 1 of Table 12.2, relating to the limitation to accessory use only, shall not apply*
- d) *Residential accommodation for caretakers and maintenance staff*

The hotel and conference facilities have not been built. At its meeting of February 1, 2016, Town Council passed an ICB, which was initially to take effect for one year, but on November 1, 2016 was extended by Council for one additional year.

The proponent has applied for a Zoning By-law Amendment to rezone the lands to site-specific RL3, RL5, RL8, RL9, RL9, RM1, RH, RH, MU3 and C2 zones and O1, N and SMF zones.

PLANNING ANALYSIS:

Physical Context

The subject lands are part of the neighbourhood known as 'Glen Abbey neighbourhood' which is generally bound by Sixteen Mile Creek to the west, Upper Middle Road West to the north, Fourteen Mile Creek to the east and the employment / commercial area along the QEW to the south. The Glen Abbey

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neighbourhood is comprised of a mix of housing from single-detached to apartments, although the majority of residential development is low-density in form.

The built form generally consists of the original housing stock of single-detached dwellings, with the exception of some redevelopment and infill development which have been developed over time. The housing stock is generally framed by a network of suburban streets with maturing trees and expansive network of natural area and public, and private open space.

Planning Services Review

The Growth Plan (2017) and PPS (2014) each provide that they are to be read in their entirety and the relevant policies are to be applied to each situation. They are more than a set of individual policies. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.

Planning staff circulated the development applications to internal departments and external agencies, and the town retained a multidisciplinary team of experts to undertake a peer review of certain submitted material and reports. The Growth Plan (2017), PPS (2014), Halton Plan, Livable Oakville Plan and other relevant policies and supporting guidelines were reviewed in their entirety, with relevant policies applied.

Accommodating growth within the built boundary is a necessity, however, the way in which this growth is accommodated requires careful consideration and balance of a number of relevant components, applied on a Regional and town-wide basis. Ontario's policy-led land use planning and decision making system provides policy directives through legislation,⁵ policy statements and plans that provide for a wide range of matters that must be considered in making planning decisions.

This requirement for balance is evident in both the PPS (2014) and Growth Plan (2017). For example, Section 1.1.3.3 of the PPS provides:

Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

⁵ Section 2 of the *Planning Act* sets out a list of Provincial Interests that must all be considered in making any planning decision.

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Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources⁶ and Section 3: Protecting Public Health and Safety.

There is strong directive in Provincial policy for the Province, Region and town to plan for, establish and invest in an urban structure of nodes and corridors to provide a framework to assist in achieving these interests. This growth management structure is carefully planned for by the Region and the town using a coordinated, integrated and comprehensive approach through a municipal comprehensive review.

When a development application is submitted that is inconsistent with the town's established urban structure, it warrants a comprehensive evaluation to ensure that the policy framework reflected in the town's urban structure is maintained.

Staff have considered, amongst other matters, a full range of factors through a detailed review when forming the independent professional planning opinion provided herein. However, through staff's analysis of the applications, in relation to the applicable policy context, relevant town studies and peer review, two fundamental considerations emerged which informed the opinion to recommend refusal of the development applications. These relate to the conservation of significant cultural heritage resources and where and how to grow. Accordingly, the analysis in this report focuses on two broad areas: (i) protecting what is valuable (cultural heritage resources), and (ii) where and how to grow (urban structure).

Protecting What is Valuable - Cultural Heritage Resources

Policy Framework

As noted above, the Growth Plan (2017) and the PPS (2014) contain policy directions regarding the need to accommodate intensification and redevelopment. However, intensification and redevelopment must be directed in accordance with the requirement to, amongst other matters, protect valuable resources, including conservation of significant cultural heritage landscapes.

The Growth Plan (2017) recognizes that cultural Heritage Resources contribute to a sense of identity and, support a vibrant tourism industry. These valuable assets must be wisely protected and managed as part of planning for future growth. Accommodating growth can put pressure on these resources, however,

⁶ Section 2: Wise Use and Management of Resources includes conservation of significant cultural heritage landscapes.

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conservation of Cultural Heritage Resources forms an integral part of the Ontario policy-led land use planning and decision making system.

The Province, through the new Growth Plan (2017), has made a concerted effort to strengthen policy directives to conserve Significant Cultural Heritage Landscapes. The 2006 version of the Growth Plan, as amended, required “cultural heritage conservation [not defined], including conservation of cultural heritage resources [not defined], where feasible, as the *built-up areas* are intensified.”⁷ In contrast, the 2017 Growth Plan requires that “*cultural heritage resources* [defined to include cultural heritage landscapes] be *conserved* [defined as noted below] in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.”⁸ The last phrase highlights the important role of Cultural Heritage Landscapes in areas where rapid change could impact this sense of a community’s history and current identity. Further, the 2017 Growth Plan now includes the following statements with respect to Cultural Heritage Resources (with emphasis added):

As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:

...

Urban sprawl can degrade the region’s air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.⁹

Our cultural heritage resources and open spaces in our cities, towns, and countryside will provide people with a sense of place.¹⁰

The GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and ecological integrity of the region. They collectively provide essential ecosystem services, including water storage

⁷ 4.2.4 (e), Growth Plan for the Greater Golden Horseshoe, 2006

⁸ 4.2.7(1), Growth Plan (2017)

⁹ 1.1, Growth Plan (2017)

¹⁰ 1.2, Growth Plan (2017)

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and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change¹¹.

These valuable assets must be wisely protected and managed as part of planning for future growth...¹²

A balanced approach to the wise use and management of all resources, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates, will be implemented in the GGH.¹³

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live...¹⁴

In addition to the foregoing, Section 1.7.1 (d) of the PPS (2014) provides that long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6.1 of the PPS (2014) requires conservation of significant built heritage resources and cultural heritage landscapes.¹⁵

Significant built heritage resources and significant cultural heritage landscapes shall be conserved. (emphasis added)

The Halton Region Official Plan provides a framework to help define cultural heritage resources (including cultural heritage landscapes). It also encourages local municipalities to identify these resources, and, where they are identified, to ensure potential impacts to those resources are adequately studied and if necessary, subjected to mitigation activities in accordance with Provincial requirements. Section 167(5) states:

¹¹ 4.1 Growth Plan (2017)

¹² 4.1 Growth Plan (2017)

¹³ 4.1 Growth Plan (2017)

¹⁴ 4.1 Growth Plan (2017)

¹⁵ The 2005 PPS also included for conservation of significant cultural heritage landscapes.

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Encourage the Local Municipalities to prepare, as part of any Area-Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigate activities.

Section 5 of the Livable Oakville Plan provides local cultural heritage objectives and strong policy directives which similarly, and amongst other matters, require identification, evaluation and conservation of cultural heritage landscapes in accordance with the town's Cultural Heritage Landscape Strategy (policy 5.3.12).

The Town's Cultural Heritage Landscape Strategy

The Cultural Heritage Landscapes Strategy was endorsed by Council in January 2014 and set the foundation for the primary identification of candidate cultural heritage landscapes and future inventory and evaluation of the same. The Glen Abbey Golf Course property was identified as one of 63 properties across the town in the inventory prepared in 2015 during phase one of the implementation of the Cultural Heritage Landscape Strategy. In February 2016, as part of the completion of the phase one inventory, Council identified the Glen Abbey Golf Course property as a 'high priority' for evaluation as a cultural heritage landscape.

The phase two evaluation was carried out by a multidisciplinary team of experts and provided a thorough review of the property's history, existing site conditions and potential cultural heritage value. With respect to the Glen Abbey Golf Course property, the related staff report stated:

*This property has been evaluated and found to have **local, provincial and national significance**... The existing protection for this property is insufficient to recognize and protect a significant cultural heritage landscape... (emphasis added)*

Phase two provided the evidentiary basis to identify the Glen Abbey Golf Course property as meeting provincial *Ontario Heritage Act* criteria for heritage value, and thus also meeting PPS (2014) criteria for heritage significance. The PPS (2014) defines 'significant' in regard to cultural heritage as:

*...resources that have been determined to have cultural heritage value or interest for **the important contribution they make to our understanding of the history of a place, an event, or a people.** (emphasis added)*

Following the phase two evaluation of the property, Council formally recognized the Glen Abbey Golf Course as a significant cultural heritage landscape on May 15, 2017. Council also directed that the property immediately proceed to phase three, which is the implementation of protection measures.

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Phase three included additional research and evaluation by independent experts. This work included an independent expert report on Cultural Heritage Landscape Values that applied the *Ontario Heritage Act* framework and criteria for identifying properties having cultural heritage value. The report concluded that the property, including the designed cultural heritage landscape known as the Glen Abbey Golf Course, has heritage value and significance. The report also provided that:

Glen Abbey is one of the most significant works by one of golf's most significant figures, Jack Nicklaus. It ushered in a new era in tournament golf course design with its stadium and hub-and-spoke features. Its design is remarkable for the integration of artistry and craftsmanship, with many iconic stretches including the challenge and beauty of the valley holes and the drama of the final two holes. Its association with the Canadian Open has given it international significance and ties to many of the leading figures in the sport. It is a landmark not only on the Town of Oakville, but across Canada and abroad. The property also contains associations with some previous landscape layers, through surviving remnants or features.

In addition, phase three included a detailed review of the Glen Abbey Golf Course property was conducted by an international golf course design expert. This expert concluded that the golf course has a number of key attributes, including its 'spoke and wheel' design. This expert's report also found that the spatial arrangement of all the holes and the relationship between them needs to be protected (valley holes, table land holes and the central clubhouse which acts as the 'hub' of the wheel). The other designed features of the golf course, including the greens, bunkers, lakes, planting and landforms, such as spectator mounds make the property an important early example of a stadium-style golf course.

Both the PPS (2014) and Growth Plan (2017) define 'cultural heritage landscape' as:

*a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are **valued together for their interrelationship, meaning or association.** (emphasis added)*

As identified by the expert retained by the town to peer review the Heritage Assessment submitted by ClubLink, it is clear that the interrelationships between the Glen Abbey Golf Course property component parts such as land uses, land forms, water features, built features and circulation patterns were central considerations in Jack Nicklaus' design and remain fundamental to its understanding today. These interrelationships encompass the entirety of the site.

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Based on the evidence of heritage value and attributes, reflected in the reports on phases two and three of the Cultural Heritage Landscape Strategy, and in accordance with Sections 5.1.2, 5.2.1(e) and 5.3.12 of the Livable Oakville Plan, Council initiated the designation process under Part IV s.29 of the *Ontario Heritage Act* (Appendix A). On August 21, 2017, Council approved a Notice of Intention to Designate under Section 29, Part IV of the OHA for the Glen Abbey Golf Course property. As required by the OHA, and in accordance with criteria for heritage value set out in OHA Regulation 9/06, this Notice included a statement of cultural heritage value and a description of heritage attributes (Appendix A).¹⁶

To implement Council's May 2017 direction regarding phase three of the town's Cultural Heritage Landscapes Strategy, staff are proposing amendments to the cultural heritage policies of the Livable Oakville Plan. The proposed amendments underscore the policy direction of the Livable Oakville Plan and the PPS (2014) regarding the conservation of cultural heritage landscapes through retaining the cultural heritage value or interest of a property. The proposed amendments also reinforce the need to complete a heritage evaluation that addresses the *OHA* requirements to state the cultural heritage value and describe the heritage attributes of a cultural heritage resource before any impact assessment is completed (policy 5.3.2). The proposed amendments also recognize cultural heritage landscapes as part of the town's urban structure; and, contemplate the potential for site-specific land use designations, policies and cultural heritage landscape conservation plans (policy 5.3.4).

As described in more detail below, town staff are recommending, through an amendment to the Livable Oakville implementing the Urban Structure Review, to identify significant cultural heritage landscapes as an element of the town's urban structure. In that regard, it is recommended that the Glen Abbey Golf Course property be identified on Schedule A1 – Urban Structure as containing a cultural heritage landscape.

Review of Applicant's Cultural Heritage Landscape Assessment & Heritage Impact Assessment

Staff have reviewed the Cultural Heritage Landscape Assessment & Heritage Impact Assessment: Proposed Redevelopment of the Glen Abbey Golf Club, Oakville prepared by ERA Architects Inc. dated November 9, 2016 (hereinafter the 'ERA Report') (Appendix F).

¹⁶ Section 33 of the Ontario Heritage Act prohibits any alteration of the property that is likely to impact the heritage attributes of the property unless the owner has applied to the Council and has received Council's consent in writing to the alteration. The effect of the Notice of Intention to Designate for the Glen Abbey property is that s. 33 is deemed to apply. The applications before Council do not include an application under s. 33 of the OHA.

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The ERA Report was completed prior to Council's identification and recognition of the property as a significant cultural heritage landscape on May 15, 2017. However, the property had already been included in the town's inventory of Cultural Heritage Landscapes as part of phase one of its Cultural Heritage Landscape Strategy. On February 16, 2016 Council also identified this property as a high priority for detailed assessment in phase two of the Cultural Heritage Landscape Strategy. Following that direction, staff proceeded to retain independent experts to carry out the detailed phase two research and evaluation.

Staff's initial review of the ERA Report revealed concerns with the evaluation of the cultural heritage landscape of the property, the statement of cultural heritage value or interest, the listing of heritage attributes and the resulting assessment of the impact of the development application. The review indicated that the ERA Report did not meet the requirements of the existing policy framework as outlined herein. Among other things, it failed to appropriately identify the cultural heritage landscape, which led to its failure to recommend protection measures that would conserve the cultural heritage landscape.

Given the foregoing, staff recommended that the town retain the services of a peer review expert to assist with the review of the ERA Report. The full peer review assessment and heritage staff comments are appended to this report as Appendix G. The reviews of both staff and the peer review expert share fundamental issues with the ERA Report:

- The ERA Report does not properly identify the nature of the cultural heritage landscape on the Glen Abbey Golf Course property. It identifies the landscape as an 'evolved' cultural heritage landscape. This conclusion is incorrect. The ERA Report has not demonstrated why the property is considered to be 'evolved' in the full context of the three types of internationally recognized cultural heritage landscapes. As summarized in the town's Cultural Heritage Landscapes Strategy, the three types are: evolved, designed and associative. The distinction between the types of cultural heritage landscapes is critical and town staff and the peer review expert share the opinion that the property is a 'designed' cultural heritage landscape, not 'evolved'.
- The flawed identification of the property as an 'evolved' landscape has led to a flawed evaluation of the cultural heritage landscape.
- Contrary to statements made in the ERA Report, town staff and the peer review expert accept that OHA Regulation 9/06 applies without qualification

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to the evaluation of cultural heritage value for designed cultural heritage landscapes.

- The proposed Statement of Significance and list of heritage attributes in the ERA Report do not reflect the property's value as a designed cultural heritage landscape.
- Given the conclusion that ERA's identification and evaluation of the cultural heritage landscape is flawed, ERA's assessment of the impact of the proposed development is not accurate or relevant because it is based on a misleading and incomplete assessment of the cultural heritage landscape itself.
- The 'Six Big Ideas' contained within the ERA Report are not appropriate strategies to ensure that the cultural heritage value or interest of the Glen Abbey Golf Course is conserved. While the ERA Report acknowledges that there is cultural heritage value in the golf course and that the property is a cultural heritage landscape, the 'Six Big Ideas' fail to retain the overall value of the property as a designed landscape; instead, these ideas attempt to fragment the cultural heritage value into individual components that do not conserve the interrelated and integrated design of the golf course or its relationships, meanings and associations.
- The residential, office, and retail components, although not discussed in the ERA Report except for the brief mention in the introduction, together form the most important big idea. None of these components are included in the 'Six Big Ideas'. These components occupy a majority of the site, they change the site from open green space to an emphasis on built form, and, most significantly in the context of the Heritage Impact Assessment, they remove the Glen Abbey Golf Course in its present form as a cultural heritage landscape of recognized significance.

Staff are also of the view that, contrary to the Livable Oakville Plan, the ERA Report has not appropriately identified or evaluated the Glen Abbey Golf Course property in accordance with the Town's Cultural Heritage Landscape Strategy (hereinafter 'the Strategy'). Though the ERA Report references the Strategy, it has done so in ways that ignore or take key points out of context. Examples include:

- Discussion of the 'type' of cultural heritage landscape. On pages 89 and 186-187, the ERA Report identifies the property as 'Continuing Evolved Landscape.' The report does not include the definition of the other types of cultural heritage landscapes. The ERA Report does not demonstrate how or

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why it determined that the property is an “evolved” landscape compared to the Strategy’s listed alternatives of being a “designed” or “associative” landscape.

- With respect to conservation priorities, the ERA Report fails to reference the Strategy’s priority to conserving cultural heritage landscapes in situ and complete. Instead, it assumes that the piecemeal protection of individual elements of the cultural heritage landscape is permitted without qualification. Although the Strategy does include reference to alternative approaches to conservation, assessment of the alternative approaches must address the priorities set out in the Strategy. The ERA Report does not address why the preferred approach is removal of the golf course cultural heritage landscape. The ERA Report also fails to acknowledge that a complete cultural heritage landscape may be conserved on the property.

Cultural Heritage Conservation Conclusions

As previously identified, the PPS (2014) requires ‘significant cultural heritage landscapes’ be ‘conserved’ (PPS, Part 2.6.1) and the Growth Plan requires that cultural heritage resources be conserved (Growth Plan, Part 4.2.7(1)). ‘Conserved’ is defined by the PPS (2014) and Growth Plan (2017) as:

*means the **identification, protection, management and use of... cultural heritage landscapes... in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.** This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (emphasis added)*

It is necessary for the cultural heritage value or interest to be retained under the *Ontario Heritage Act* in order to conserve a significant cultural heritage landscape. With respect to the applicant’s ‘Big Six Ideas’ which were intended to conserve the landscape, the peer review expert found:

The ‘Big Six Ideas’ highlight the problems with erasing an intact cultural heritage landscape. Hidden in these assumptions is the first, and most critical intervention – removing most of the golf course so that Jack Nicklaus’s design survives only as a remnant. Once this has been accomplished, the golf course remnant can be combined with the remnants of all the earlier periods to create a landscape based on commemoration and interpretation. But it is that first, hidden, step that runs counter to the central intent of cultural heritage resource protection in Ontario’s regulatory environment.

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Based on the findings of the Cultural Heritage Landscape Strategy, inclusive of phases one to three undertaken on the Glen Abbey Golf Course property and the staff and peer review expert analysis of the development application outlined herein, the proposed development fails to retain the cultural heritage value or interest of the significant cultural heritage landscape. Effectively, the proposed development would remove a significant cultural heritage landscape and replace it with a high density mixed use development.

Moreover, based on the work undertaken by the town for the property through the Cultural Heritage Landscape Strategy, and the advice from the town's peer review consultant, staff are of the opinion that any development resulting in removal of the golf course would not retain the cultural heritage value or interest, under the *Ontario Heritage Act*. The peer review expert provided the following analogy:

Allowing new development parcels along the perimeter, or at random points within the site, would be like allowing new residential, office and retail components to intrude within the boundaries of Olmsted's Central Park in New York City. The cultural heritage value in either case would be seriously jeopardized, even if significant 'remnants' were preserved. New uses might be introduced into the RayDor estate house, or the stables, just as the uses of historic buildings in Central Park evolve from time to time. But overall, a designed cultural landscape is shaped with intent - "at a specific time by a specific person", to quote the Ontario Heritage Trust....¹⁷.

The proposed development would therefore not conserve a significant cultural heritage landscape, thereby contravening Provincial, Regional and Town cultural heritage resource protection requirements which form an integral part of the Ontario policy-led land use planning and decision making system including:

- i. Section Sections 1.7.1 (d) and 2.6.1 of the PPS (2014), which requires conservation of significant cultural heritage landscapes;
- ii. Section 4.2.7(1) of the Growth Plan (2017), which requires cultural heritage resources to be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- iii. 167(5) of the Halton Region Official Plan, which provides a framework to help define cultural heritage resources (including cultural heritage landscapes), encourage local municipalities to identify such resources, and ensure that development proposals that may impact these resources are adequately assessed and, if necessary subjected to mitigation in accordance with Provincial requirements;

¹⁷ V.1.5. Peer Review of Cultural Heritage Landscape Assessment and Heritage Impact Assessment

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- iv. The cultural heritage objectives and policies, including Section 5.3.3 and 5.3.12 of the Livable Oakville Plan, which require significant cultural heritage resources to be conserved, in accordance with the town's Cultural Heritage Landscape Strategy.
- v. The proposed amendments to the cultural heritage policies of Livable Oakville, which underscore the policy direction regarding the conservation of cultural heritage landscapes, under the OHA, the *Planning Act* and Provincial Policy.

Where and How to Grow

Policy Framework

A foundational component of the Growth Plan (2017) is the population and employment forecasts.¹⁸ By 2041, the Growth Plan forecasts Halton Region to grow to 1,000,000 people and 470,000 jobs.¹⁹ Broadly, the Growth Plan (2017) directs the vast majority of this growth to settlement areas, such as the town²⁰. Within the Region, a minimum of 40% of residential growth is directed to the delineated built up area²¹; however, this target is set to progressively increase to a minimum of 60% of residential growth by the year 2031.²²

The PPS (2014) and Growth Plan (2017) direct municipalities to use a coordinated, integrated and comprehensive approach to land use planning, and infrastructure and transportation planning and investments.²³ Moving forward, transit is the first priority within the Greater Golden Horseshoe (hereinafter 'GGH') for transportation investments to move people.²⁴

The Growth Plan (2017) establishes a structure of Urban Growth Centres and Major Transit Station Areas (nodes) and 'priority transit corridors' (corridors) within which growth is directed. Within the town, the Lakeshore West GO line is a 'priority transit corridor' and two GGH transit nodes are identified:

- i. Urban Growth Centre (Midtown): Required to be planned to achieve within 14 years (2031) a minimum of 200 residents and jobs per hectare²⁵ (20,000 residents and jobs); and,

¹⁸ Section 2.1, Growth Plan (2017)

¹⁹ Schedule 3, Growth Plan, 2017

²⁰ Section 2.2.1 (a), Growth Plan (2017)

²¹ Within the town the built up area consists of the lands generally south of Dundas Street.

²² Section 2.2.2, the Growth Plan (2017)

²³ Section 1.2.1, 1.6.1, PPS (2014), Section 3.2.1, 3.2.2, 3.2.8, 5.2.3 Growth Plan (2017)

²⁴ Section 3.2.3 (1), Growth Plan (2017)

²⁵ Section 2.2.3, Growth Plan (2017)

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- ii. Major Transit Station Areas (Bronte Go Station): Required to be planned to achieve a minimum density of target of 150 residents and jobs per hectare²⁶.

The Growth Plan (2017) requires Halton Region to undertake integrated planning to manage forecasted growth, which will:²⁷

- i. establish a **hierarchy of settlement areas, and of areas within settlement areas** including delineated built-up areas; **strategic growth** areas; locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities.
- ii. be **supported by planning for infrastructure** and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term; and,
- iii. provide direction for an **urban form that will optimize infrastructure, particularly along transit and transportation corridors**, to support the achievement of complete communities through a more compact built form;

The foregoing urban structure elements are required to be established through a municipal comprehensive review undertaken by the Region, which will in turn provide direction to its local municipalities.²⁸

Map 3 of the in force Halton Plan (conforms to Growth Plan, 2006) identifies the aforementioned GGH nodes and corridors, and also adds a Regional layer of higher-order transit corridors (within the town: Trafalgar Road, Bronte Road, Dundas Street, and Highway 407). The current policies of the Halton Plan regarding Intensification Areas currently require local municipalities to identify Intensification Corridors and mixed use nodes with development densities and patterns supportive of pedestrian traffic and public transit, to which development with higher densities and mixed uses will be directed. For instance, section 72 (6) of the Halton Plan provides that an objective of the Urban Area is:

To identify an urban structure that supports the development of Intensification Areas.

This objective is further defined through the policies of Section 81 (1) and 81(2) of the Halton Plan which state that it is the policy of the Region to:

²⁶ Section 2.2.4(3), Growth Plan (2017)

²⁷ Section 2.2.1 (3), Growth Plan (2017)

²⁸ Section 2.2.1 (3), Growth Plan (2017)

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Direct development with higher densities and mixed uses to Intensification Areas.

Require Local Official Plans to identify Intensification Areas with detailed boundaries in accordance with the objectives and policies of this Plan.

The existing Halton Plan does not establish the full range of strategic growth areas throughout the Region, but as noted above requires local municipalities to identify Intensification Areas. Going forward, the Growth Plan (2017) will require the Region to be responsible for establishing such areas through its municipal comprehensive review.

When major growth areas are proposed, which includes the development or redevelopment of communities and the development of Intensification Areas, the policies of the Halton Plan require an area-specific plan to be undertaken by the town to ensure that growth is planned for in a coordinated, integrated manner that comprehensively implements the goals and objectives of the Halton Plan and is supported by existing or planned infrastructure.²⁹

Section 81 (3) of the Halton Plan provides that it is policy of the Region to:

Require the Local Municipalities to prepare detailed official plan policies or an Area-Specific Plan for the development of a new Intensification Area or the redevelopment of an existing Intensification Area, in accordance with Sections 48 and 77(5) of this Plan. The provisions for Intensification Areas may be incorporated as part of a larger community plan.

The Livable Oakville Plan provides important guiding principles with respect to preserving and creating a livable community in order to:³⁰

- a. ***preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;***
- b. ***direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated; and,***
- c. ***achieve long term economic security within an environment that offers a diverse range of employment opportunities for residents. (emphasis added)***

²⁹ Section 48, 77(5), 81(3) Halton Region Official Plan

³⁰ Section 2.2.1, Livable Oakville Plan

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These principles form the foundation for a livable Oakville, guide the implementation of Provincial and Regional Policy directives at a local level and are fundamental to implementation of the Plan. The foregoing principles are implemented by the detailed policies of Livable Oakville, which protect valuable resources such as cultural and natural heritage resources, protect existing neighbourhood character, and direct intensification primarily within defined growth areas that are generally nodes on existing or planned higher-order transit routes.

Livable Oakville sets out an urban structure on Schedule A1 (Urban Structure), which, amongst other matters, identifies six Growth Areas,³¹ in addition to Employment Areas, Major Commercial Areas, Residential Areas and Major Transit Stations. The urban structure of the town is further informed by other schedules and policies of the plan, for example the corridors that are established in Part E. The Growth Areas and corridors identified within Livable Oakville would represent Intensification Areas, as defined in the Halton Plan, and strategic growth areas, as defined in the Growth Plan (2017).

On February 1, 2016, Council directed that a review of the town's urban structure and related policies be undertaken, as a component of the town's ongoing official plan review. The Urban Structure Review was also identified as one of the studies to be undertaken in connection with the ICB.

In connection with the Urban Structure Review, the town retained a planning consultant to undertake a study, which was completed on May 15, 2017, with the receipt by the Livable Oakville Sub-Committee of the consultant's final study report, entitled *Urban Structure Review – Policy Directions Report*. The recommendations of the consultant's report largely reaffirmed the town's existing urban structure of nodes³² and corridors, and confirmed that planned growth in these areas alone would fully accommodate the intensification target of 14,390 residential units within the built boundary by 2031. The study also concluded that the Town has more than sufficient potential future housing supply to accommodate housing demand to 2041, the estimated forecast of population and employment growth to 2041 can be accommodated without significant changes to the Town's urban structure, and additional Growth Areas were not required for that purpose.

Notwithstanding the conclusion that additional growth areas would not be required to accommodate forecasted growth to 2041, the study considered whether there were locations in Oakville that could accommodate new or expanded nodes or corridors.

³¹ including the Midtown Urban Growth Centre

³² The consultant's report recommended adoption of the term "node" to refer to the Growth Areas in the Livable Oakville Plan and the mixed use nodes planned within North Oakville to reflect terminology used in the Growth Plan.

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The report indicated that a fundamental criterion for the creation of a new node (growth area) or corridor was a location in relation to existing or planned major transit infrastructure, particularly the inter-regional transit network, and that a site such as the Glen Abbey Golf Course lands would not meet the criterion for an appropriate location for a new node.

As noted previously in this report, the Glen Abbey Golf Course is recognized as a 'Residential Area' on Schedule A1 – Urban Structure of Livable Oakville. Livable Oakville establishes several categories of land use designations that are intended to recognize and shape the town's urban structure. For example, the Residential Area within the Urban Structure is supported by several categories of Residential and Commercial land use designations, as well as Institutional, Private Open Space, Parks and Open Space, and Natural Area land use designations.

The Glen Abbey Golf Course is designated Private Open Space and Natural Area on the Livable Oakville land use schedules. Section 3.7 of the Livable Oakville Plan states that the open space system:

*provides land and locations for **public and private recreational opportunities and physical linkages that enhance the community and neighbourhood character.** (emphasis added)*

The placement of private open space lands, such as the Glen Abbey Golf Course, within the Residential Area of the town's urban structure recognizes that private open space is a land use that is supportive of the surrounding stable residential neighbourhood.

Livable Oakville also establishes special policy areas that identify lands subject to further study or special policies. The Glen Abbey Golf Course lands are not identified as a special policy area within the Livable Oakville Plan.

Section 4.1 of Livable Oakville provides that the majority of intensification in the town is to occur within the Growth Areas.³³ Section 4.3 then reiterates that the key focus for intensification is within growth areas recognizing that some growth and change may occur outside these areas provided the character of the area in which the development occurs is preserved and the overall urban structure of the Town is upheld:

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified

³³ Sections 26.3 and 26.4 of Livable Oakville also recognizes the potential for intensification within corridors along Dundas Street and Speers Road.

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*as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, **it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld.** Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan. (emphasis added)*

Accordingly, Section 4.3 establishes a two-part test for intensification in Residential Areas outside of Growth Areas relating to: (i) impact on urban structure; and (ii) impact on the character of stable residential areas.

Section 11.1.8 of the Livable Oakville Plan provides opportunities for intensification within stable residential communities, on lands that are already the subject of a residential land use designation:³⁴

Intensification within the stable residential communities shall be provided as follows:

a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, maybe considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and allover applicable policies of this Plan;

b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan; and,

c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands

³⁴ In accordance with Section 11 of the Livable Oakville Plan, the lands identified as Residential Areas on Schedule A1, Urban Structure, represent the areas that provide for stable residential communities.

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and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.

The policies of Section 11.1.8 would not apply to intensification requiring the redesignation of lands from a non-residential designation to a new residential land use designation.

In summary, the policies of the Livable Oakville plan are structured so that:

- (a) the majority of new growth to accommodate residential intensification is directed to the six Growth Areas, and to defined corridors;
- (b) while intensification is permitted outside of Growth Areas and corridors, in order to protect stable residential neighbourhoods there are strict policies for placing intensification on lands with existing Low, Medium or High Density Residential land use designations; and
- (c) certain larger sites located outside of Growth Areas, which are not within stable residential neighbourhoods, where redevelopment is anticipated are identified as Special Policy Areas, and are subject to special policies contemplating future comprehensive study before these areas can develop.

The policies of Livable Oakville do not contemplate or provide for any intensification of the Glen Abbey Golf Course above and beyond the existing permissions under the Livable Oakville Plan. As such, the introduction of a large-scale redevelopment proposal of the nature proposed by ClubLink through a site-specific official plan amendment needs to be considered through an assessment of how the proposed development and implementing official plan amendment relate to the overall structure of the plan, considering the guidance in Section 4.3 and the guiding principles of the Plan.

The Proposed Development Would Constitute a New Growth Area (Node)

The proposed development is approximately 57 ha (141 acres) in size (net), and would consist of approximately 6,581 people and 243 jobs for a total of approximately 6,823 people and jobs (~120 people and jobs per hectare). The development would constitute approximately 22% of forecasted residential growth within the built boundary that is anticipated over a 25 year planning period (14,390 units).

As can be seen from Table 2 below, the level of development proposed on the Glen Abbey Golf Course lands is substantial, and would be comparable to the existing Growth Areas of the Town in terms of area, proposed population and density.

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Comparison of Growth Areas to Glen Abbey Proposal					
Area	Site Area Estimate (ha)	Population ³⁵	Jobs ³⁶	People and Jobs	Planned Density (ppl/jobs) per hectare
Uptown	114ha	16,600	3,000	19,600	172
Midtown	100ha	12,000	8,000	20,000	200
Palermo	86ha	5,200	3,800	9,000	105
Kerr	66ha	5,000	1,500	6,500	98
<i>Glen Abbey</i>	<i>57 ha</i>	<i>7,376³⁷</i>	<i>243</i>	<i>7,618</i>	<i>133</i>
Bronte	40ha	4,500	900	5,400	135
Downtown	25ha	-	-	-	-

Table 2: Comparison of Growth Areas to Glen Abbey Proposal

The development proposed by the applications would have the effect of establishing a new node of high density residential development, supported by a mix of commercial development.

In the larger town context, the proposed development would be very substantial, and in staff's view is commensurate to the creation of new a growth area in the Oakville context with respect to area, proposed population, density, built form and building heights. Likewise, the proposed development would have the effect of creating a new unplanned Intensification Area, as that term is defined in the Halton Plan.³⁸

As discussed above, in respect of intensification in the Residential Area outside of Growth Areas, Section 4.3 of Livable Oakville allows "some growth and change ... in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld." The notion of 'some growth and change' being permitted outside of the Growth Areas infers that such growth or change is not the same scale, form or function to that principally permitted in a Growth Area. As noted above, the proposed development is commensurate to a growth area with respect to area, proposed population, density, built form and building heights. A proposal to permit development commensurate to a Growth Area, outside of a Growth Area is inconsistent with the premise of Section 4.3. The two specific tests established by Section 4.3, regarding impact on overall urban structure of the town and impact on character of stable residential communities, are discussed in more detail below.

³⁵ Population estimate based on 2021 People Per Unit (PPU) calculations from Halton Regions Best Planning Estimates.

³⁶ Jobs estimates based on 500 ft2 per employee, consistent with 2013 Development Charges Background Study.

³⁷ Units in the townhouse & apartment category were split equally between medium and high density PPU.

³⁸ Regional Official Plan section 80.

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The Proposed Development would not Uphold the Town's Urban Structure

The proposed development undermines fundamental growth management policy directives at a Provincial and Regional level. The Growth Plan (2017) defines a strategic growth area as:

within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

The proposed redevelopment of the Glen Abbey Golf Course, as proposed, would constitute the establishment of a new strategic growth area through a private development application, which is contrary to growth management directives of the PPS (2014), Growth Plan (2017), and Halton Region Official Plan that recognize redevelopment at this scale needs to be carefully planned using a coordinated, integrated and comprehensive land use planning process.³⁹ As noted above, Section 2.2.1 of the Growth Plan (2017) requires strategic growth areas to be established exclusively through a municipal comprehensive review undertaken by the Region. Further, the Halton Region Official Plan requires the town to prepare an area-specific plan to establish major growth areas, including the development or redevelopment of communities or Intensification Areas.⁴⁰

In Halton Region's comments on the applications, one of the reasons provided for not supporting the applications was that planning for new major growth areas should occur by municipally-led process and not through a private development application.⁴¹

The establishment of a strategic growth area through a private development application is not permitted by the Growth Plan or the Halton Region Official Plan, could have serious adverse consequences and undermine how the town is mandated to grow through the Ontario policy-led land use planning and decision making system.

³⁹ Section 1.2.1, 1.6.1, PPS (2014), Section 2.2.1, 3.2.1, 3.2.2, 3.2.8, 5.2.3 Growth Plan (2017), Section 48, 77(5), 81(3) Halton Region Official Plan

⁴⁰ Section 48, 77(5), 81(3) Halton Region Official Plan

⁴¹ Page 4, Halton Region Comments dated August 25, 2017.

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As previously discussed, Section 2.2.1(3) of the Growth Plan (2017) requires upper-tier municipalities (Halton Region) to establish a hierarchy of settlement areas and areas within settlement areas (including strategic growth areas), that are to be the focus for growth through a municipal comprehensive review. Further, this policy requires an urban form that will optimize infrastructure and align growth with transit and transportation corridors. This is consistent with Section 1.2.4 (b) and (d) of the PPS (2014), which requires upper tier municipalities to identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes and where transit corridors exist or are to be developed, identify density targets.

It is a guiding principle of the Growth Plan (2017) to prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability⁴². Significant cost savings can be achieved by ensuring that existing infrastructure is optimized before new infrastructure is built. This principle is integrated into the policies of the Growth Plan (2017) and applies to all forms of infrastructure⁴³.

Section 3.2.1 (2) of the Growth Plan (2017) provides that planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where appropriate, and should involve:

- a) leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;*
- b) providing sufficient infrastructure capacity in strategic growth areas;*
- c) identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; and*
- d) considering the impacts of a changing climate.*

Section 3.2.1 (3) of the Growth Plan (2017) provides that infrastructure investment and other implementation tools and mechanisms will be used to facilitate intensification and higher density development in strategic growth areas. Priority will be given to infrastructure investments made by the Province that support the policies and schedules of the Plan.

⁴² 1.2.1, Growth Plan (2017)

⁴³ 3.1, Growth Plan (2017)

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The Growth Plan (2017) specifically requires all decisions on transit planning and investment will be made according to certain criteria, including:⁴⁴

- b) prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;*
- c) increasing the capacity of existing transit systems to support strategic growth areas;*
- d) expanding transit service to areas that have achieved, or will be planned to achieve, transit-supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible;*
- e) facilitating improved linkages between and within municipalities from nearby neighbourhoods to urban growth centres, major transit station areas, and other strategic growth areas;*
- f) increasing the modal share of transit...*

The Growth Plan (2017) requires this integrated planning to be supported by the town by developing a local strategy within the delineated built up area (area generally south of Dundas Street), to achieve the minimum intensification target, which will:⁴⁵

- a) encourage intensification generally to **achieve the desired urban structure**;*
- b) identify the **appropriate type and scale of development** and transition of built form to adjacent areas;*
- c) identify **strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development**;*
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) prioritize **planning and investment in infrastructure and public service facilities that will support intensification**; and*
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents. (emphasis added)*

Section 4 of the Livable Oakville Plan provides that in managing growth and change, the use of existing infrastructure and public service facilities should be optimized, wherever feasible before consideration is given to the development of new infrastructure.

⁴⁴ Section 3.2.3 (2), Growth Plan (2017)

⁴⁵ 2.2.2 (4) of the Growth Plan (2017)

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With respect to the transit component of urban structure, Section 8.12.2 of the Livable Oakville Plan provides the following local policy direction:

*Development plans shall be designed with specific regard to the safe, convenient and efficient provision of public transit as well as pedestrian and cycling facilities. In particular, **to facilitate the development of a transit-supportive urban structure, the following measures will be reflected in all development proposals:***

*a) **densities supportive of transit, which are commensurate with the type and frequency of transit service planned for the area and/or corridor, particularly near transit stops and stations; (emphasis added)***

This transit supportive urban structure is supported by the Ministry of Transportation Transit-Supportive Guidelines ('Guidelines'), which provide guidance on creating a pattern of development within existing communities and new development capable of promoting and supporting increased transit ridership in existing and planned systems. The Guidelines recommend an urban structure based on transit nodes and corridors to best achieve transit-supportive development, which will reduce automobile usage and make efficient use of infrastructure.⁴⁶

Identify higher-density, mixed-use nodes (Guideline 1.1.2) and corridors (Guideline 1.1.3) within each settlement area. Tie these areas into existing and planned transit investments and vary their size and intensity according to the level of planned transit service. (emphasis added)

With respect to nodes, section 1.1.2 of the Guidelines provides that:

Focusing urban growth within nodes and supporting these nodes with higher levels of transit service is fundamental to linking land use and transit, reducing walking times to and from uses and supporting the more efficient delivery of transit service. (emphasis added)

Section 1.1.2 (1) (3) of the Guidelines provides that nodes are to be planned at focal points in the transit system such as intersecting corridors, transfer points or stations with a density and mix of uses at nodes that is appropriate for the existing or planned level of transit service and planned function of the node. The largest, most densely developed nodes are to be located at major focal points in the transit system.

Section 1.1.4 (1) of the Guidelines requires protection of the positive qualities of the built-up area while supporting ongoing change such as sensitive infill that can

⁴⁶ Section 1.1.1 (13) of the Transit-Supportive Guidelines

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enhance the transit-supportive nature of these areas. Further, subsection 5 provides:

*Situate transit generating uses such as shopping centres, **higher density housing**, employment uses or institutions **close to existing or planned transit routes**. (emphasis added)*

Section 1.1.2 of the Guidelines also encourage the preservation of cultural heritage resources and discourage the demolition of heritage sites.

The subject lands are not located within a node (Section 1.1.2) or a corridor (Section 1.1.3) where urban growth is to be focused, however they are located within the settlement area (noted in Figure 4 as grey).

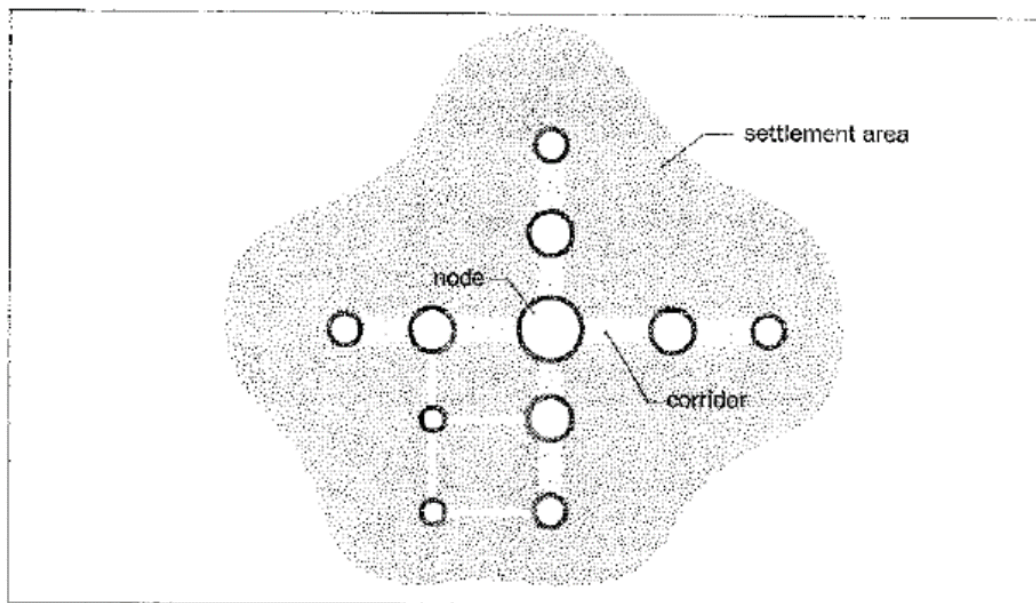


Figure 4 - Figure from Section 1.1 – Transit-Supportive Guidelines

As discussed previously in this report, consistent with the foregoing directions from the above policies and guidelines providing for higher-density development being directed to transit nodes and corridors, Livable Oakville establishes six growth areas (nodes) and identifies two major transit stations, together with corridors for development along transit routes. All of these elements are proposed to be shown on a revised Schedule A1 – Urban Structure through the urban structure review.

The proposed development would consist of 3,222 units, which equates to an average density of approximately 53 units per hectare. According to Section 1.1.7 of the MTO Guidelines, the proposed density exceeds the minimum 45 units per hectare suggested for “very frequent bus service”, which is defined as one bus every

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five minutes (5-minute headway) with potential for bus rapid transit or light rail transit. The Growth Plan (2017) defines “frequent transit” as service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week. However, the Glen Abbey Golf Course lands are not located at a planned transit node or along one of the town’s planned higher-order transit corridors – Trafalgar Road and Dundas Street – which are envisioned to be provided with higher frequency transit service.

The Transportation Considerations Report by BA Group submitted in support of the applications recommends the introduction of a new primary transit route to service the lands. The proposed route connects the Oakville GO Station to the Uptown Core via Cross Avenue, Speers Road, Kerr Street, Dorval Drive, Upper Middle Road, Sixth Line and Dundas Street. The service is proposed to operate at 12-minute headways during both the morning and afternoon peak hours (30 minutes thereafter), and serve existing stops located on roads outside the development lands and new stops along a new major collector road proposed within the development. This level of service does not meet the standards for frequent or higher-order transit noted above.

The peer review consultant retained by the town to review the Transportation Considerations Report advised that the route proposed is somewhat circuitous and lengthy, traveling through the catchment areas of existing services, and would serve to connect the Glen Abbey Golf Course lands to existing transit nodes more like a feeder service than a typical transit corridor. Accordingly, it is unlikely to generate much additional transit ridership or foster transit-supportive development outside of Glen Abbey, or a mode share within the development beyond existing trends.

The peer review consultant further concluded that it is unlikely that there is any transit strategy that could provide the level and quality of transit service needed to facilitate transit-supportive development within the lands, without diverting resources from existing and already planned services, or imposing additional cost for the town.

The development proposed by the applications at overall number of units and densities expected in a growth area, but located outside of a node supported by an appropriate high frequency or higher-order transit route (corridor), is not in conformity with the Provincial, Regional and Town policies for transit-supportive development. Moreover, there would appear to be no reasonable justification for the town to devote the financial resources necessary to provide a level of transit service to the Glen Abbey Golf Course lands needed to support transit-supportive development. Such expenditures should be reserved to enhance service along existing and planned transit corridors servicing planned nodes.

Allowing the proposed level of development in this location, outside of a planned Growth Area or Corridor, may slow the rate of growth in other growth areas in which

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investments have been made or are planned. For example, within the town, significant public resources have been dedicated to support growth in the approved nodes corridor components of the in force urban structure, including the following:

- i. The Federal and Provincial Governments have allocated \$13.5 billion⁴⁷ to the GO Regional Express Rail project (GO expansion) which includes more frequent and quicker travel times along the Lakeshore GO Line;
- ii. The Province plans to invest approximately \$58 million⁴⁸ for higher-order transit along Dundas Street via bus rapid transit;
- iii. The Province plans to invest additional funding for Bus Rapid Transit along Trafalgar Road.
- iv. The Province plans to invest additional funding for an extension of the 407 Transitway which is currently subject to an environmental assessment
- v. Halton Region is investigating the funding of infrastructure to develop Midtown;
- vi. The Town has substantially revised its transit system in 2016 and invested \$10,000,000; and,
- vii. The Town intends to invest approximately \$25,000,000 in the acquisition of land in Midtown to create a transportation network that will support planned growth required by the Province.

The proposed development imposes a significant risk of undermining the town's urban structure by redirecting growth from identified nodes and corridors, delaying timely development within those areas that is required to make effective and efficient use of existing and planned public investment. Specifically, this could also direct a significant proportion of growth away from existing or planned higher-order transit which would be contrary to an established principle of the Growth Plan of coordinating transit infrastructure with growth management by directing growth, especially higher-density development, to areas with existing or planned higher-order / frequent transit.

Urban Structure Conclusions

Significant future growth has been forecasted by the Province to be accommodated within the town. In accordance with Provincial policy directives, this growth will be focused within the built boundary (lands generally south of Dundas Street). The way

⁴⁷ Province of Ontario Statement dated March 31, 2017 entitled 'Federal Investment in Transit to Help Continued Transformation of Ontario's GO Network'

⁴⁸ Metrolinx 'Quick Wins'

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in which this growth is accommodated requires careful consideration and balance of a number of relevant components. These components include matters of Provincial Interest as provided in Section 2 of the *Planning Act*, and other matters set out in the PPS (2014), Growth Plan (2017), Halton Plan and Livable Oakville Plan.

The Ontario policy-led land use planning system provides clear policy directive for municipalities to establish an urban structure of nodes and corridors. The Province, through the Growth Plan (2017), Halton Region through the Halton Plan, and the town through the Livable Oakville Plan has defined, established and invested in an urban structure. The urban structure coordinates land use and infrastructure requirements and establishes a framework and policy context for decision making that provides certainty for the planning process. It is also fundamental in achieving a number of Provincial interests, and guides public and private investment decisions.

Despite the policies of the Growth Plan (2017), which are explicit that a municipal comprehensive review undertaken by Halton Region is necessary to establish a new Strategic Growth Area or Intensification Area, the applicant is proposing a development commensurate with a new Growth Area in terms of area, proposed population, density, built form and building heights. In the Oakville context, this would constitute very substantial development, which would comprise of approximately one quarter of the forecasted growth to 2031 on one site, within a stable residential community. The proposed development has been proposed in the absence of an adequate identification of the urban structure of the town by the applicant or any meaningful analysis of the impact of the proposal on the town's urban structure.

Staff are of the opinion that a municipal comprehensive review undertaken by Halton Region would be required to consider a development of the nature proposed, which would carefully assess the proposed development in a coordinated, integrated and comprehensive manner. This review would also consider first principles of growth management being the Provincial Interests defined herein. Through the town's Urban Structure Review, it was determined that the subject lands are not an appropriate location for the creation of a new growth area, given the absence of existing or planning transit service that would support the creation of a new node. Further, the town has confirmed through its Urban Structure Review where and how the town will accommodate future growth to achieve its intensification target to 2031, and its estimated population and employment forecast to 2041.

The applicant has attempted to address one aspect relevant to urban structure, being transit-supportive development, by proposing a new bus route to service the proposed development entirely within the catchment area of existing Oakville Transit routes. The town's peer reviewer further concluded that it is unlikely that there is any

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transit strategy that could provide the level and quality of transit service needed to facilitate transit-supportive development within the lands, without diverting resources from existing and already planned services, or imposing additional cost for the town.

The proposed development imposes a significant risk of undermining the town's urban structure by redirecting growth from identified nodes and corridors, delaying timely development within those areas that is required to make effective and efficient use of existing and planned public investment. Specifically, this could also direct a significant proportion of growth away from existing or planned higher-order transit which would be contrary to an established principle of the Growth Plan of coordinating transit infrastructure with growth management by directing growth, especially higher-density development, to areas with existing or planned higher-order / frequent transit.

Fails to Preserve Neighbourhood Character

A result of directing growth to identified nodes and corridors and making effective and efficient use of existing and planned public investment is to preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods where residential intensification is not focused.

This is one of the guiding principles of the Livable Oakville Plan (policy 2.2.1(a)).

As discussed previously in this report, Section 4.3 of the Livable Oakville Plan provides that any intensification outside of Growth Areas must preserve the character of those areas.

Section 11.1.9 of the Livable Oakville Plan provides the following criteria to maintain and protect the existing neighbourhood character and is applied to new development within the context of the Plan.

- a. The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- b. Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- c. Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
- d. Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*

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Subject: **Public Meeting and Recommendation Report - ClubLink Corporation ULC and ClubLink Holdings Limited, Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, File No's OPA 1519.09, Z.1519.09 and 24T-17003/1519 - 1333 Dorval Drive**

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- e. Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
- f. Surface parking shall be minimized on the site.*
- g. A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.*
- h. Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*
- i. The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- j. Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*
- k. The transportation system should adequately accommodate anticipated traffic volumes.*
- l. Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*

Section 11.1.9 must be interpreted within the context of all of the policies of the Plan, including the policies regarding residential intensification outside of growth areas (Section 4.3) and the intensification policies for stable residential communities (Section 11.1.8). Section 11.1.9 was intended to provide guidance to assess the impact of intensification that is otherwise contemplated by the policies of the Plan. However, it is staff's opinion that Section 11.1.9 was not intended to justify a whole-scale change in land use on a large site commensurate in scale to a Growth Area within a stable residential neighbourhood.

In staff's view, given the amount of change and growth being proposed, a much more detailed analysis of the surrounding stable residential neighbourhood is warranted, commensurate to a secondary plan. This level of analysis was not provided in support of the application.

When the proposed development is reviewed in the context of Provincial Policy, as a secondary plan would be, it is clear that cultural heritage landscapes help define the character of the area. For instance, the PPS (2014) recognizes that long term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including cultural heritage landscapes. Similarly, the Growth Plan requires cultural heritage resources to be conserved in order to foster a sense of place and benefit communities.

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Further, Section 3.7 of the Livable Oakville Plan states that the open space system:

provides land and locations for public and private recreational opportunities and physical linkages that enhance the community and neighbourhood character. (emphasis added)

The Glen Abbey Golf Course is part of the Glen Abbey stable residential community. This is consistent with the original policies for the Glen Abbey Community and provided that:

Glen Abbey Golf Course measures some 205 acres and will remain permanently as a golf course or some other open space use⁴⁹.

While it is recognized that this policy has since been repealed, the point is that the Glen Abbey Golf Course was designed to be part of the surrounding stable residential community from the onset.

The PPS (2014) also recognizes that long term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including cultural heritage landscapes.⁵⁰ Similarly, the Growth Plan requires cultural heritage resources to be conserved in order to foster a sense of place and benefit communities⁵¹.

This prominent open space feature forms part of a defining open space characteristic of the stable residential community. Further, the Glen Abbey Golf Course is a significant cultural heritage resource which helps define the character of the surrounding area, and the town, and fosters a sense of place. The proposed development would diminish the character of the area by removing this important feature.

Halton Region Comments

Halton Region has confirmed that it does not support the development proposal, citing a number of key concerns including:

- “The proposed development of 3,222 residential units would permit a level of development that is comparable to the Town’s planned growth areas.
- “The subject lands are not within a regionally mapped *Intensification Area* (i.e. *Urban Growth Centre* or *Major Transit Station Area*). In addition, the

⁴⁹ Section 10c, The Glen Abbey Community

⁵⁰ 1.7.1 (d), PPS (2014)

⁵¹ 4.2.7(1), Growth Plan (2017)

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Town's Urban Structure Review and drafted amendments have also confirmed that the subject lands should be not planned or identified as a locally defined *Intensification Corridors* or a Mixed-Use Node. The ROP therefore does not support the significant form of intensification being proposed for these lands as these lands are not within a defined *Intensification Area*."

- The Traffic Impact Statement and Functional Servicing Reports did not provide a level of detail required "to support the level of development or a new major growth area."
- "Given the importance of a municipal comprehensive review process in planning for growth as directed by the 2107 P2G [Places to Grow] Plan, it would inappropriate to decide at this point in time how future *strategic growth areas* will be defined and planned for the 2041 planning horizon in a piecemeal application by application manner."
- The applications and supporting technical studies contain insufficient detail to characterize the natural heritage system and identify the impacts of the proposed development.
- It is noted that Conservation Halton identified "significant issues from a natural heritage and natural hazards perspective."

The Region's comments conclude that "the growth being considered through this development proposal as contemplated is not consistent with the PPS [2014] and does not confirm to the P2G [Growth Plan], GBP [Greenbelt Plan] and the ROP [Region Official Plan]." Regional comments regarding policy context are appended as Appendix C.

The Applicant's Planning Justification Report

The Planning Justification Report dated November 2016 (hereinafter the 'PJR') submitted in support of the application has not considered any 2017 Growth Plan policies and failed to identify or apply fundamental Halton Region Growth Management policies with respect to area-specific plans. Moreover, the PJR did not review the MTO Transit-Supportive Guidelines or Urban Structure Review conclusions and, in staff's view, failed to adequately consider the impact of the proposal on the urban structure of the town.

The PJR reached the following conclusions:

The Glen Abbey Golf Club lands are located within the Urban Area and Built Boundary of the Town of Oakville. The land use policies for the low, medium and high density residential designations do not preclude intensification opportunities such as infill and redevelopment provided they are considered in the context of the Livable Oakville Plan policies. The residential,

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*commercial, open space, and natural area components of the proposed redevelopment are consistent with the components associated with a "Residential Area". The integrity of the Town's vision and intent of achieving the desired Urban Structure is therefore maintained and is not undermined by the proposed redevelopment.*⁵²

*The proposed redevelopment will also maintain the integrity of the Town's vision and intent of achieving the desired Urban Structure and will not undermine it. The proposed redevelopment is also in accordance with the intensification policies of the Livable Oakville Plan and maintains the character of the Glen Abbey Community.*⁵³

Staff does not accept these findings. As previously identified, Section 4.3 (Residential Intensification Outside of the Growth Areas) of the Livable Oakville Plan provides that the key focus for intensification is within existing growth areas and it is recognized that some growth and change may occur outside these areas provided that the character of the area is preserved and the overall urban structure of the Town is upheld. The analysis provided did not fully consider the impact of the proposal on the urban structure of the town, aside from the above statement that redevelopment of the Glen Abbey Golf Course would constitute an urban land use in the built-boundary, and the conclusion that the policies of the Livable Oakville Plan regarding intensification in low, medium and high density residential designations do not preclude intensification outside of these areas.

The PJR also submitted the following in support of the application:

The proposed redevelopment of the Glen Abbey Golf Club lands will contribute to the achievement of the minimum population/employment forecasts and minimum intensification/density targets of the Growth Plan and will not undermine the Town's Urban Structure.

Staff do not agree that the proposed redevelopment can be justified on this basis. As described above, and as concluded through the Urban Structure review, the Livable Oakville Plan fully accommodates the intensification target of 14,390 residential units within the built boundary by 2031 (without amendment to the Plan). Staff also note that Section 5.2.4 of the Growth Plan (2017) provides that outside of a municipal comprehensive review, the forecasts in Schedule 3 and Schedule 7 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development. Finally, the only means that the proposed development could contribute to the achievement of the minimum population/employment

⁵² PJR page 21

⁵³ PJR page 31

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forecasts and minimum intensification/density targets of the Growth Plan would be by diverting planned growth away from primary growth areas served by existing or planned higher-order transit.

In respect of the coordination of planning and infrastructure requirements, the PJR provides that:

The proposed development provides opportunities for intensification and redevelopment and will result in an efficient development pattern that will optimize the use of land, infrastructure and public service facilities.

This general conclusion is not substantiated by a review of capacity of existing public service facilities and provides a limited analysis of other infrastructure. The proposed development has greenfield characteristics and similar infrastructure requirements. This includes an extension of water and wastewater services, extension of the public street network, new stormwater infrastructure and a new public transit route that would otherwise not be required.

The lack of comprehensive justification and analysis to support the proposal highlights the need for a coordinated and comprehensive approach that integrates planning for infrastructure and growth as required by the Growth Plan (2017) through a municipal comprehensive review.

Urban Structure OPA

As discussed above, the town's Urban Structure Review was one of the land use planning studies related to enactment of the ICB for the Glen Abbey Golf Course lands. The Urban Structure Review has allowed the town to consider and make decisions on important growth management issues, before deciding whether new development on the Glen Abbey Golf Course property at the scale proposed by the applications might be appropriate. As discussed above, the Urban Structure Review essentially confirmed the town's existing urban structure in terms of nodes (growth areas) and corridors, concluded that the creation of new growth areas is not necessary to accommodate estimates of forecast growth, and that the Glen Abbey Golf Course lands are not an appropriate location for a new growth area. '

Through a separate report to be considered at the same meeting as this report, staff are recommending the adoption of an official plan amendment ('Urban Structure OPA') that has the effect of updating Schedule A1 - Urban Structure of the Livable Oakville Plan, together with related policies. The updated Schedule A1 - Urban Structure continues to show the majority of the tableland portion of the Glen Abbey Golf Course as 'Residential Areas,' however the those lands within the natural area

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land use designation are now shown on updated Schedule A1 - Urban Structure as 'Natural Heritage System'.⁵⁴

The policies for the 'Residential Areas' proposed by the Urban Structure OPA provide that these areas will include residential uses and a range of compatible facilities such as school, places of worship, recreational and commercial uses that serve the residents of the town. The Glen Abbey Golf Course fits within the Residential Area as a compatible supporting recreational and commercial use. As explicitly noted on the current and proposed Schedule A1 - Urban Structure, the 'Residential Areas' element of the urban structure does not predetermine any particular land use designation, as there are several land uses that are required and appropriate within the 'Residential Areas' urban structure element.

The Urban Structure OPA also proposes to identify cultural heritage landscapes as elements of the urban structure to be identified with a symbol on Schedule A1 – Urban Structure. Given its recognition by Council as a significant cultural heritage landscape through the Cultural Heritage Landscape Strategy, the Glen Abbey Golf Course is also identified as a cultural heritage landscape on Schedule A1 – Urban Structure included in the Urban Structure OPA.

The Urban Structure OPA also proposes a new Section 28.2.3 that is intended to provide guidance regarding matters to be reviewed in assessing development applications proposing site-specific amendments to the town's official plan. Proposed Section 28.2.3 provides:

28.2.3 Submissions must demonstrate that the proposed amendment:

- a) is consistent with the Town's mission and guiding principles.*
- b) does not undermine the Town's urban structure in terms of:*
 - i) directing growth to identified nodes and corridors, and ensuring their timely development in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas;*
 - ii) protecting natural heritage systems;*
 - iii) protecting waterfront open space, parks and other public open space;*
 - iv) conserving cultural heritage resources; and,*
 - v) the maintenance of the character of established residential areas, employment areas and major commercial areas.*

⁵⁴ Natural Heritage System is an urban structure element that is proposed to be added to Schedule A1 – Urban Structure by the Urban Structure OPA on a town-wide basis.

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- c) is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities.*
- d) does not result in adverse fiscal impacts for the Town.*
- e) is an appropriate use for the land.*
- f) is compatible with existing and planned surrounding land uses.*
- g) is not more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review.*
- h) does not establish an undesirable precedent if approved.*
- i) satisfies all other applicable policies of this plan.*

The foregoing criteria are not intended to provide new “tests” for site-specific official plan amendments, but rather are intended to summarize important matters to be considered in assessing such applications under existing provincial policy, the town and regional official plans, and principles of good planning.

Several of the criteria relate to elements of the town’s urban structure, particularly those set out in clause 28.2.3(b). That clause summarizes matters to be considered under the existing policies of Livable Oakville, and regional and provincial policy, including the requirement to direct growth to nodes and corridors, the protection of the natural heritage system and public open spaces, the conservation of cultural heritage resources, and the protection of the character of developed areas.

For the reasons expressed elsewhere in this report, it is staff’s view that the site-specific amendment to the town’s official plan proposed by the applications does not meet the criteria set out in proposed Section 28.2.3.

Agency and Peer Review Comments

The applications and a number of the reports submitted in support of the applications were circulated to the Region and Halton Region Conservation Authority and were the subject of a separate peer review.

The peer reviewers retained by the town were asked to identify issues which may affect the principle of land use, the specific land uses proposed in the applications, or might otherwise significantly impact the configuration of the proposed development. The peer reviewers were also asked to identify any other issues or concerns.

The comments of the town’s peer reviewers, and technical comments from the Region and Conservation Halton, are attached as Appendix H.

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While it is acknowledged the cultural heritage and urban structure sections of this report identify critical issues with the redevelopment of this site, a number of technical deficiencies were identified with various reports and studies that accompanied the applications that did not fully demonstrate conformity with the Provincial, Regional and/or local policies or practice.

As discussed above, it is the view of planning staff that the applications must be considered comprehensively in the broader context of the urban structure which does not contemplate development of this scale in this location. A number of the peer reviewer's comments indicate on technical grounds that a broader study area is required to properly evaluate the impacts of the proposed redevelopment.

Examples include:

- it is noted that there is a lack of a holistic, system-based assessment of the Sixteen Mile Creek and McCraney Creek drainage areas,
- there is evidence of slope instabilities in the vicinity of the site, including on the east side of the Creek adjacent to the site, which have not been assessed; and
- the study area of the Transportation Impact Assessment must be expanded.

Although these are technical comments which are not based on a policy analysis, they underscore the view that the size and scope of this development requires studies which take in a larger study area in order to properly understand the impacts of the applications.

Matters Raised at the Public Meeting

The following section provides a staff response and analysis of the matters raised at the public information meeting and comments submitted as of the date of this report.

A total of 181 people attended the public information meeting on July 19, 2017.

Attendees were asked to fill out comment cards and outline what they like about the proposal and what they do not like about the proposal. All public comments received as of the date of this report are included in Appendix B of this report.

Based on the comment cards received, the vast majority of attendees did not like anything about the proposal. However, few (14) did like the dedication of the Sixteen Mile Creek valley for a public use, and some (7) did appreciate the detailed renderings and amount of work the applicant put into their proposal.

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Based on the comment cards received, the top concerns of attendees in descending order include:

- a) Traffic Impact
- b) Loss of world Famous Golf Course and Heritage Site
- c) Intensity of Development (number of units)
- d) Negative Impact to Natural Heritage System
- e) Loss of Green Space
- f) Negative Impact on Planned and Approved Urban Structure of Town
- g) Negative Impact to Neighbourhood Character
- h) Intensity of Development (height)
- i) Negative Economic Impact
- j) Negative Impact to Existing Service Levels and Infrastructure
- k) Lack of Accommodation for New Students
- l) Negative Impact on Area Real Estate Value
- m) Removal of Large Trees
- n) Loss of Small Town Feel
- o) Loss of Golf Course for Public Use

Residents' concerns with the application have been discussed through the review of the development application. Detailed technical comments including traffic impact, natural heritage impact, cultural heritage and urban structure have been summarized in the preceding sections of this report and detailed comments included in Appendix B of this report. The technical review, including the peer review, found a number of issues with the proposed development and the supporting studies including cultural heritage, natural heritage and urban structure.

CONCLUSION:

Planning staff circulated the development applications to internal departments and external agencies, and the town retained a multidisciplinary team of experts to undertake a peer review of certain submitted material and reports. The Growth Plan (2017), PPS (2014), Halton Region Official Plan, Livable Oakville Plan and other relevant policies and supporting guidelines were reviewed in their entirety, with relevant policies applied. The application proposes a development which contravenes numerous Provincial, Regional and town policy requirements which form an integral part of the Ontario policy-led land use planning and decision making system. Some of these deficiencies are fundamental, and not resolvable through design revisions. In summary, staff's analysis of the applications concluded the following:

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- the applications engage several matters that are fundamental to the Ontario policy-led land use planning and decision making system process, including: the conservation of significant cultural heritage resources; achieving intensification and redevelopment by planning for growth in a coordinated and comprehensive manner; directing growth to planned strategic growth areas that will be supported by infrastructure investments, including transit; planning for growth to make effective and efficient use of infrastructure, and to increase the use of transit; and maintaining the character of existing communities - while intensification generally and development in the built-up area are important objectives, they must be balanced against other important Provincial, Regional and Town objectives based on comprehensive and strategic planning;
- the development proposed by the applications would have the effect of removing a significant designed cultural heritage landscape, and replacing it with urban development, thereby failing to conserve a significant cultural heritage landscape, having cultural heritage value and significance according to Provincial criteria, in contravention the cultural heritage resource policies of the PPS (2014), Growth Plan (2017), Halton Plan and the Livable Oakville Plan;
- the applications propose development commensurate to a new unplanned Growth Area (within the Livable Oakville policy context), Intensification Area (within the Halton OP policy context), and strategic growth area (within the Provincial Growth Plan (2017) policy context), considering the development's area, proposed population, density, built form and building heights;
- the creation of a new strategic growth area outside of a municipal comprehensive review does not conform to policies of the Growth Plan (2017).
- the Region has confirmed that the applications do not conform with the Halton Region Official Plan.
- the applications propose development commensurate to a new unplanned strategic growth area in a location that is not served by any existing or planned level of transit service that would attract a mode share of transit beyond existing trends, contrary to Provincial, Regional and Town policy;
- the applications are inconsistent with the town's policy framework in the Livable Oakville Plan that establishes where and how the town will accommodate growth;

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- the town has confirmed through its Urban Structure Review where and how the town will accommodate future growth to achieve its intensification target to 2031, and its estimated population and employment forecast to 2041;
- the town's Urban Structure Review also determined that the subject lands are not an appropriate location for the creation of a new growth area, given the absence of existing or planning transit service that would support the creation of a new node;
- the proposed development could direct a significant proportion of growth from existing or planned higher-order transit which would be contrary to an established principle of the Growth Plan (2017) of coordinating transit infrastructure with growth management by directing growth to areas with existing or planned higher-order / frequent transit;
- the applications represent a substantial deviation from the approved and in-force growth management strategy of the Livable Oakville Plan that could undermine the Town's urban structure by redirecting growth from identified nodes and corridors, delaying timely development which would result in the ineffective and inefficient use of existing and planned investment.
- the development proposed by the applications would fail to preserve the character of the area, by removing a significant cultural heritage resource which helps define the character of the surrounding area, and the town, and fosters a sense of place;
- the development as proposed is not consistent with / does not conform to Provincial, Regional and Town policy requirements regarding protection of the natural heritage system; and,
- the technical review and peer review generally found that many of the reports and studies submitted in support of the applications contained technical deficiencies that did not fully demonstrate conformity with the Provincial, Regional and/or local policies or practice.

Considering all of the foregoing, staff are of the view that the applications do not represent good planning and are not consistent or in conformity with applicable Provincial, Regional and Town policy, and that approval of the applications would not be in the public interest. Accordingly, staff recommend that the applications be refused.

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CONSIDERATIONS:

(A) PUBLIC

Notice for the meeting regarding this development application was provided through a mailing to all properties within 120 m of the subject property and to other residents who expressed interest in the application.

Public comments received to date have been addressed identified in the 'matters raised by the public' section of this staff report and discussed throughout this report.

(B) FINANCIAL

There are no direct financial implications from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are no immediate impacts.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

A review of the sustainability objectives of Livable Oakville has been included as part of this report.

APPENDICES:

- Appendix A - Notice of Intention to Designate
- Appendix B – Public Comments
- Appendix C – Halton Region - Policy Comments
- Appendix D – Livable Oakville Extract
- Appendix E – Zoning By-law 2014-014 Extract
- Appendix F – Heritage – Planning Staff Comments
- Appendix G – Heritage Peer Review Comments
- Appendix H - Agency and Peer Review Comments
- Appendix I - Proposed Draft Official Plan Amendment
- Appendix J – Proposed Zoning By-law Amendment

Prepared by:
Paul Barrette, MCIP, RPP
Senior Planner, West District

Recommended by:
Charles McConnell, MCIP, RPP
Manager, Current Planning, West District

Submitted by:
Mark Simeoni, MCIP, RPP
Director, Planning Services

Appendix A – Notice of Intention to Designate

NOTICE OF INTENTION TO DESIGNATE

Take notice that, on August 21, 2017, Oakville Town Council issued a Notice of Intention to Designate the property, including all lands and premises known as ‘Glen Abbey Golf Course’, located at 1333 Dorval Drive, Oakville, Ontario (the Property), under s.29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended.

Description of the Property

In the Town of Oakville in the Regional Municipality of Halton, the full legal description of the Property is as follows:

Part of Lots 17, 18, 19 and 20, Concession 2 South of Dundas Street (Trafalgar) designated as Parts 1, 3, 4 and 5 on Plan 20R-5211, except Parts 1, 2 and 3 on Plan 20R-12459, Oakville, being the lands in PIN 24872-0765;

Part of Lot 19, Concession 2 South of Dundas Street (Trafalgar), designated as Part 5 on Plan 20R-12459, Oakville, being the lands in PIN 24872-0766;

Part of Lot 18, Concession 2 South of Dundas Street (Trafalgar) designated as Parts 2 and 3 on Plan 20R-10207, Oakville, being the lands in PIN 24872-0767;

Part of Lot 20, Concession 2 South of Dundas Street (Trafalgar), designated as Parts 1 to 7 on Plan 20R-13074, except Parts 2 to 8 on Plan 20R-14125, Oakville, being the lands in PIN 24872-0792;

Part of Lots 18 and 19, Concession 2 South of Dundas Street (Trafalgar), designated as Parts 1 and 2 on Plan 20R-5071, Oakville, being the lands in PIN 24872-0062;

Part of Lots 18 and 19, Concession 2 South of Dundas Street (Trafalgar), designated as Part 3 on Plan 20R-5071, Oakville, being the lands in PIN 24872-0063;

Part of Lots 18 and 19, Concession 2 South of Dundas Street (Trafalgar), designated as Part 4 on Plan 20R-5071, Oakville, being the lands in PIN 24872-0064; and

Block 102, Plan 20M-382, Oakville, being the lands in PIN 24872-0441.

The Property consists of approximately 229 acres and is physically comprised of tablelands and valley lands alongside the Sixteen Mile Creek. In the past, this property has been occupied by Indigenous peoples, has contained a farm and sawmill, the private RayDor estate, a Jesuit religious retreat and a country club. In the 1970s, this property was transformed by professional golfer and golf course designer, Jack Nicklaus, into a designed cultural heritage landscape known as the Glen Abbey Golf Course. All of these references to earlier layers exist within the present form as set out by Jack Nicklaus.

Statement of Cultural Heritage Value or Interest

Design/Physical Value

Glen Abbey is one of Canada's most famous golf courses. It was the first course in the world to significantly enhance the spectator experience by combining stadium design with a hub-and-spoke layout. The success of the design influenced later golf course design both in Canada and internationally.

The golf course is notable for its high degree of craftsmanship and artistic merit. The sequence of valley holes are considered among the most beautiful and challenging in the sport. The 17th and 18th holes have

been recognized as among the most successful finishing holes in international championship play. The spectator mounds not only provide for intimate and unobstructed viewing, but also frame the fairways and greens. The design of the clubhouse reinforces the spectator experience and successfully integrates architecture and landscape.

The golf course is a very good representative of the emphasis on finesse rather than pure strength, in the 'strategic' tradition of golf design. This success stemmed from the designer's intimate knowledge of Augusta National and other outstanding courses around the world, in his role as the world's best championship golfer of all time. The course also reflects his strong commitment to combining the functional and the aesthetic.

The clubhouse building, both in its original form and with its matching wings, demonstrated a new relationship between architecture and landforms in heightening the drama of finishing play for spectators.

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. The stable building is a rare example of estate outbuildings from that era.

Historic/Associative Value

The direct historic association of Glen Abbey Golf Course with the Canadian Open, Canada's pre-eminent golf event, has given the course a significant place within the history of the Town of Oakville, as well as an enhanced awareness across Canada and within the international golfing community. The course has become directly associated with Hall of Fame winners of the Canadian Open at Glen Abbey, including Lee Trevino, Curtis Strange, Greg Norman, Nick Price, Mark O'Meara and Vijay Singh. It is also famous for specific golf shots, including Tiger Woods' dramatic shot on the final hole of the 2000 Canadian Open.

Jack Nicklaus, the designer of Glen Abbey, is one of the greatest golfers in golf history, possibly the best tournament player of all time. His record of 18 majors has never been equaled. He has also become a highly recognized and admired golf course architect. Jack Nicklaus has noted that he regards Glen Abbey as one of his most creative and important designs. It is one of the most significant works by one of golf's most significant figures.

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. The design of the clubhouse and its sympathetic additions are fully integrated within the golf course landscape.

In addition to the golf course, the Property contains remnants of earlier layers in the cultural heritage landscape that were intentionally included within the Nicklaus designed landscape. The RayDor estate house and its associated outbuildings, especially the unique stables, are remnants from the property's early 20th Century estate era and directly connect the property to André Dorfman, a nationally significant figure in the development of the mining industry in Canada.

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, including Haudenosaunee and Mississauga.

The direct association of Glen Abbey 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.

Contextual Value

The Property is a landmark within the Town of Oakville. 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. The course is also a central defining feature of its immediate neighbourhoods, which were created in response to the construction of the course.

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.

Description of Heritage Attributes

Attributes supporting historical and associative value of the Property:

- The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf;
- The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open;
- The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design;
- 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.

Attributes supporting design and physical value of the Property:

- The pioneering stadium-style golf course design with its unique hub and spoke layout;
- The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence;
- The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus's design philosophy of strategy and risk/reward;
- The carefully-designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional;
- The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds;
- The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors;
- The ecology of the river valley as a delicate balance between natural features and the landscape of golf;
- The landforms and their role in shaping a new era in golf course design;
- The subtle use of water features to achieve both aesthetic pleasure and challenging hazards;
- 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;
- 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;
- The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris.

Attributes supporting contextual value of the Property:

- The key views that represent that designed cultural heritage landscape as experienced from the public realm and within the course:
 - The visual overview from the Smith Triller Viaduct;
 - The view from the 11th hole with a long shot into the valleylands;
 - The spectator's view of the green of the 18th hole;
 - The golfer's view of the green of the 18th hole from the bunkers (the Tiger Woods shot);
 - The long view up the valleylands from the 14th hole;
 - The water vistas and picturesque landscape of the 9th hole;
- The nature of the open space within the surrounding residential neighbourhoods related to a distinct sporting culture with a unique type of parkland setting;
- The visual and historical connections to the surrounding residential neighbourhood.

Attributes supporting the overall cultural heritage value or interest of the Property:

- 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.

More Information

Further information respecting the proposed designation is available from the Town. Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at susan.schappert@oakville.ca.

Objection to Designation

Any objection to this designation must be filed no later than September 25, 2017. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

The last date to file a notice of objection is September 25, 2017

NOTICE dated August 24, 2017.

Appendix B - Public Comments

From: Robert Clarkson [REDACTED]

Sent: Saturday, June 24, 2017 9:27 AM

To: Tricia Collingwood

Subject: Glen Abbey Golf Course Development

Hello Tricia, I'm not sure if you are the correct person but, if not, perhaps you could point me in the right direction. I am interested in receiving email notifications of upcoming events related to the proposed Glen Abbey Golf Course Housing Development. I would like to make sure that I'm well informed on the Town's Review and Decision Process I'm not in favor of the scale of this proposal.

Thank you for your assistance,

Robert Clarkson

[REDACTED] Ontario St., [REDACTED] Oakville L6L 1A6
[REDACTED]

[REDACTED]

From: Barbara Macpherson [REDACTED]
Sent: Thursday, July 06, 2017 6:18 PM
To: Town Clerk
Cc: Jim Grant
Subject: July 19th Meeting to discuss Glen Abbey Golf Course Development Plans

Sirs:

My husband and I are residents of Glen Abbey and live in close proximity to the Glen Abbey Golf Course. We intend to be present at the July 19th meeting to hear the development plans.

Of concern to us is information relating to any traffic studies that have been done so that we may understand the implications that such a development will have on the traffic on Dorval Drive, neighbouring streets, and North Service Road. Dorval Drive is already highly congested on Saturdays and at certain times of the day, mainly 7-9 in the morning, and during the afternoon rush hour. The traffic lights at the corner of Dorval and North Service road are very long and do not appear to be programmed to accommodate off peak and peak hours. The result is that traffic backs up during peak times, particularly in the north/south direction, while cars sit and wait needlessly for minutes at the intersection during off peak times. The entrances to the Petro Canada gas station and the Starbucks mall are poorly situated and add to the problem. Further east along North Service road, the multiple sets of lights leading into the malls, and into Canadian Tire, appear ill-timed and add to congestion.

Given the present state of traffic, we are concerned that unless traffic accommodation has been considered and planned, the effect of such concentrated development will add even more congestion to the area. We will be asking questions to this effect at the meeting. Also related to the traffic question is the need to understand what planning will be done to alleviate the inevitable congestion that will occur during construction. We will want to understand what mitigating efforts will be undertaken to ensure that traffic along Dorval, neighbouring streets, north service road, and onto the QEW, will be able to function.

Thank you,

Sincerely,

Barbara Macpherson and James Grant
Barbara Macpherson
[REDACTED]

[REDACTED]

From: Grace Cleary-Yu [REDACTED]
Sent: Thursday, July 06, 2017 1:49 PM
To: Jill Marcovecchio; Town Clerk
Cc: Jane Clohecy; Mark Simeoni; Susan Schappert; Kathy Patrick; Sean Cleary
Subject: Re: NOT to develop Glen Abbey Golf Course

Dear Town Clerk,

Regarding the mail we received yesterday that titled "Notice of Complete Application and Public Information Meeting"

Given we likely won't be able to be at the public information meeting in person, Sean, my parents and I wanted to stress our voice **against the Clublinks proposal**, on behalf of the household 539 Golfview CRT Oakville, as follows reasons:

1. Huge loss to Oakville as a city who hosts decades of Canadian Open. Oakville isn't any other city in Canada.
2. Glen Abbey is granted Culture Heritage. In the current phase of "protection measurement", Oakville town should set a great example for the country! You can do it!
3. According to the recent Economic Impact Study, in the medium and long term basis, Clublinks proposal brings no economic benefits to the Town of Oakville. They will only break the beautiful unique image of Oakville and bring social negative impacts. This is fact!
4. Ontario government proposed reform for OMB and passed first appealing. This is not to be ignored at all regardless of timing as to when this reform will be passed this year.
5. This is against Socially Responsible investing in any sort. Check out what ESG means in global investment industry and why is it important for everyone.

S= socially responsible.
www.cfainstitute.org/ESG

Many thanks for your great work.

We request to receive the decision as well.

Best,
[REDACTED] GOLFVIEW CRT
[REDACTED]

[REDACTED]

Hi Town of Oakville

I wanted to raise my concern about the proposal to develop Glen Abbey Golf Course for the main reasons below:

1. Huge loss to Oakville as a city who hosts decades of Canadian Open. We will be like any other city or town in Canada.

2. This is a Culture Heritage not only for Oakville but also for Canada and US.

3. This is against Socially Responsible investing in any sort. Check out what ESG means in global investment industry and why is it important for everyone.

S= socially responsible.

www.cfainstitute.org/ESG

Many thanks for your great work.

Best,
Grace

[REDACTED]

From: Robyn Dafel [REDACTED]
Sent: Friday, July 14, 2017 1:35 PM
To: Town Clerk
Subject: GLEN ABBEY GOLF CLUB

To Whom it may Concern,

I have lived in Oakville for 19 years and we love our home and neighbourhood of Glen Abbey, PLEASE DO NOT LET THIS DEVELOPMENT GO AHEAD it would be a travesty!!!!

Our Town is bursting at the seams, traffic is horrid and green space becoming less and less. This wonderful piece of land should be preserved. At some point we have to say NO NO NO!!!! Please do not chase the almighty DOLLAR!!!! When this land is gone a piece of history will die and so will a glorious piece of nature..

Please fight for this land for our Town to be a place that holds green space dear. We have had so much development happen in the last 10 years, high rise condos homes and more homes and shops and more shops. WHEN IS IT ENOUGH?????

SAVE OUR TOWN!!!!
Robyn Dafel

[REDACTED]

From: Walter Moran [REDACTED]
Sent: Friday, July 14, 2017 9:33 AM
To: Town Clerk
Subject: Club Link's development

I want to voice my opinion against turning Glen Abbey golf course into residential and business land.

When I moved to Oakville from Montreal in 1994, my first location was in the Glenn Abbey neighbourhood. All my friends commented on the fact that I was going to a famous location i.e where the Canadian Open was generally held. Now it is just going to be another residence with no significance whatsoever. What a shame to allow such a prestige area to disappear as a world renowned location to just another overcrowded living space. Shame on all those who support such a move. Grid generally overrides the environment in the end.

Walter Moran
[REDACTED]

[REDACTED]

From: Neil Huddlestone [REDACTED]
Sent: Saturday, July 15, 2017 1:59 PM
To: Town Clerk
Cc: pchuddlestone@aol.com
Subject: Proposed Glen Abbey redevelopment

My wife and I as residents of Oakville are firmly against this proposal.

We have lived in this town over the past 40 years and have enjoyed the benefits of a well managed and well planned community. A credit to the staff, council and those who came before.

The proposal and requested changes from Clublink have only one beneficiary and that is Clublink themselves.

If it proceeds it will destroy a space that, for many reasons that you have had articulated by many people, has become the heart of Oakville and drawn visitors from across Canada around the globe.

Of most concern it will create nightmarish traffic issues on Dorval and Upper Middle road which already have peak busy periods, and with the proposed high density of homes add nothing to this town while enriching this one developer.

Adding the proposed volume of extra traffic to these key arteries will negatively impact regular and critical emergency traffic.

We do not need this development and we do not want it, it was never planned for and should not be allowed.

The current use plus current allowed use of the golf course plus hotel should be supported, but the desire of one company should not be allowed to take precedence over something that supports Oakville on it's quest to be Canada's most livable city.

Please reject this proposal

Thank you

Neil & Pauline Huddlestone

Sent from AOL Mobile Mail

[REDACTED]

From: paul nardozzi [REDACTED]
Sent: Monday, July 17, 2017 7:46 PM
To: Town Clerk
Cc: paul nardozzi; Charles McConnell
Subject: 1333 Dorval Drive (Glen Abbey Golf Course) proposed zoning amendment file OPA 1519.09, Z1519.09, 24T -17003/1519 ward 4

Dear Town Clerk,

I would appreciate written notification regarding all decisions made regarding the 1333 Dorval Drive property and the zoning application changes requested by the owner and his agents.

I have a number of concerns regarding the development and would appreciate feedback from Town planning staff on the following serious concerns regarding the zoning application changes requested:

1. The density of the proposed development is inconsistent with the surrounding Glen Abbey community and represents a significant increase in the population of Oakville in a small foot print. Town services such as Oakville transit, police , fire and ambulance will be required to provide significant services to the new proposed high density community. I am concerned that services to nearby areas will be compromised and that the cost impact of additional staff, vehicles , bricks and mortar to serve the new development has not been adequately budgeted or considered in economic cost - benefit studies. I would like to be provided details as to how public safety measures including crime rates in Glen Abbey and greater Oakville will not be compromised.

2. Traffic along the QEW and arterial roads (Dorval, North Service and Upper Middle) is already congested during rush hour periods. With no additional highway on -off ramps smog and adverse health effects from idling vehicles and increased frustration for area residents is likely.

3. I am not confident that the existing water and electricity infrastructure is able to support the required demands that will be placed on them by the new development and would appreciate a capacity study and information from the local utilities in this regard. In addition, I would appreciate details of the capital contributions and letters of credit being provided by the developer which will hold current water, electricity and tax payers harmless to the expansion required and ongoing maintenance and operation. Particular attention to the details of the timing and amount of future load projections should be provided in order to ensure that estimates are not exaggerated in order to skew developer funding required prior to the Town of Oakville spending capital dollars to support expansion and implementing additional resources to support service to the new development.

4. I am concerned that the owner of the property has acted in bad faith having operated a golf course and paid taxes for this type of property while all along intending to submit a zoning change application. If approved the actions are likely to permanently devalue the properties in the Glen Abbey and greater Oakville community which has benefited from a world famous golf course and the associated image and prestige. Residents who purchased homes in Glen Abbey reasonably believed they were purchasing homes in a golf course community. I am not aware of any plans that the developer has to compensate current area residents for property devaluations or that the town has to provide reimbursements for past taxes collected.

5. The golf course is a part of Oakville's identity, heritage and culture and should be protected as a heritage site. Has proper heritage consideration and assessment been performed ?

6. I would appreciate details as to how the developer will protect area residents from noise , dirt , dust and groundwater contamination during construction and would appreciate details on efforts being made to mitigate environmental impacts of the construction and ongoing commercial operations to local fauna and flora in the valley and adjacent woodlands and wetlands.

7. I would appreciate impact assessments from local school boards regarding the suitability of plans to accommodate school age children and the impact on nearby schools and existing tax rates.

Thank you for your consideration of this request for information and thank you in advance for keeping informed in writing of all decisions on the zoning change application and development proposal.

Regards,

Paul Nardozi

■ Bonnybank Court,
Oakville, Ontario
L6M1V7

Sent from my iPad

[REDACTED]

From: Salim Bhanji [REDACTED]
Sent: Monday, July 17, 2017 1:37 PM
To: Town Clerk
Cc: [REDACTED]
Subject: Re: Let's Keep Glen Abbey Golf Course - A Heritage /Cultural Jewel of Oakville, Ontario and Canada

Dear Town Clerk,

Regarding the mail we received last week titled "Notice of Complete Application and Public Information Meeting"

We (Salim Bhanji and Salima Esmail) live in Oakville are owners of 543 Golfview Court and would like to state our opposition **against the Clublinks proposal to re-develop the golf course based on the following reasons:**

1. Glen Abbey Golf Course should be a cultural heritage site – The golf course is a huge part of the “DNA” for those of us living in Oakville or Ontario or Canada. Protecting our history and heritage is a must in sustaining / building a vibrant community.
2. Clublinks knew when it bought the property what the permitted usages of the facility were. In fact, the owner came 3-4 years ago to the Fairway Hills Association annual meeting to indicate he would not propose re-developing the property!
3. Homeowners living in the Fairway Hills neighbourhood and around it bought homes on the understanding the golf course would remain and noting there was no zoning for a massive high density re-development. Most of us plan to litigate and sue Clublinks as well as public / private organizations supporting the proposal were it to pass for both financial and non-financial damages incurred.
4. According to the recent Economic Impact Study, in the medium and long term basis, the Clublinks proposal brings no economic benefits to the Town of Oakville. They will only break the beautiful unique image of Oakville and bring social negative impacts. This is fact!
4. Ontario government proposed reform for OMB has passed first appealing. This is not to be ignored at all regardless of timing as to when this reform will be passed this year and impact on proposal.
5. Can the Town consider exchange land with gold course owner elsewhere in the Town and take over the course in light of heritage and other value it brings to Oakville, Ontario and Canada?

Kindly acknowledge receipt and thanks very much.

Best, Regards

[REDACTED] GOLFVIEW CRT

Salim Bhanji & Salima Esmail

[REDACTED]

From: gladstone allison [REDACTED]
Sent: Tuesday, July 18, 2017 10:50 AM
To: Town Clerk
Subject: Adamantly opposed

My wife Carmen and I are residents of the Glen Abbey community since its inception 35 years ago approximately. We regard the Glen Abbey golf course green space as one of the few remaining environmental benefits that green spaces provide in this area.

We are opposed to any plan for redevelopment of the Glen Abbey golf course to accommodate housing.

It is our wish that Glen Abbey remain a viable recreational greenspace.

Bill and Carmen Allison
[REDACTED] Rushbrooke Drive
L6M 1H8
[REDACTED]

[Sent from Yahoo Mail on Android](#)

[REDACTED]

From: Bru Sabourin [REDACTED]
Sent: Tuesday, July 18, 2017 3:20 PM
To: Town Clerk
Subject: Redevelopment of Glen Abbey lands - Public input

We, in addition to countless other residences are opposed to the development of Glen Abbey.

This is a local municipal matter, and should in no way, shape or form, have anything to do with the Provincial Government, specifically, the OMB. Clearly, the interests, and gains by the OMB are purely political and self-rewarding for some; they are not in the interests of this community. If so, we would not be in the position of having to defend this community from becoming yet another city of congestion, gridlock, concrete, high-rise buildings and lost values. Furthermore, Glen Abbey is a historical site and should be respected as such.

The Town of Oakville is an example of great community living; it was planned to embrace nature and respect the environment. The future depends on this ideology as should the planning of future developments. This is imperative for the future of the Town of Oakville and all future planning of development sites.

STOP the development of Glen Abbey!

Bru and Ed Sabourin
Rushbrooke Dr.
Oakville

[REDACTED]

From: Bruce Moszcelt [REDACTED]
Sent: Tuesday, July 18, 2017 10:17 AM
To: Town Clerk
Subject: Opposition to Rezoning of 1333 Dorval Drive

To Whom it May Concern,

My family and I are long time Oakville residents living at 1181 Rushbrooke Drive in Glen Abbey.

I was disturbed to learn of the plan to redevelop the Glen Abbey golf course into a 300+ lot subdivision and believe it would be a catastrophic mistake.

Oakville is very fortunate to be in a position to have such a unique and well known greenspace in the middle of our town. (it should be noted I am NOT a regular golfer and have only been to the Glen Abbey golf course a few times in the past).

Oakville is also very fortunate to be in the financial position where our town councillors and mayor should be making decisions for the long term betterment of our town and its residents, not short term financial gain.

My expectation of those on town council is to act as long term thinkers and stewards for the town, ensuring it continues to be the special place for generations to come.

I can not express how strongly I feel converting a unique greenspace into another subdivision goes completely against this mandate. There are plenty of new subdivisions and their forthcoming tax revenue being built north of Dundas.

I urge the town council to take a long term and thoughtful view of what is best for our town. Keeping a world class facility that is known internationally is the obvious choice.

As a resident, I am completely opposed to this rezoning application.

Thank you,

Bruce

Bruce Moszcelt
Co-Chief Executive Officer
T-Base Communications
Phone: [REDACTED] | Toll free: 1-800-563-0668 x1267
www.tbase.com | Ogdensburg, NY | Ottawa, ON

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[REDACTED]

From: Carol Dineen [REDACTED]
Sent: Tuesday, July 18, 2017 7:42 AM
To: Town Clerk
Subject: From Oakville resident

I would like to know the number of trees located on the upper level of the Glen Abbey golf course where the proposed housing development is being discussed. No one has yet to direct me to the appropriate person or company. I did contact the Abbey. Secondly, I would like to know about the lower section of the Abbey that is not up for discussion. Is this a flood plain, is it an area that could not be developed in the first place? I hear how the developer is wanting to donate this area to the town. Please advise. C. Dineen

Sent from my i

[REDACTED]

From: Ed Langill [REDACTED]
Sent: Tuesday, July 18, 2017 8:17 AM
To: Town Clerk
Subject: Redevelopment of Glen Abbey lands - 1333 Dorval Drive

Hello,

I am unable to attend the meeting on Wednesday, but wanted to write to voice my strong opposition to the redevelopment of 1333 Dorval Drive and the Glen Abbey lands.

This is a terrible idea which will have negative consequences on Oakville for generations!

Some of the reasons why we oppose this project are below:

- Loss of irreplaceable natural greenspace which helps to protect against impacts of pollution and climate change
- Loss of recreational greenspace which helps Oakville residents to stay healthy
- Loss of the many economic benefits from golf events including the Canadian Open
- Unnecessary and significant increase in traffic and population in Glen Abbey (despite provincial growth targets already having been met for Oakville)
- Loss of important Heritage sites with historical importance for Oakville, Ontario and Canada

Please do not modify the current official plan and zoning for these lands, as there is no possible benefit of any kind for the Town of Oakville and its residents.

I have lived in Oakville for more than forty years and have yet to encounter once single resident who feels this project would be good for Oakville.

If this project does proceed...it will prove once and for all that greed is the primary driving force behind municipal government's planning decisions.

Sincerely,

Ed & Jane Langill.
[REDACTED] Birchcliff Drive
Oakville ON L6M 2A2

[REDACTED]

From: Erik Nabeta [REDACTED]
Sent: Tuesday, July 18, 2017 10:30 AM
To: Town Clerk
Subject: KEEP the Glen Abbey green space!

--

Dr. Erik Nabeta
Chiropractic Rehab * Acupuncture
TPI Golf Fitness * Applied Kinesiology
Massage Therapy * Custom Orthotics
Cell: [REDACTED]
www.progressive-health.ca

[REDACTED]

From: Ian Casey [REDACTED]
Sent: Tuesday, July 18, 2017 3:04 PM
To: Town Clerk
Subject: Glen Abby Green Space

To whom it may concern,

Please accept this as my strong feeling of opposition to developing the Glen Abby Golf Course lands. It is far to valuable a resource for us as potentially amazing and unique green space for all to be squandered by packing more people into what is already becoming a sardine can. Lets preserve what opportunities we have to keep Oakville a still reasonably nice place to live and not sell our "town" to the benefit of developers. Let them build elsewhere.

Respectfully submitted,

Ian P. Casey
C [REDACTED]
[REDACTED] Jefferson Cres.
Oakville, ON L6H 3G6
[REDACTED]

Franca Piazza

From: jill anderson [REDACTED]
Sent: Tuesday, July 18, 2017 6:05 PM
To: Town Clerk
Cc: _Ward4
Subject: Opposition to development of Glen Abbey Golf Course

Hello,

As a resident and taxpayer of Oakville I oppose the plan to develop Glen Abbey Golf Course into a mixed residential and retail corridor.

Do not allow developers with the goal of their own corporate and personal finances detract from our "liveable" Oakville and the people who live here. The OMB holds too much power and our own council caved in, under a veil of secrecy in something affecting the current people of this community in the Saw Whet and Deerfield Golf Course debacle. Our family fought for Merton lands for years only to have land which could have extended the parklands of Bronte Creek Provincial Park into a high density housing - higher than original estimates! This land could have been kept for green parkland accessible to the neighbouring 5000-7000 families within a walk, ride or run for peace and recreation. Instead it will be turned into a residential area for 1000 families. There was no need to build there. It was not zoned as such.

Now, it feels as though history will repeat itself again. The greedy developers, misguided OMB, disinterested town staff and weak council will ignore the people of Oakville and our precious environment for the sake of the almighty dollar once more. Traffic congestion and loss of irreplaceable green space in our community will reign despite the people's best efforts.

We should cut the pretence and switch the "liveable Oakville" name tag to just "buildable Oakville".

Honestly I know my words are negative and passionate. I didn't respond after the secret vote to approve Merton Lands but I can't sit idly by whilst it happens again.

Sincerely,
Jill Anderson
[REDACTED] Stationmaster Lane

[REDACTED]

From: John Krug [REDACTED]
Sent: Tuesday, July 18, 2017 10:10 AM
To: Town Clerk
Subject: Rezoning of Glen Abby Golf property

I and my family have been residents of Oakville since 1982 and have observed the gradual, but unrelenting, diminishing of green space in this community.

From redevelopment of lands, extension of Town boundaries, infilling of residential lots, replacing bungalows with multi story single family homes, resulting in reduction of green spaces and loss of tree canopy.

The expansion of the resident population and addition of multi family units, condos & apartments has increased the local road traffic to unpleasant levels in many localities.

To add 3000 + housing units in the Glenn Abby area is not a small increase in either population or traffic congestion. The streets cannot be widened to accommodate.

If the development of Dundas Street is an example, Oakville will shortly feel the impact of the additional resident population.

WE ARE OPPOSED TO THE APPLICATION FOR REZONING THE GLENN ABBEY LANDS AND RESERVE THE RIGHT TO APPEAL ANY FUTURE DECISIONS IN THIS MATTER.

John H. Krug
Shirley EG Krug

[REDACTED]

█

[REDACTED]

From: Liz Finlayson [REDACTED]
Sent: Tuesday, July 18, 2017 11:07 PM
To: Town Clerk
Subject: Opposition to Developing Glen Abbey

To Whom It May Concern,

I would like to add my name to the list of Oakville residents that are opposed to the development of Glen Abbey golf course.

I don't see any need to develop the grounds into residential and/or commercial properties. Oakville does not have the infrastructure to handle it. It is just going to add more congestion and traffic into the town, which residents do not want. We've already lost Richview and Saw Whet, why do we need to lose more green space?

Can the town not protect Glen Abbey golf course and keep it as beautiful green space for residents to use and enjoy?

If New York City can have Central Park, why can't Oakville have Glen Abbey Park??

Regards,
Liz Finlayson

[REDACTED]

From: Megan L [REDACTED]
Sent: Tuesday, July 18, 2017 12:15 PM
To: Town Clerk
Subject: Glen Abbey golf course development

Good afternoon,

I just wanted to let it be known that I am opposed to any development on the land that is currently the Glen Abbey Golf Course.

Unfortunately I'm not able to attend the meetings tomorrow but please let it be known that as a Glen Abbey resident this is something I'm very much opposed to.

Regards,

Megan Lester
Lumberman Lane resident
Oakville

Sent from my iPhone

[REDACTED]

From: mooyman.m [REDACTED]
Sent: Tuesday, July 18, 2017 12:19 PM
To: Town Clerk
Subject: Glen Abbey

To whom it may concern,

It is my understanding that feedback is being accepted for what to do with the current Glen Abbey Golf Course.

My position is to keep this space as green as possible. Areas like Dorval, Upper Middle, Trafalgar etc. are congested enough as it is without adding more condominiums to add to the traffic and pollution of the city.

Keeping this area green will encourage healthier citizens and offer a place to hike and enjoy nature which Oakville is currently lacking immensely.

Please consider my stance on this matter and have a nice day.

Michelle

Sent from my Samsung Galaxy smartphone.

[REDACTED]

From: Roy Oldfield [REDACTED]
Sent: Tuesday, July 18, 2017 10:17 AM
To: Town Clerk
Subject: Glen Abby Golf Coourse

Dear Sir,

I am very much against the conversion of the Glen Abby Golf Course into a residential area.

In the past few years we have lost valuable green space in Oakville to housing and losing this green space is not a viable idea if we are to have a good quality environment for ourselves and our children and their children.

Let us stop losing all of our green space to residential housing.

Roy L. Oldfield

[REDACTED]

From: Catherine Sinclair [REDACTED]
Sent: Tuesday, July 18, 2017 5:59 PM
To: Town Clerk
Subject: Glen Abbey Land

To whom it may concern,

As long time residents of Oakville in the Glen Abbey area, we want to speak up that we oppose the development of Glen Abbey land. We have also attended the Canadian Open many times with our family.

Please take our appeal into Consideration.

Sincerely,
S. Cosentino
Sent from my iPhone

[REDACTED]

From: Scott Stevenson [REDACTED]
Sent: Tuesday, July 18, 2017 8:53 AM
To: Town Clerk
Subject: Keep Glen Abbey Golf Course!

Strongly oppose the loss of valuable recreation space and retaining a true Oakville Landmark. Please keep Glen Abbey Golf Course in its current state. If nothing else please do it for our kids sake - green space in Oakville makes Oakville.

Sent from my iPhone

[REDACTED]

From: victur [REDACTED]
Sent: Tuesday, July 18, 2017 10:46 AM
To: Town Clerk
Subject: Glenn Abby

I am opposed to the potential development of the Glenn Abbey lands.

We as a society have become obsessed with turning good farmland into housing projects. Use land that is not as good for farming for the housing projects. Leave the land as green space.

Vic Turczynski
[REDACTED]



This email has been checked for viruses by AVG antivirus software.
www.avg.com

[REDACTED]

From: Alexandra Edgar [REDACTED]
Sent: Wednesday, July 19, 2017 10:30 AM
To: Town Clerk
Subject: Save Glen Abbey

Hello there,

As a resident of oakville for the past 15 years I hereby provide my support to the existing petition to STOP housing developing in Glen Abbey.

Glen Abbey for many years have housed the Canadian open and it is my believe that should be considered a historic landmark, one of the few in our town. Residents, business owners strongly benefit from world class events like this one which is right here in our own back yard.

Let's continue making Oakville one of the most liveable towns in our nation, by respecting the existing footings in the area.

Respectfully,

A. Edgar
[REDACTED] Hixon Road
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Aiden Rohacek [REDACTED]
Sent: Wednesday, July 19, 2017 12:51 PM
To: Town Clerk
Subject: Glen Abbey

I am writing today to say that I oppose the development of Glen Abbey thanks -Aiden Rohacek

[REDACTED]

From: Robert Dunne [REDACTED]
Sent: Wednesday, July 19, 2017 4:32 PM
To: Town Clerk
Subject: Re-Development of the Glen Abbey Golf Site....

To Our Town Clerk and Mayor:

I am unable to attend this evenings meeting on the re-development of the Glen Abbey Golf Site but wanted to go on record as STRONGLY OPPOSING the re-development.

It is my view that the proposed re-development, which will include the addition of some 3000 dwellings which will drive a corresponding increase of some 3000 to 5000 cars onto our local roads , is dumbfounding and totally irresponsible on the part of our Town Representatives to even be considering this Re-Development Project. It seems clear to me that we don't have the infrastructure to support such a massive growth in local population. How pray tell do you pump that volume of Vehicles out onto Dorval Drive and Upper Middle Road thence onto our local feeder roads and then onto our main East/West/North/South Corridors.

If you haven't already done so try transiting Oakville to Burlington/Hamilton/Waterdown any time after about 2:30 pm in the afternoon on any of the East West Corridors, Lakeshore Rd, Dundas Hwy #5, Britannia Rd etc. and in particular the 403. It's gridlock. What should be a 20-30 minute trip can take an hour or more... Try the East Bound Trip in the morning any time after about 6:30 am...same experience. Go out an experience the North/South corridors to get to the main East/West Corridors they are jammed. I don't understand the thought process.

As I understand it Oakville/Halton has already exceeded it's density commitment to the Province and the Feds so why are we even considering this. It's about time we quit serving the Developers and started serving the Residence.

I am a long time resident of Oakville of some 65 years and I tell you I love it here. But let me also tell you Oakville and the surrounding area is becoming less and less attractive as a place to live. Let's not do to Glen Abbey what you did to Saw-Whet.

Regards,

Bob Dunne

Friars Court Oakville

[REDACTED]

From: Oakville Animal Clinic [REDACTED]
Sent: Wednesday, July 19, 2017 12:55 PM
To: Town Clerk
Subject: Glen Abbey

Council,
Please add my name as one of those who is strongly apposed to the redevelopment of the famed Glen Abbey Golf course.

This magical destination adds to the lure of being an Oakvillian.

Kindly,

Brett Warren – glen abbey resident and local business owner.

Dr. Brett Warren

Hospital Director

Oakville Animal Clinic

www.oakvilleanimalclinic.com

www.facebook.com/oakvilleanimalclinic

[REDACTED]

[REDACTED]

From: Oakville Animal Clinic [REDACTED]
Sent: Wednesday, July 19, 2017 12:55 PM
To: Town Clerk
Subject: Glen Abbey

Council,
Please add my name as one of those who is strongly apposed to the redevelopment of the famed Glen Abbey Golf course.

This magical destination adds to the lure of being an Oakvillian.

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Brett Warren – glen abbey resident and local business owner.

Dr. Brett Warren

Hospital Director

Oakville Animal Clinic

www.oakvilleanimalclinic.com

www.facebook.com/oakvilleanimalclinic

[REDACTED]

Franca Piazza

From: Beth McConnell Comay [REDACTED]
Sent: Wednesday, July 19, 2017 1:51 PM
To: Town Clerk
Subject: Public Information Meeting for 1333 Dorval Drive

To Whom It May Concern:

I am emailing to voice my opposition to the development of Glen Abbey Golf Course. In the 17 years that I have lived in Oakville there has been a progressive loss of open, green space. While I understand that development is not always avoidable or undesirable, in recent years I feel like the fabric of Oakville is changing: traffic congestion is an issue on major north/south and east/west arteries and I often see collisions and frustrated drivers trying to cope with increasingly crowded roadways and intersections. With every expanded road in my area (Third Line, Upper Middle, Dundas) I feel as though we are slowly eroding the qualities of Oakville that first attracted me to settle here. Sadly, the appeal of Oakville is diminishing for me as development overtakes the ability of the community to keep up (i.e., by ensuring new schools are built and demands for public transportation are satisfied. Many areas that used to be fields or even small patches of trees have been clear cut and used to build.

Over the years, I have enjoyed the many trails, parks, and recreational areas that the city of Oakville has been able to preserve, develop and maintain so beautifully. Glen Abbey golf course is part of the beauty of Oakville. Unfortunately, it was clearly purchased with the intent to profit off of its acreage. I don't believe we can underestimate the impact that such a development will have on Oakville as a whole and, in particular, the residents living off of Dorval Drive. With every green space that is replaced with a home or building we lose beauty and gain the costs, congestion and other demands imposed by rapid population growth in a small pocket of our city.

I do hope that City of Oakville can find a way to save the Glen Abbey Golf Course space from the development being proposed.

Sincerely,
Beth A. McConnell
[REDACTED]
Oakville resident

[REDACTED]

From: Brasil, Cathy [REDACTED]
Sent: Wednesday, July 19, 2017 2:34 PM
To: Town Clerk
Subject: RE: Glen Abbey -Clublink proposed redevelopment

Attention Oakville Town Council
c/o Town Clerk

I am a resident of Oakville since 1974, and have resided in the Glen Abbey area since 1987. I am unable to make the Public information session today, but would like to have my voice heard on the redevelopment of Glen Abbey Golf Course.

I am opposed to redevelopment of the Glen Abbey Golf Course by ClubLink which consists of an official plan amendment, a zoning bylaw amendment, and a plan of subdivision providing for a Mixed Use residential and commercial Development consisting of a total of 3,222 residential units (141 single detached dwellings, 299 townhouse units and 2,782 apartment units) and 11,270 square metres of commercial including retail and office. **I would like to see Glen Abbey Golf course lands remain as viable recreational greenspace.** I was also opposed the Saw-whet application which was pushed through by OMB, and strongly encourage our Council to fight the loss of more greenspace.

I thank you for the opportunity to be heard, and I would appreciate being added to any future communication on this matter at [REDACTED]

Kindest regards,
Cathy Brasil

Cathy Brasil | Management & National Sales Support, Equipment Finance, RBC Royal Bank | **Royal Bank of Canada** | T. [REDACTED]

[REDACTED]

From: Christa Dionne [REDACTED]
Sent: Wednesday, July 19, 2017 1:25 PM
To: Town Clerk
Subject: Glen Abbey housing development

Hello. I am writing in regards to the discussions involving the development of the Glen Abbey Golf Course. I am very hopeful that City Council will keep in mind the importance of productive space not just housing development. I do not want to see little parkettes but actual full of space parks - including providing constructive play areas for a variety of age levels (teenagers too!).

There is already so much development that has taken place over through 9th line and now across Dundas. Traffic reflects this increase all throughout Oakville.

Once the houses are built, we can't go back. That space is gone. I would encourage the Town of Oakville to stretch their imagination and create a combination of some housing and some unique gathering/play spaces that will serve current and future generations.

Thank you.
Christa Dionne

[REDACTED]

From: Chris STRAUS [REDACTED]
Sent: Wednesday, July 19, 2017 12:18 PM
To: Town Clerk
Subject: glen abbey potential development

Hi there – I’m an Oakville resident. I grew up in Waterloo and came to Oakville to attend Sheridan College. At that point, I fell in love with the town – its close to Toronto, but doesn’t have the urban skyscraper feel of Mississauga. One of the great aspects of Oakville is that its low rise and you have great visibility when you are out and about. I think that is a big part of what makes Oakville feel spacious and not over crowded. The access to greenspace as well (Bronte Park, Glen Abbey, etc.) all help to enhance and keep the town from feeling over crowded. Regarding the proposed development of the glen abbey course for use as housing build space – while I can see the developers point of view of dollar signs in the heart of one of Canada’s most expensive places to live, removing such an iconic space would do detrimental harm to our community. While Oakville is a bedroom community, there needs to be history and there needs to be greenspace or the town itself will start to diminish as one of Ontario’s jewells. Please think about the future and what makes this town so great before moving forward with what on paper looks great but in realtime can start down the path to Oakville losing its place as a true destination to live and play.

Thanks for your time.
Chris Straus
Oakville Resident

[REDACTED]

From: Daryl Ralph [REDACTED]
Sent: Wednesday, July 19, 2017 3:42 PM
To: Town Clerk; _Members of Council
Subject: Opposition To Glen Abbey Golf Course Being Rezoned To Allow For Residential And Commercial

Dear Oakville Town Clerk and Councillors,

This e-mail is for the purposes of requesting the Town of Oakville to maintain the current zoning of the Glen Abbey Golf Club as recreational greenspace. The continued rezoning of golf courses in Oakville, from recreational to residential/commercial, is absolutely deplorable. Richview, then White Oaks, then Saw Whet ... and now Glen Abbey! Enough with this continued transition of golf courses into residential/commercial space. This practice is completely counter to the Town of Oakville having a vision to always be "The Most Livable Town in Canada."

In terms of recreation, why does the Town Council not put any priority to the sport of golf? The Town Council does a good job of focusing on other recreational sports (e.g., soccer, gymnastics, swimming, hockey, tennis, baseball, etc.); however, ignores the sport of golf. The residents of Oakville need more places to play golf in the community, while enjoying the benefits of the sport.

The Glen Abbey Golf Club is also home to the RBC Canadian Open Championship. This annual event pumps millions of dollars into the local economy. Why would the Town Council walk away from this marquis event, which generates a high level of economic activity and publicity for the community?

Lastly, allowing for residential/commercial activity to take place on the grounds of the Glen Abbey Golf Club, will further burden the Town of Oakville's infrastructure, as well as creating more traffic congestion and pollution within the community. This too is counter to being "The Most Livable Town in Canada."

In summary, for the above mentioned reasons, do not allow the lands of the Glen Abbey Golf Club to be rezoned for residential/commercial use.

Kind Regards, Daryl Ralph

Daryl Ralph

[REDACTED] Merchants Gate, Oakville ON L6M 2Z8

Tel: [REDACTED]

E-mail: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, July 19, 2017 12:59 PM
To: Town Clerk
Subject: Glen Abbey

I oppose the development of the Glen Abbey Golf course.

[REDACTED]

From: Fraser GRANT [REDACTED]
Sent: Wednesday, July 19, 2017 10:20 AM
To: Town Clerk
Subject: Opposition to proposed Plan of Subdivision 1333 Dorval Drive

Good morning,

I am writing to contact you with my strong opposition to the plan to develop the Glen Abbey golf course.

I have lived in Oakville my entire life and am raising my children here in this beautiful town. In no way am I opposed to development or progress that makes sense and adds value to the Town of Oakville.

To me, this proposed development does not make sense. The loss of green space in this town continues and Glen Abbey Golf Course is not only an important green space but also is a historical landmark for the town.

Replacing this golf course with approx. 3000 homes will add to the already congested north-south roadways and takes away a valuable and cherished landmark. To most long-term residents that I have spoken to, this plan is viewed simply as a money-grab for the town and is not supported by the current taxpayers. Oakville is not hurting for cash, we all know that is a fact. Focus instead should be on supporting and assisting with the development of the downtown core which is deteriorating and losing its appeal.

Fraser Grant

[REDACTED]

From: Julianne Guselle [REDACTED]
Sent: Wednesday, July 19, 2017 9:25 AM
To: Town Clerk
Cc: Phil Guselle
Subject: Glen Abbey Redevelopment

We would like to be notified of future Public Information Meetings with regard to the above.

In addition, we wish to be notified of the decision of the Town of Oakville on the proposed official plan amendment; zoning by-law amendment and the proposed plan of subdivision.

Phil and Julianne Guselle
[REDACTED] Woodfield Road
Oakville, Ontario
L6H6Y6

[REDACTED]

From: Katrina SAMSON [REDACTED]
Sent: Wednesday, July 19, 2017 6:12 PM
To: Town Clerk
Subject: Dorval Drive - Glen Abbey Development Plan

Hello,

I'm lodging my concerns with the proposed development of the Glen Abbey golf course. In reviewing Oakville's development plan "Livable Oakville" the concerns around about the massive influx of traffic on Dorval Dr and Upper Middle that would be caused by the proposed 3000 new units is of significant concern and is completely at odds with some of the guiding principles laid out in the town's plan.

In addition, the loss of a historic golf course, which attracts international attention and visitors each year is also of significant concern. While the proposed plan would bring some commercial opportunities, when one considers the proximity of a wide range of commercial venues both north and south of the development site, this could hardly be a justifiable use of space.

In addition, the town has promoted massive development and growth over the past twenty years notably north of Upper Middle Drive. The intensification of housing without adequate or well-timed development of road infrastructure is irresponsible - as witnessed in North Oakville and recently with the development project that went in at the corner of Dorval Dr and Rebecca St , which was marketed as primarily single unit dwellings but in reality is more town homes/attached units, furthering the traffic concerns on Dorval Dr south of the QEW.

Finally, the marketing of the GLen Abbey proposal misleads the average citizen with the claims of green space being salvaged. In fact, the only spaces not being developed are the ones that are clearly in the flood plain and therefore unable to be developed into residential units.

The plan is short-sighted and support for it by the town or the OMB is once again prioritizing the developers and the tax revenue that would come from the addition of more residential units, while ignoring the guiding principles laid out in the town's Livable Oakville plan.

I strong oppose the development of the Glen Abbey site on Dorval Dr into residential units and would ask this concern be formally recorded for the hearing on July 19, 2017.

I would also like to be kept informed of decisions and hearing related to the proposal by email:

[REDACTED]

Sincerely,
Katrina Samson
Oakville resident and Oakville home owner since 2006

[REDACTED]

[REDACTED]

From: Cameron LINDSAY [REDACTED]
Sent: Wednesday, July 19, 2017 6:37 PM
To: Town Clerk
Subject: Glen Abbey

Hello,

I am emailing in opposition of the residential construction on the Glen Abbey golf course. I feel it will be detrimental to one of the most beautiful green spaces Oakville has to offer.

Thank you for your time.

Cam Lindsay

Franca Piazza

From: Lisa Doran [REDACTED]
Sent: Wednesday, July 19, 2017 5:15 PM
To: Town Clerk
Subject: Glen Abbey Golf Course

My family and I moved to Oakville in 1971 when I was 4. All through my childhood the golf course has been prt of the fabric of Oakville. I am very against the proposed development of Glen Abbey Gold Course. I don't understand why it is even being considered. Glen abbey IS Oakville!!! Known the world over as one of the most beautiful golf courses and a landmark of epic proportions!!! I am travelling and unable to attend tonight's session but wish I could! This is outrageous!!!

Lisa Doran

[REDACTED]

From: Lucy Stevenson [REDACTED]
Sent: Wednesday, July 19, 2017 12:05 AM
To: Town Clerk
Subject: KEEP GLEN ABBEY AS RECREATIONAL SPACE

JUST WANTED TO ERITE TO YOU TO AS YOU TO KEEP GLENN ABBEY AS RECREATIONAL SPACE!!!!

Sincerely,

Lucy Stevenson

[REDACTED]

From: Lucy Stevenson [REDACTED]
Sent: Wednesday, July 19, 2017 12:05 AM
To: Town Clerk
Subject: KEEP GLEN ABBEY AS RECREATIONAL SPACE

JUST WANTED TO ERITE TO YOU TO AS YOU TO KEEP GLENN ABBEY AS RECREATIONAL SPACE!!!!

Sincerely,

Lucy Stevenson

[REDACTED]

From: Leslie Welch [REDACTED]
Sent: Wednesday, July 19, 2017 8:57 AM
To: Town Clerk
Subject: Opposed to Glen Abbey Development

To the Town Clerk:

I would like to express my opposition to the proposed rezoning and residential development of the Glen Abbey golf course. This is a historic and culturally significant property and is environmentally sensitive given its location to adjacent green space.

Any further development in Oakville should be taking place in designated areas such as north of Dundas Street and not in the middle of mature neighbourhood. The surrounding area does not have the infrastructure to support this massive development.

I stand opposed.

Regards

Leslie Welch

Sent from my iPhone

[REDACTED]

From: lesley b [REDACTED]
Sent: Wednesday, July 19, 2017 4:13 PM
To: Town Clerk
Subject: Opposition to the redevelopment of the Glen Abbey Lands

Hello,

I would like to take this opportunity to express my opposition to the proposed development to the Glen Abbey Lands.

I feel that Oakville already has a limited amount of recreational greenspace for its residents to enjoy and decreasing that even further is not in the Town's best interest. This would further limit the opportunity for residents to enjoy this area of the Town and also non-residents to enjoy this community. In addition to the people using this space with their families, this space is also integral for the wildlife in Oakville. Further stripping away wildlife habitat is not a direction that, I would assume, Oakville wants to be recognized for.

In addition to the negative effect on residents as well as wildlife, Dorval is already an incredibly busy corridor. The addition of 3000 new units will make this area, and the surrounding areas, unnecessarily congested.

I strongly oppose this redevelopment.

Take care,

Lesley Buckmaster

[Redacted]

From: Lorincz, Liz [Redacted]
Sent: Wednesday, July 19, 2017 2:42 PM
To: Town Clerk
Subject: Redevelopment of Glen Abbey lands

Please note that we are deeply opposed to developing the Glen Abbey lands into residential units. A density increase of this magnitude concern us in the following critical areas –

- impact to the environment
- traffic congestion
- strain on local amenities
- character of our neighbourhood
- property value

Adding 3,222 residential units to the area is outrageous – how does the city intend to manage the impact to all the concerns noted above. Minimized development equals minimized environmental impact.

The city must consider the impact to the residents who live in the area!

Respectfully,

Elizabeth Lorincz
Oakville Resident – [Redacted] Greenridge Circle



From: Mike Krunic <mkrunic1@hotmail.com>
Sent: Wednesday, July 19, 2017 2:17 PM
To: Town Clerk
Subject: Glen Abbey Development

The proposed Glen Abbey development is an insult to the people of Oakville and there's a lot not to like about it:

- It destroys a beautiful, historic golf course that was created to be the home of the Canadian Open and is a local and Canadian landmark.
- It does not preserve the architecturally unique clubhouse.
- It is not consistent with the local area that comprises mainly detached homes and townhouses (only 14% - 440 of 3,222 - of the proposed residential units are detached homes or townhouses).
- It introduces commercial development to a residential area.
- It parachutes a "downtown" core into a residential subdivision area, with about 20 buildings that are 6-12 stories high.
- It will create more road traffic in the already over-congested south part of Dorval Drive just north of North Service Road.
- It will have a negative impact on the value of homes that surround the development.

I wonder if a similar proposal would ever be accepted in the case of the Augusta National Golf Club, home the Masters Tournament and in a similar residential area? Not likely, in my opinion.

But In Ontario, where developers can turn to an undemocratic urban planning authority such as the Ontario Municipal Board, it's often "anything goes."

On a final note, I hope that our local "elected" politicians don't do any last-minute, in-camera session deals with the developer, like they did with the Saw-Whet Golf Course Development, where about 300 additional residential units were approved in exchange for 4 hectares of green space.

A regrettable state of affairs, indeed.

Mike Krunic
Oakville, ON

[Redacted]

From: Marc Laverdiere [Redacted]
Sent: Wednesday, July 19, 2017 10:02 AM
To: Town Clerk
Subject: Glen Abbey protest

Importance: High

Hello, thanks for asking for feedback

I cannot attend today at the town hall event although need to express my feedback on protecting Glen abbey Golf course.

Reason why it cannot be developed

- Too much traffic , homes , congestion area.
- Already developed Richview Golf and Saw whet golf course, and north of Dundas
- RBC Canadian Open event brings Million \$ to the Halton region
- Golf Canada Home in oakville
- Glen Abbey puts Oakville on the Global Map !!!!
- I golfed Glen abbey with a couple from Hong Kong – they knew of Glen abbey and oakville ...

Kindly keep me informed
marclaverdiere@sympatico.ca

Marc Laverdiere
Ontario Sales Director
KIRKWOOD DIAMOND CANADA
Sharing Our Suppliers' Passion!

[Redacted] cell
[Redacted]

Please think of the environment before printing this email.

[REDACTED]

From: Michael O'CONNELL [REDACTED]
Sent: Wednesday, July 19, 2017 10:36 AM
To: Town Clerk
Subject: Someone actually *FOR* development of Glen Abby Golf Course

Hi there,

There is a lot of opposition floating around for the development of Saw Whet and Glen Abbey areas, but I just wanted to say that I'm actually *for* development and the overwhelming negativity seen online doesn't reflect *every* resident of the Oakville area. I grew up in Oakville (24 years) and currently live on the Oakville/Burlington border south of the QEW, and I'm a huge supporter of city growth. The argument to "save the greenspace" is kind of ridiculous, seeing as the area in question is a pretty exclusive golf club (as opposed to a public park).

I am not poor, but I'm not particularly well-off financially and it's frustrating that there is nowhere affordable to live in Oakville. The only "voice" of the Oakville people seem to be the east-Oakville multi-millionaire golf enthusiasts and as someone who LOVES this city it's disappointing to see the older generation not seem to care about the younger. If this development helps bring new, young blood to Oakville and helps pave the way for some affordable housing, I'm totally for it.

Thanks for reading, happy to discuss,
-Mike

[REDACTED]

[REDACTED]

From: Natasha Croskell [REDACTED]
Sent: Wednesday, July 19, 2017 10:46 AM
To: Town Clerk
Subject: Dorval drive

To whom it may concern,

We have major concerns regarding the development of 1333 Dorval Drive and would like to see Glen Abbey remain as viable recreational green-space. We oppose the addition of more than 3000 new residential units to the Dorval corridor.

Sincerely,

Natasha Croskell
[REDACTED] Oak Meadow Road
Oakville, Ontario
L6M 1J7

[REDACTED]

[REDACTED]

From: Peter McCormick [REDACTED]
Sent: Wednesday, July 19, 2017 11:40 AM
To: Town Clerk
Cc: Allan Elgar
Subject: Proposed Official Plan and Zoning By-law Amendments and proposed Plan of Subdivision 1333 Dorval Drive ClubLink Corporation ULC and ClubLink Holdings Ltd. File No. OPA 1519.09, Z.1519.09, 24T-17003/1519, Ward 4

Town Clerk
Town of Oakville.

I wish to state my strong objection to the proposed Plan of Subdivision to the property at 1333 Dorval drive, Oakville.

After the behind the scene deal struck with the developer of the Saw Whet golf course, Oakville does not need another 3000 plus residential/commercial units which are outside the democratically approved Official Plan.

The only body to allow any modification to the Official Plan should be Town Council.
To allow any development outside the official plan should not be allowed.

With the Glen Abbey proposal, there are the usual issues of the environment, traffic congestion, quality of life in Oakville, air pollution and so on.

BUT the most objectionable issue is why a developer can override the Official plan of the Town with the help of an unelected representative of the Province of Ontario i.e. OMB

All developers have the right to study the Town Official Plan and have input to the process. If anyone wants to develop a property not included in the current Official Plan, they should follow the democratic process and have it processed by our Town for consideration in the next Official Plan.

Having our Town's future decided by any appointed official is political, not democratic.

Peter G. McCormick
[REDACTED] Carberry Way
Oakville, ON
L6M 5G2

[REDACTED]

From: Raul Villela [REDACTED]
Sent: Wednesday, July 19, 2017 10:32 AM
To: Town Clerk
Subject: Opposition to Glen Abbey's project

Dear Town Clerk,

I have been a resident of Oakville for the last 9 years and am disappointed to see that this town is starting to lose all the charm it had when we first came here. One of the main reasons that made us decide to raise our family in Oakville was the fact that it still was a small town, with a relative small population and lots of green space.

Seeing all the development and construction that has occurred north of Dundas street has been very disappointing and now learning of what the plans are for Glen Abbey just blows our mind. With all the small residential units (most of them are condos and townhouses) that have been recently added, traffic has already increased significantly and services in general have declined. This new project in Glen Abbey will just add fuel to the fire and Oakville is just not going to be as livable as it used to be. I am also very disappointed in the type of residential units that are planned. Density of population is just not what we Oakvillians are used to and I fear that this create a community that will be much different from what we all admire Oakville of.

Please take this note with the outmost consideration and assist me and the rest of the residents who strongly oppose this project!

I can guarantee you that we all want Oakville to maintain its charm and remain as it is. It needs to keep all its green space and maintain the venues that make ourselves proud and carry our town's name around the world.

Thanks for your time in reading my note!

Best Regards,
Raul Villela

[REDACTED]

From: Stephen TELLING [REDACTED]
Sent: Wednesday, July 19, 2017 10:30 AM
To: Town Clerk
Subject: Opposition to plan for housing on Glen Abbey

Just a quick note to say that I am strongly opposed to the plan to develop houses in the green space current used as Glen Abbey Golf Course. I think it would be a real shame to see Oakville lose even more green space that is used for recreation to add yet more houses in South Oakville where we currently already have very few green areas.

I am also happy to sign any possible petition that may be circulating.

Stephen Telling
[REDACTED] Lakeshore Rd. West Oakville L6K 3P1

Sent from my iPhone

From: Tristan Rees [REDACTED]
Sent: Tuesday, July 18, 2017 1:04 PM
To: Town Clerk
Subject: Glen Abbey

To whom it may concern:

My name is Tristan Rees, I have been a lifelong Oakville resident. As with anything things change over time. Some for the good, some for the bad.

Oakville has always been known to have beautiful lots of green space throughout. Sadly in my 34 years of growing up and starting my own family here I have watched year after year that green space starting to disappear.

Many things use to make Oakville a community that people would flock to if they wanted that smaller town feel and still have the bigger city amenities or be closer to those amenities in the larger cities like Mississauga or Hamilton.

When I heard the whispers that Glen Abbey was being shopped to sell for development my heart sank. Not only is Glen Abbey a historical piece of property for its golf and golfing events like the Canadian Open, but that's a beautiful piece of green space.

Green space that houses thousands of mature trees, a wedding like you're away from the hustle and bustle, wildlife...which is quite frankly getting hard to find around Oakville. Glen Abbey should never be approved to develop. It should be kept a golf course and let people from all over the world experience what it feels like to play what the pros play on if they're golfers. But it's more than just a golf course. It's a icon to Oakville. When people think Canadian Open, they think Glen Abbey.

Over the years it has saddened me when I see all the new developments popping up in Oakville. The population is getting far too large, the amount of trees and green space getting bulldozed is happening at atrocious rates.

Please stop the development of Glen Abbey, let my children experience Oakville the way it should be when I was growing up here. A smaller community, beautiful big trees and occasionally seeing wildlife. Older areas like mine can't

even fit all the kids into the older schools due to the amount of developing happening around. It's a major problem that you're overseeing.

The way Oakville is going and looks like it's going to keep going it's going to really make me reconsider moving my family from the over population and feeling of a concrete jungle. Nobody wants Oakville to turn into a city like Mississauga.

Keep Glen Abbey please. Do what's right for Oakville. Not what lines your pockets with more money. Do what's right for the residents like myself and their children. Keep Oakville Green, don't think about just the money. There's other ways to make money.

Thank you for listening.

Sincerely your live long Oakville resident,

Tristan Rees



[REDACTED]

From: Wally PB Merrill [REDACTED]
Sent: Wednesday, July 19, 2017 10:11 AM
To: Town Clerk
Subject: Glen Abby Golf

Please provide me with the amendment of the official plan.

Thank you
Wally PB Merrill

[REDACTED]

Sent from my iPhone

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Consideration for access to green spaces, recreation areas & markets

2. What do you **not like** about the proposal?

Density!!! Impact on traffic on Derry Road at QEW.
in consideration with the volumes @ Sandlot.
Impact on Seneca like hospitals.
We are quickly losing the "town" feel....

please turn over →



OAKVILLE

3. What additional information would you like to share with us about the proposal?

Name: Catherine Wood Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?


MOST INFORMATION IS THERE. CLEAN & CRISP.
OTHER THAN THAT NOT MUCH

2. What do you **not like** about the proposal?

NOT ENOUGH INFORMATION ON DEVELOPMENT,
CANADIAN OPEN GOOGLE,
INCREASE TRAFFIC

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: Byron Smith Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing At All!

2. What do you **not like** about the proposal?

- losing a global attraction (golf course) that puts Oakville on the map
- density where it was not part of the official plan
- T&E's issues the proposal only addressed a small portion of the surrounding area -> what about Xerox/Spectra/Rail crossings??
- It will lower the stature of Oakville as a premiere place to live!!!

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- No amount of development in the form of getting out of the golf course itself is warranted.
- Glen Abbey GC [15] Oakville
- Density areas are already identified... stick to these.
- The CluBlink cultural landscape proposal is not complete, and ~~will not be~~ the town Heritage Landscape plan will not be complete in time, this is a problem that the town + OMB should take into account.
- To town councillors → PLEASE REJECT THIS PROPOSAL!

Name: Nicole LeBlanc

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

- (1) Traffic was factored that each unit of housing would use 1.2 cars Oakville is a driving community - they underestimate the number impact on all roads will be high
- (2) Lack of overall infrastructure
- (3) Loss of over 1000 trees
- (4) Very high density housing - overall little green space



OAKVILLE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Understand that development & growth are priorities
but at the expense of so many trees & environment
(smaller development perhaps) ^{infrastructure}
Greatly concerned about the town's ability to
absorb so much growth

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing. More development, more people
more trees, less green space, not much
to like

2. What do you **not like** about the proposal?

destruction of trees habitat
- more traffic on already over-used roads
Over 1,000 trees to be removed, and who
knows how many more

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Is there to be an environmental assessment
by someone other than a group that could
not find a single turtle?

Name: NANCY PLEICH

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal? *plan*

I think the development ~~site~~ looks good as do all other development plans. They have tried to maintain some public green space and have considered the flow of traffic and the tree canopy.

2. What do you **not like** about the proposal?

I believe that the development I could be done anywhere. The loss of a culturally iconic golf course outweighs the benefits of this development.

The "Village Market" will not be viable economically. It will close after a couple of years because the location in a subdivision won't draw sufficient traffic.

please turn over →

3. What additional information would you like to share with us about the proposal?

I took golfing lessons at Glen Abbey with my son. It is an important place to us and to golfers worldwide. Glen Abbey is one of the major attractions to sports lovers in Canada and is the only thing that put Oakville on the world map. I've had the pleasure of travelling the world for business and Glen Abbey Golf Club is known all over the planet.

I'm sure that people and the local governments in Augusta GA and Pebble Beach CA would never think of allowing their iconic golf courses to be paved over. It's complete madness! Glen Abbey should be used to draw people in to spend \$ here. Perhaps build a hotel/conference centre that would make it more iconic and an economic driver. NOT HOUSES. They can be built anywhere.

Name: Sean Thompson

Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

The protection of 16 miles creek, Although it would be better to have the whole parcel remain park land

2. What do you **not like** about the proposal?

Not an affordable community, will ^{be} very high priced. ~~\$\$\$~~ 00
High rise 8-12 story bldgs. Max should be 3-4 floors.

please turn over ▶



3. What additional information would you like to share with us about the proposal?

Concerns about effect on traffic - Ripper effect,
on surrounding streets will happen.

Name: F. Tingle Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

most of interest to current residents
but good for new purchasers.

2. What do you **not like** about the proposal?

No golf course for public use
this is an opportunity to make up for the closure of
the end of public affordable golf in Oakville
list of closures (Cido, Richview, Sawhatch, White oaks)

please turn over ▶

Oakville, the home of Canadian golf, has almost no public affordable golf -- a disgrace!

3. What additional information would you like to share with us about the proposal?

consider the once in a lifetime chance to show good faith to the loyal golfers in Oakville who couldn't afford to play Glen Abbey

Create a small course on the lower creek lands (78 acres) which all could afford to enjoy. Course to be publicly owned by the town.

There is no course left in oakville (Dixfield) for young golfers to learn & enjoy the game.

Mississauga and Toronto have many public owned courses. Oakville '0'

Name: Ron Tingle

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing!

2. What do you **not like** about the proposal?

- 1) Removal of 1300+ trees from community
- 2) Pure profit motivation vs Community Well being
- 3) An exemption to the Existing Liveable Oakville Plan
- 4) Losing a cultural jewel - Eden Abbey Golf
- 5) Unknown certainty of infrastructure
- 6) Further traffic congestion in Upper Middle/Down

please turn over →

3. What additional information would you like to share with us about the proposal?

I truly hope the Heritage Status is implemented!

Name: John Daxner

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Access to the valley from north existing pathways.

2. What do you **not like** about the proposal?

Twelve story apartments too high - keep to 7 or 8 story
Density too high for local facilities
Street 'A' will be a short cut for traffic. From Nordal
to Upper Middle a GPS systems will make it worse
directing people that way

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Glad to see that Golf House will be retained

Name: GREG T. Jody Duffy Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing at all

2. What do you **not like** about the proposal?

- increase traffic - pressure on over infrastructure
- lose green space
- great iconic golf course gone

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- if the town doesn't like the proposal
they should

- go to Golf Canada and demand that
future Cdn opens stay @ Glen Abbey
- go to RBC and demand as lead
sponsor to keep Glen Abbey open
- go to Shaw Media and demand they
work to keep Glen Abbey as the
centre for future Cdn Open's

Name: STU PAYNE

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing!! This will be a disaster for Oakville

2. What do you **not like** about the proposal?

Glen Abbey is a part of Oakville's history. People take pride in hosting the Canadian Open and this will destroy that. We will wipe out traffic regardless of the public opinions and as a resident who backs onto the course you are financially impacting me directly. I hate everything about this!

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- very little
- the retention of the 'nearest' element of parkland
- green space & recreational area is appreciated but inadequate

2. What do you **not like** about the proposal?

- the loss of a culturally significant Oakville landmark & recreational property - Glen Abbey golf course
- the additional pressure caused by density on all aspects of town facilities - roads etc.
- the inadequate compensation paid by the developer for a long, long term project

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- the proposal should be rejected by council
 - a more novel way should be sought to compensate the developer if they wish to get out of the golf business
 - the survey/petition (on-line) with about 7000 signatures against the development plan should be included in the town's submission.
 - Town professionals should find a way to learn from the liaison with Sawbet and ~~other~~ ^{other} ~~value~~ ^{value} ~~to~~ ^{to} better outcome on this proposal
 - this does not enhance livability of Oakville
- Good Luck

Name:

[REDACTED]

Email:

PAUL AYWARD

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing!!

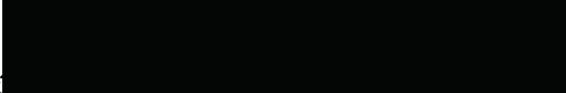
2. What do you **not like** about the proposal?

*Some preservation of the last part of the
of the road*

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: *John Hickey* Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing! ~~But~~ I wish city to stop this for once and forever. After its offer to buy it what to offer to public so every one to afford.

2. What do you **not like** about the proposal?

Please don't think about money unless destroy the world.

please turn over >



3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the
Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

It is not part of the 'intensification' plan
and breaks all the zoning by-laws


2. What do you **not like** about the proposal?

This is a fundamental and significant change
to Oakville's tax base and our
enjoyment of the space. It should be stopped.
There are no legal reasons to allow this.
We need a referendum of the people.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

PROPER MEANINGFUL PROCESS!!
RECOGNITION OF THE 'DEMOCRACY' OF THE
PEOPLE.
RECOGNIZING THE LAW AS WRITTEN!
CALL FOR A REFERENDUM NOW
CONSIDER BUYING THE PROPERTY OUTRIGHT

Name: H. WILKINSON Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

EVERYTHING

- MOTIVATED BY GREED OF A VERY FEW PEOPLE


please turn over ▶



OAKVILLE

3. What additional information would you like to share with us about the proposal?

We have huge tracts of land north of Dundas
There is no shortage of land that is of very little value in that area
- Would Augusta Georgia even suggest building houses on the "Masters" golf course

Name: Jim LINDSAY Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

-nothing

2. What do you **not like** about the proposal?

-everything - I think the proposal should be rejected because it will ruin a beautiful golf course that holds the Canadian Open & brings tourism to the town. The proposal would bring too many people, traffic, pollution, crime, etc. to an established area. One of the reasons we chose to live in Glen Abbey was there was a lovely golf course - please preserve the course. please turn over

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing - save Glen Abbey which Oakville
internationally is known for. - Oakville's future will be
the name of the "Ford Plant" is that what we want to
be known for!!

2. What do you **not like** about the proposal?

- traffic congestion
- landmark that will be removed from Oakville.
- loss of history of Oakville - ^{World} wide ^{and representation}
- already sold other former golf courses to residential housing
- Fairview Plaza gives back to the community re. money to ^{please turn over +} ^{help for Christmas}

3. What additional information would you like to share with us about the proposal?

Time for the town to rethink their
priorities - Save Sun Abba!!!

Name: Sharon Steves - Long Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

Oakville will no longer have claim to
be known for the Canadian Open. Most
of the most livable town does not seem
appropriate if we lose such a huge tract of
green space

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: Abrman Kay

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

overall it should be well developed, beautiful green spaces with controlled density of construction levels

2. What do you **not like** about the proposal?

I think it is frightening to think of the number of new businesses in a confined space.
I also would be concerned of the type of retail space and potential style of business.
i.e. nail salons vs coffee shops or much



OAKVILLE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

What is the true potential of this development?

Why does this development go beyond the overall goals of the town?

It seems to be not aligned with what and why we live in Oakville

Name: David Stewart

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I don't like this proposal
- TRAFFIC + PARKING WILL INCREASE IN THIS AREA --
DOWNTOWN TRAFFIC CONGESTION IS DEPLOABLE
AT THE MOMENT, THIS PROPOSAL WILL ONLY

2. What do you **not like** about the proposal?

MAKE MATTERS WORSE
SEE ABOVE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

THIS PROPOSAL DOES NOT IMPROVE THE
LIFESTYLE OR THE ENVIRONMENT OF DARTMOUTH
- MORE VEHICLE TRAFFIC
- MORE POLLUTION IN DARTMOUTH
- ANOTHER GREEN SPACE - REDUCED
- A HERITAGE AREA - DESTROYED FOR EVER!

Name: J. Colligan

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I Don't like anything because the proposal takes away a major identity asset of Oakville and the loss of green space.

2. What do you **not like** about the proposal?

The traffic that will result because of the increased population density.
The increase in high rise building will alter the landscape
The giant rotational commercial footprint in the area.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Oakville is starting to lose it's lustre as a community. It was always thought of as the place to live and raise a family. Unfortunately, we are starting to give-in to these developments which will no longer ^{allow us} ~~enable~~ to ^{be called} ~~be~~ the "town" of Oakville. We will now become a "city" in the eyes of the populous.

Name: PETER SINUITA

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

There is an online petition with 5700 signatures against
Thank you for attending. the development of
Glen Abbey.

Now that you have heard details about the
Glen Abbey development applications, please let us know: The name is
'Save Glen Abbey'

1. What do you **like** about the proposal?

The website is change.org

2. What do you **not like** about the proposal?

Thank you.

Anne Hughes

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Absolutely nothing.

2. What do you **not like** about the proposal?

We do not need this development to fulfill provincial housing requirements. It will cause an extra burden to our already busy roads. Oakville is known for Glen Abbey and hosting the Canadian Open. Oakville will lose some identity as well as income from the tourist influx. Where will the Canadian Open be held if this development goes

please turn over
contd.



OAKVILLE

3. What additional information would you like to share with us about the proposal?

ahead? Where will charities hold their golf tournaments? The hospital + other non profit organisations receive large incomes from golf tournaments at Glen Abbey. It is a wedding venue, a brunch venue, lovely open space in the midst of urban sprawl. Oakville residents will lose out from its development. Birds & animals will lose habitat there will be a public cost to maintaining the valley for public use plus a policing issue? The trails of Glen Abbey are well known drug dealer sites and these could well spill over into the valley if children attend the Glen Abbey schools. I also am fearful of impact of the landscaping on erosion of the slope and of the impact of rainwater going into the creek, especially after this year's

Name: Anne Hughes

Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Flooding caused by Lake Ontario.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- It's hard to say. So much is left undecided.

with both
tangible +
intangible
economic benefits
for the greater good
of the community.

2. What do you **not like** about the proposal?

- impact to animal habitat, losing the history of Glen Abbey golf course. IT IS A DEFINING CHARACTERISTIC OF OAKVILLE.
- In speaking with the city - there is a lack of infrastructure to handle traffic.
- As a resident my concern for the losing the privacy we have.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- as we back onto the course. I don't feel a 10ft berm is enough space to separate fairway hills from the new development.
- What are the true impacts to the home prices in fairway hills?
 - How will you make this pain free for residents of Fairway hills?
 - Retail proposed. → will there be controls on the type of use allowed. If you're looking to create a "community" feel then it should be restricted to restaurants. Shops not services like nail salons, etc that will push it to look like a strip mall.
 - Time should be allocated to sit with the residents of fairway hills to hear our concerns, thoughts + desires before any final plan is approved / dirt is moved. Clublinks decisions impact all of us, the town of Oakville, the environment and history of Oakville.

Name: Alana Lewis

Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Not just Clublink.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOT MUCH!!

2. What do you **not like** about the proposal?

THIS DEVELOPMENT WILL CREATE TRAFFIC PROBLEMS IN THE AREA. MORE CONGESTION THAN WE ARE ALREADY EXPERIENCING. NOT A VERY "LIVABLE" OAKVILLE.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- different extent, finishes on subdivisions
- Market

2. What do you **not like** about the proposal?

- High Density housing
- Traffic increases
- get on upper middle

please turn over ▶

3. What additional information would you like to share with us about the proposal?

The loss of green space in Oakville is going at a very fast rate. We have lost numerous golf courses over the years to development. It is sad that we are ever having the discussion about Glen Abbey.
The reality in the town will crumble to the appeal of the dollar bill and an election in 2018.
Sad...

Name:

R. Schlegel

Email:

[REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING - IT WILL ERASE 40 YEARS WORTH OF HISTORY, HERITAGE AND CULTURE.
THIS WOULD GET THE TOWN.

2. What do you **not like** about the proposal?

- DOES NOT CONFORM TO THE EXISTING RESIDENTIAL NEIGHBORHOOD
- TRAFFIC INSANITY
- EXIT ON UPAN MIDDLE? DENIED BEFORE - WHY WOULD IT BE
- DRY L/SERVICE RD. CANNOT BE EXPANDED - BOTTLENECKING ^{APPLIED NOW?}
- SALT RUN OFF TO CREEK - WATER TRIBUTARIES MUST BE PROTECTED
- TREE CANOPY DESTRUCTION - NOVEL BEFORE CONTAMINATED

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- CLEARLY A GROWTH AREA BY NIPPIES
- NOT NEEDS TO MEET PRODUCTION TARGETS.

Name: JOE BANS Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing

2. What do you **not like** about the proposal?

Destruction of heritage golf course
and a large part of Oakville's identity
not to mention traffic congestion
Just more high density housing
In spite of the renderings I feel it will
look no different than all the development, not please turn over ideas

3. What additional information would you like to share with us about the proposal?

Name: Carol Foster

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing.

2. What do you **not like** about the proposal?

I do not like anything. The area should remain untouched.

please turn over →

3. What additional information would you like to share with us about the proposal?

Traffic and high density living are my biggest
concerns.

Name: Robyn Dabel

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Not one thing.

2. What do you **not like** about the proposal?

Long list (1) traffic is already problematic - this would exponentially grow the problem (2) environmental concerns for wildlife, air quality, sewage impact (3) Oakville's reputation is worldwide due to the Renaissance golf course. This development takes Oakville off the world map (4) ^{negative} economic impact of NO Canadian Open.
(5) TRAGIC CHOICE FOR LIVEABLE OAKVILLE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

The traffic study is NOT comprehensive
nor realistic.
Oakville will be at a loss of pride &
heritage with no added subdivision
there is little benefit to this
proposal for the general public.

Name: Mirjana Wheeler Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

This proposal obviously would add dollars to our tax base.


2. What do you **not like** about the proposal?

Glen Abbey GC is the heart of Oakville, it's drawing funds to develop this area it will increase congestion (traffic). I would think at least 1000 more vehicles in and out of the area, we are already over capacity in terms of traffic. This national gas space plus the

please turn over ▶

3. What additional information would you like to share with us about the proposal?

golf course "is" our healthy environment. What drawing
point or local point would I provide have to offer?
once this is all gone? We will become a non-descript
town with nothing special, just a bunch of Olympic
style high density residences to accommodate a
small sector of people (young couples with no kids &
younger empty nesters).

Name: REBECCA SCHORR Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

- don't like the idea of bulldozing an Oakville landmark
- Oakville is synonymous with Glen Abbey, therefore
- how can we even consider ruining what the town is
known for all over the world
traffic situation on Dowal is horrendous now, what

please turn over ▶

3. What additional information would you like to share with us about the proposal?

*will happen if this development goes ahead?
The schools in the Abbey are already at capacity, so
where will the children go?*

Name: MAGGIE SINGHIA

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

• Detailed Maps + diagrams with info of proposed redevelopments in Glen Abbey

2. What do you **not like** about the proposal?

- No clear answer to specific info on the types of townhouses (ie. attached, heights etc).
- Towns told First Nation's people were consulted and they were happy with geological environmental specifications in the red line footprint. Why was there an

3. What additional information would you like to share with us about the proposal?

- I am very concerned about the impact of additional traffic in area - and although construction will be phased in, we have years of building the area + roadways coming. → Ecological impact??

- Did not see any info on what City or Government ~~wants~~ propose for the 16 Mile Valley → what level of restoration, between upper + lower.

Name: Maurice Townsend Jaso Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- No development at the lower creek
- Some green space preserved

2. What do you **not like** about the proposal?

Traffic, traffic, traffic - There is no way that Dorval and surrounding roads can accommodate the amount of cars added by this subdivision. Add to that the development of Sun-What on Bronte road. The roads don't accommodate the traffic now. Yes some roads have plans to be expanded but not for ~~the~~ tens of years. Traffic around Oakville/Burlington is a nightmare already.

please turn over ▶



OAKVILLE

3. What additional information would you like to share with us about the proposal?

Also not happy about losing the history of Glen Abbey. It is a more expensive golf course but anyone can play there. It has a rich history that will be completely lost.

Name: Lestey Hugill

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

*through research that shows someone will provide a
more amount of money concerning over the natural environment*

2. What do you **not like** about the proposal?

*It will damage our natural environment. It goes against the
"livable Oakville" concept in that it utilizes good space that is not
zoned for residences. It will not help, our own duty to staying
concerned about it. It will negatively affect Oakville's economy since
there is space already zoned for development, this would take away
the revenues generated by the horse and tournaments.* please turn over ▶

3. What additional information would you like to share with us about the proposal?

We need wildlife. It must be part of our responsibility to protect it. I have seen the reduction of our environment erode steadily over the last 17 years.

The biggest impact was the condominium development between Doral Drive and the river. This too was built on golf course lands. It cut off the path for deer and other unique wildlife to get to food along the green belt.

A moral responsibility rarely makes us money. However throughout our brief history, Canadians have done the right thing rather than the 'profitable' thing. It makes us who we are.

How can you picture Augusta residents putting up with this?

Name: Peter Sharp

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I DO NOT WANT TO BE RUDE BUT I CAN NOT FIND ANYTHING POSITIVE ABOUT THIS PROPOSAL

2. What do you **not like** about the proposal?

I HAVE LIVED IN MY HOME FOR 32 YEARS AND HAVE ^{COMES} TO APPRECIATE WHAT GLEN ABBEY REPRESENTS TO US AS A CITY, IT BRINGS INTERNATIONAL ~~REGG~~ PEOPLE TO THE COMMUNITY BECAUSE OF THE COEN. IT IS A BEAUTIFUL LOCATION AND THE TOWN HAS DONE AN OUTSTANDING JOB ENFORCING

please turn over ▶



OAKVILLE

3. What additional information would you like to share with us about the proposal?

ENVIRONMENTAL STANDARDS WHICH ENHANCE THE COURSE AND THE COMMUNITY.

BOTTOM LINE THIS PROPOSAL IS ALL WRONG.

I NEVER THOUGHT I WOULD EVER HAVE TO DEFEND KEEPING THE POLE COURSE. I AM SO SAD THAT THIS DISCUSSION IS TAKING PLACE.

IT REALLY IS JUST ABOUT MONEY EARNED FROM A HOUSING DEVELOPMENT.

~~SAY~~ SORRY TO BE SO BLUNT
P.S. THE ENTIRE FABRIC OF THE COMMUNITY WILL CHANGE.

Name: CARNEY LOWE Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.



Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- The market
- Trails + green space.

2. What do you **not like** about the proposal? - ↑ traffic congestion Dorval Drive

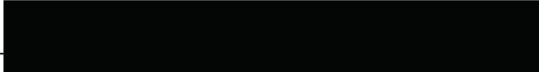
- Impact to high end homes paying high property taxes. These people will not recoup their investment. ↑ difficulty to sell
- Potential negative impact to existing schools. Abbey Lane Elementary is currently lowest rated in Oakville already. More students can't help this
- High density housing can attract a very different demographic which again can negatively impact housing values for existing residents. esp. if property taxes are not reduced for them. please turn over



OAKVILLE

3. What additional information would you like to share with us about the proposal?

They really haven't indicated their target demographic. Will these be high end "exclusive" housing units (which ~~or will #1~~ are consistent with the surrounding neighbourhood) or end up being low income, which can negatively impact property values of existing residents?

Name: Lorraine Krugel Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing - heavy traffic, crowded school

2. What do you **not like** about the proposal?

Heavier traffic, crowded schools, home values will decrease
It will bring in a lower income bracket which also decreases the value of home.
This historical value of the Abbey is essential to the character and value of the city. Oakville will become just like every other suburb in the GTA.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

I think it is very sad if this goes through that city council would put its residence in a position of losing a lifestyle and investments that they have placed in Oakville. From speaking to a city planner I feel the city will still gain from the original home owners as their taxes will not decrease. I do hope city councillors will consider who voted them in when making their decisions

Name: Debbi Visser

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

- TRAFFIC IS ALREADY A NIGHTMARE ON DOWNTOWN + UPPER MIDDLE
- CANADIAN OPEN IN OAKVILLE BRIDGES 7 to Economy each time we host it
- OAKVILLE ALREADY HAS ABOUT 6 GROWTH AREAS IDENTIFIED FOR PROVINCIAL REQUIREMENTS - WE DON'T NEED TO USE THIS SPACE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

continued from 2.:

- FAIRWAY HILLS RESIDENTS PROPERTY VALUES WILL BE SERIOUSLY LOWERED AND THEY HAVE LIKELY MORTGAGED HEAVILY FOR THESE HOMES → THEIR HOMES WILL MORE THAN LIKELY DROP IN VALUE - ASSUMING THEY SELL - THEN LOSE BIG ... WHILE AT THE SAME TIME WITH 2000 PROPOSED RESIDENTIAL UNITS ADDED TO OAKVILLE TAXBASE @ ROUGHLY \$3K PER YEAR -- TOWN STANDS TO GAIN \$16 MILLION ANNUALLY → SO TOWN SMILES WITH GREEN ANNUAL INCOME @ THE EXPENSE OF HARD WORKING OAKVILLEANS WHO MAY LOSE THEIR HOMES.
- THIS PROPOSAL IF IT GOES THROUGH IS A TRAGEDY AND WILL LOWER OAKVILLE AS A ONCE PROMINENT COMMUNITY IN ONTARIO

Name: STEVE MORRISON Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Pictures are pretty ---

2. What do you **not like** about the proposal?

IT is not accurate + does not reflect reality regarding traffic. Traffic is already bad and this will destroy the community!

The proposal does not consider impact that led people to move to Oakville i.e. getting out of the BIG CITY, so as to enjoy a community

3. What additional information would you like to share with us about the proposal?

The proposal should consider reality & actually have
statistics that are real, not abstract.

Dequille has grain and this proposal does not address
how infrastructure will be upgraded so people can maintain a
quality of life.

Proposal should identify time periods for duration of this project
& realistic ones.

Name: Rob Jackman

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Absolutely nothing!

2. What do you **not like** about the proposal?

WE DO NOT NEED AN ADDITIONAL 3200 RESIDENCES, NO NEW ROADS IN AN ALREADY OVER CONTESTED AREA.
THE GOLF COURSE IS IRREPLACABLE. WOULD THIS HAPPEN TO AUGUSTA? ST. ANDREWS? PEBBLE BEACH? ETC

3. What additional information would you like to share with us about the proposal?

I believe my comment on the other side of the street says it all.

I thought Clublinks ERCD was "PLAY MORE GOLF" NOT "BUILD MORE HOMES!"



Name: PAUL WEAGANT

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Attempt to address the urban impact on traffic, infrastructure and social/municipal consequences

2. What do you **not like** about the proposal?


further intensification and increased negative impact on traffic, considerable value decline of local real estate & ... really don't see the value for the community at large. (neighbourhood)

please turn over ▶

3. What additional information would you like to share with us about the proposal?

As a real estate agent (Oakville), I realize intensification is bound to happen & have been generally pleased with specific areas being targeted for growth. North of Dundas is all new areas. City should buy the lands back from Clublink, and support this the huge brand for the City.

Name: Mark STEIMAN

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

a) Materials have considered most of the key issues but Oakville does not need such a project

b) Park land along 16 Mile Creek

2. What do you **not like** about the proposal?

a) Number of large buildings. By my count from charts:

- 9 bldg with 9-12 stories

- 27 bldg with 4-8 stories

b) 3222 residential units is too many

c) the plans for the natural space are being used to justify a housing project. Feels hypocritical

please turn over ▶

3. What additional information would you like to share with us about the proposal?

OMB process is poor governance Town of Oriskany should work with provincial politicians to ensure broad perspective is considered that of a few OMB members

Name: Rob Stapleford Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Not much. It should be developed into a natural park, something like Bronte Provincial Park, or community park.

2. What do you **not like** about the proposal?

The traffic congestion. A 3,222 units development with 5-6000 cars, will make the area very congested. Why not a 1,200-1,500 unit development with detached dwellings only?

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: Dominic Mihalyi

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING!

NO MATTER WHAT QUESTIONS YOU ASK, they never give an answer, a straight answer.

2. What do you **not like** about the proposal?

THERE IS GOING TO BE SO MUCH TRAFFIC GRID LOCK.

THERE ARE ALSO SO MANY NEW HOMES NORTH OF DUNDAS, HOW IS OAKVILLE GOING TO COPE WITH all the new TRAFFIC AS IT IS.

WE ARE LOSING SO MUCH GREEN SPACE.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

NO ONE SEEMS TO CARE HOW IT WILL IMPACT ALL
THE PRESENT RESIDENCE OF GLEN ABBEY. THEY FORGET
ABOUT THE HERITAGE OF GLEN ABBEY GOLF COURSE.

COME ON PEOPLE OF GLEN ABBEY AND
OAKVILLE. GET OUT THERE AND HAVE YOUR SAY.

EVEN OUR OWN MAYOR IS NOT HERE FOR
THE INFORMATION SESSION ON JULY 19th

SAVE GLEN ABBEY

Name: SUSAN BERRY Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing.


2. What do you **not like** about the proposal?

- Traffic congestion
- density of proposal. Mostly Apartment unit
- Loss of world famous Golf course & cultural, heritage site
- No additional on/off Ramp to QEW
- loss and impact on wildlife & Risk to environment

3. What additional information would you like to share with us about the proposal?

- I am concerned that density will place service burdens on critical Town staff that maintain police, fire, ambulance service without consideration

Name: Paul Nardozzi

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING / ZERO / NICHT.

2. What do you **not like** about the proposal?


THIS IS A CRIME TO THE NATURAL LANDSCAPE AND HERITAGE OF OUR TOWN.
PRESERVE OUR GREENSPACE FOR TODAY AND GENERATIONS TO COME.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- RAVING OF OUR NATURAL ENVIRONMENT
 - CREATING ADDITIONAL TRAFFIC TO TOWN
 - LOSS OF HERITAGE IN OUR HISTORY IN CANADA
 - BURDEN OF MORE INFRASTRUCTURE AND SERVICES TO ALREADY MAXED OUT TOWN
 - DEVELOPMENT NORTH OF JUNDIS IS ALREADY TOO MUCH
 - LOSS OF NEARBY PROPERTY VALUE
 - GREED / PROFIT AND SHORT TERM OBJECTIVES OF CLUB LINK VS. LONG TERM INTERESTS OF TOWN AND HEALTHY ABBEY AREA.
- I COULD GO ON, ON, ON.

Name: DANA CORSEN

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Absolutely nothing !!

2. What do you **not like** about the proposal?

The whole town changes for the worst!
Traffic is going to be a nightmare. Clublinks traffic study is a gong show. OMB clearly doesn't care about residents living here.

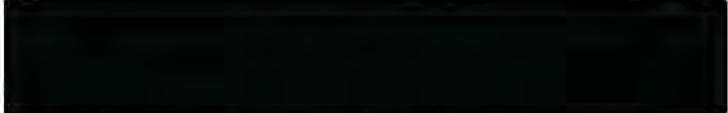
please turn over ▶

3. What additional information would you like to share with us about the proposal?

Town needs to stand up for the residents of Oakville. Clublink should be ashamed of themselves to want to develop this land! why? Money!! All they care about their studies on traffic & natural heritage etc is just a downright lie.

Development north of Dundas is enough

STOP THE GREED!! Save Glen Abbey

Name: Susan Daniels Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I DON'T LIKE ANYTHING ABOUT THE PROPOSAL

2. What do you **not like** about the proposal?

IT WILL DESTROY A BEAUTIFUL PROPERTY KNOWN AROUND THE WORLD

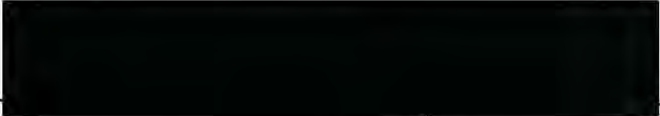
please turn over ▶

3. What additional information would you like to share with us about the proposal?

A LOT OF VISITORS COME TO PLAY AT GLEN ABBEY
PROBABLY A LOT OF THEM COME FROM OUT TOWN / BAAKI
PROVINCE / COUNTRY THEY BRING IN FUNDS
FOR THE LOCAL MERCHANTS

I HOPE YOU WILL NOT LET GREG DESTROY
GLEN ABBEY

Name: WILLIE CAMPOS

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

Traffic increase
Loss of green space, heritage
Poor air quality
Place for water to soak into earth
Recreation in Oakville?

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: A. Towe

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

ABSOLUTELY NOTHING

2. What do you **not like** about the proposal?

please turn over ▶

3. What additional information would you like to share with us about the proposal?

[Faint handwritten text on lined paper, mostly illegible]

Name: Paul Heenan

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING. THIS IS A SHAME TO BUILD ON THIS BEAUTIFUL PIECE OF LAND, A HERITAGE SITE. THE OWNER MUST BE A TRUMP ASSOCIATE. THERE IS NOTHING THAT CAN REPLACE THIS BEAUTIFUL GOLF COURSE

2. What do you **not like** about the proposal?

EVERYTHING. THE BUILDINGS ARE ALL CRAMMED TOGETHER. OVER 6000 PEOPLE WILL LIVE THERE AND THERE ARE GOING TO BE AT LEAST 6000 MORE CARS. IT'S NOT BY ENLARGING UPPER MIDDLE ROAD THAT YOU WILL SOLVE THE EXISTING SLOW TRAFFIC.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

ON FEBRUARY 17, AT SUPPER TIME, THE UPPER
MIDDLE RD WAS TOTALLY SHUT ON BOTH SIDES
POLICE CARS ARE FOR A LONG TIME. I COULD NOT
COME BACK HOME. I HEARD SOMEONE KILLED
HIMSELF. I HAD TO GO BACK TO TRAFENBARK
AND TAKE THE KREW TO GO HOME. OTHER CARS
COMING DOWN NYAGALLA HAD TO TURN AROUND
TOO AND COME HOME VIA DUNDAS AND 3RD AVE.
THIS IS WHEN I REALIZED, WE ARE HARD LOCKED
IN GREEN ABBEY. DO WE NEED MORE DEVELOPMENT
CERTAINLY NOT. DUNDAS IS OVERBUILT RIGHT NOW.
LOOK AT ABOVE DUNDAS ST. THERE ARE THOUSANDS OF NEW
PEOPLE LIVING THERE. TOO MANY RIGHT NOW FOR
THIS TOWN

Name: TERRI HECKMAN Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I DON'T LIKE THE PROPOSAL.

2. What do you **not like** about the proposal?

THIS GOLF CLUB IS WORLD RENOWNED &
PART OF OAKVILLE'S HISTORY OF GLEN ABBEY.
TRAFFIC CONCERNS FOR THE AREA.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: Dorothy DENISON

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing

2. What do you **not like** about the proposal?

Everything

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- Traffic, ecology consultants not engaging
- Cultural Her. large attributes NOT sufficiently addressed
- Development not consistent with:
 - a) locable suitable
 - b) urban structure
- Economic impact supports this property by maintaining current zoning? golf course w/ addition of hotel

Name: Jennifer Giblin's Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing, I am against any development on this site

2. What do you **not like** about the proposal?

The 50 beds from the top of bank along the 16 wide creek is only 10-15 meters. It should be substantially more is 30-50 meters minimum.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: SLONG Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I like the idea of Oakville developing.
I like the central park idea and creating more businesses.

2. What do you **not like** about the proposal?

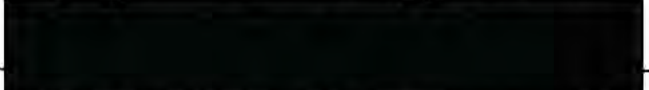
I wish it were a little more conservative.
I wish there were fewer units.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

I'm all for the idea of developing Oakville and making use of Golf course. However I do think that the plan could have been better if less units were created. Oakville's motto is to be the most livable town in the country, however I do think that traffic is already an issue and this plan along with the continuous development of condos in other areas will magnify the problem. The ~~business~~ businesses and higher population will increase profit revenue but will take a toll on the residents. If you care about developing Oakville then go for it! If you ~~care~~ care about the people who already live here then **Don't!**

Name: Marco J. Aurier

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.



Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Almost nothing. It is a good thing that they will keep some of the green space, at least.

2. What do you **not like** about the proposal?

I do not like the fact that this project will increase traffic in areas that are problematic already, while it does not propose any infrastructural improvements. I am further concerned which local schools will have to accommodate the influx of students.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

The proposal looked like a good marketing presentation, but failed to convince me that the realization of this project will have any beneficial impact on the people who live in Glen Abbey, not to mention the eco-system. It will most certainly make Oakville less "liveable".

Name: Stefana Gargova

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing - density too great

2. What do you **not like** about the proposal?

Density - too high!

We appreciate the green space present so of course how

Too much traffic generated - ^{attract}

Will Oakville remain - "Canada's most livable town"

Will schools be overloaded?

Height of multi-dwelling buildings too high please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

By Destroying the Home of our community some people will get rich!!


2. What do you **not like** about the proposal?

No diversity
In Europe they supply various materials to show variety now its another

3. What additional information would you like to share with us about the proposal?

TRAFFIC ACCIDENTS WILL BE ON
THE RISE AND ON YOUR
CONCERNED

Name: Dr. Horton

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

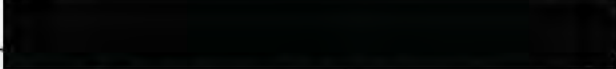
NOTHING!

2. What do you **not like** about the proposal?

I DO NOT BELIEVE THEIR TRAFFIC OR ENVIRONMENTAL IMPACT STUDIES ARE REALISTIC.
I THINK IT WILL BE A GREAT TRAGEDY TO LOSE THIS BEAUTIFUL GREEN SPACE.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: JAMES STOBIE Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- THIS DEVELOPMENT APPLICATION WOULD BE A DISASTER FOR THE TOWN OF OAKVILLE.

2. What do you **not like** about the proposal?

- TRAFFIC PLANNING IS NOT SUSTAINABLE OR REALISTIC
- DEVELOPMENT DENSITY WAS NOT INCLUDED IN LIVEABLE OAKVILLE PLAN.
- ECONOMIC IMPACT STUDY CONFIRMS MONETARY LOSS FOR OAKVILLE.


please turn over ▶

3. What additional information would you like to share with us about the proposal?

- I AM ABSOLUTELY OPPOSED TO THIS DEVELOPMENT APPLICATION.

- THE CONSOLE SHOULD BE DESIGNATED A HISTORIC SITE.

Name: ROBERT THOMPSON

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING!

2. What do you **not like** about the proposal?

PUBLIC INTERES IS NOT BEING SERVED.
\$\$\$ TRAFFIC LIABILITY HISTORY ALL AT THE WHIM OF THE DEVELOPER AND OMB.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

IF TOWN COUNCIL IS REALLY WORKING FOR THE PUBLIC INTEREST THIS IS A NO GO.

DECISION WILL SPEAK VOLUMES ABOUT TOWN'S INTENT.

Name: MIKE CAMPAGNA

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING! I completely oppose the Club Link Glen Abbey Redevelopment proposal.

2. What do you **not like** about the proposal?

Putting so many new homes in this very established community will have a significant and negative impact on the neighbourhood & the town! There is already tremendous growth north of Dundas St that has created a lot of traffic in the town of Oakville. It was planned for with careful ..

please turn over ▶

3. What additional information would you like to share with us about the proposal?

... planning over a long period of time. Infrastructure was built in preparation for that planned growth. This new proposal will put undue strain on a well established neighbourhood that is not prepared to handle the influx of people, vehicles, homes, water treatment, transit etc!

Glen Abbey ^{golf course} is world famous. It put Oakville on the map. It is a significant piece of land with great history and affection to the people of Oakville.

Construction on this scale will be massively disruptive to the surrounding communities. The club link plans are not final (always able to change plans once they begin) and traffic estimations are low - based on my study of the C.L. Proposal. We cannot afford to lose this important greenspace!

Name: Hazel Peel Email: hazelpeel@yahoo.com

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

opening park congruently with existing park lands.

2. What do you **not like** about the proposal?

there is no overall discussion of how housing density of this kind will impact transport mobility in the greater Oakville area. I believe the existing traffic assessment is grossly inadequate & doesn't factor in the wide transit →

please turn over ▶

3. What additional information would you like to share with us about the proposal?

bottle necks. Oakville, like Chicago^{in Lake Ontario} + all cities in the Greater Hamilton Area for that matter, are unconditionally restrained due to the great lakes.

The QEW for all purposes is the single major through route for the larger geographic + also trans Canada (towards Niagara) transit. The 401 is not an economically feasible alternative for the community or larger economic base. Lack of creek crossings at Bronte + 16 mile are also constraints on transit bottlenecks.

This study doesn't account for growing development (high density) above Dundas st. The only QEW access is 3rd line, Doyal + Trafalgar. 3rd line + Trafalgar gridlock needs to be included. Inadequate infrastructure to address the surge in traffic will be egregious + make life much poorer in Oakville.

Name: Sheila Keay Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing, it is all about money for some greedy people.

2. What do you **not like** about the proposal?

They even have no bike lanes on their plan, means bad planning.
This area should stay green and it seems like about 80% of people who live in Oakville against any development at Glen Abbey. So this plan even

please turn over ▶

3. What additional information would you like to share with us about the proposal?

against democracy.

Name: Sergei Simichev

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

EVERYTHING


WE do not need such intensive development in the heart of Oakville. our quality of living is quickly being destroyed with congested traffic - air pollution and general over crowding.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

The people/voters of Oakville need to be listened to in what the majority of people do not want anymore development in the heart of Oakville.

Name: MURIEL UFE -

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- PARKLAND AND TRAIL SYSTEM LOOK GREAT.
- MULTI TYPE HOUSING IS A GOOD IDEA.

2. What do you **not like** about the proposal?

- DENSITY IS WAY TOO HIGH.
- HIGH RISE BUILDINGS DO NOT SUIT THE AREA.
- TRAFFIC WILL BE A PROBLEM AT PEAK TIMES

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: KRESO PEHAL Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- attraction to environment

- commitment to include greenspace + community space

thanks for the opportunity to see plans + offer input

2. What do you **not like** about the proposal?

- too many proposed units - too dense - too many people!!

- traffic will be crazy - Dorval + Upper Middle cannot accommodate

- this ↓ desirability of neighbourhood + the value of my home!
please turn over ▸

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING.
- TOO HIGH DENSITY
- POOR TRAFFIC CONSIDERATIONS AT A MACRO LEVEL
- LOSS OF A HERITAGE

2. What do you **not like** about the proposal?

Glen Abbey is a NATIONAL Icon

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

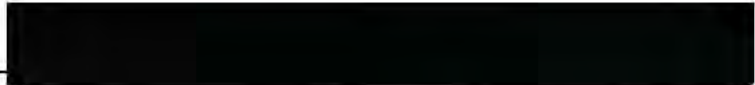
TRAFFIC PLAN IS UNREALISTIC
TRAFFIC LIGHTS MISSING FROM ASSUMPTION
AS IS EMERGENCY DETOUR ISSUES IF AEW
CLOGGED, FIRE TRUCKS NEED ACCESS ETC
FAR TOO HIGH DENSITY
TRAFFIC CONGESTION & CONSTRUCTION CONGESTION FOR YEARS

please turn over

3. What additional information would you like to share with us about the proposal?

NOT PLANNED FOR
NOT NEEDED
NOT WANTED.

DRIVEN BY ONE COMPANY'S BLEED

Name: NEIL HUDDLESTONE Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

I don't like the proposal at all. One of the main reasons I moved to the Glen Abbey Area, was because of the Golf Course, which is world renowned.

2. What do you **not like** about the proposal?


- One main road to enter and exit.
- Higher volume of traffic on Dorval Drive.
- The removal of large trees to be replaced by saplings.
- Too many mid-rise apartments.
- Too condensed housing / Endangered wildlife

3. What additional information would you like to share with us about the proposal?

I liked the idea of Oakville having a small town feel. I now believe it will simply turn into another Mississauga, with high volume traffic.

The Town of Oakville as we know it will be changed forever if this proposal goes through, and it's heartbreaking!

Name: Tina Dauria

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal? *nothing*

2. What do you **not like** about the proposal?

- General comment is that the proposal is excessive and does not fit with character of the surrounding neighbourhoods.
- no schools planned for ~~the~~ in the proposal. Does Clublink expect local schools to absorb the additional students?
- Dorval Rd will not be able to handle the additional traffic. →

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- Proposal minimizes this issue and claims delays will be either unchanged or only moderately higher. (I disagree)
- Proposal does not address impact of the actual construction on local residents.
- traffic on Upper middle will be negatively affected. This will have a ripple affect on other nearby roads.
- not sure why this development is needed now if Oakville is already meeting its growth targets without it.

Name: PAUL NURMI

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing. This is too dense for Oakville
and take away the unique appeal of this town.

2. What do you **not like** about the proposal?

Density of housing impact on traffic and safety
(artery S→N leading to hospital), impact on
surrounding schools (how many more portables for
how long) and impact on my tax dollars just
for Oshbrink's sake. I.O.W. my quality of life at stake

please turn over ▸

3. What additional information would you like to share with us about the proposal?

Tons. will email.

There are alot of inaccuracies in the proposal
e.g. - assumption on number of additional cars
- representation of surrounding existing
housing
etc etc.

Name: iris van Pelt Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Don't like it at all.

2. What do you **not like** about the proposal?

- Looks out of character of Oakville, Disturbance to people*
- Traffic implications during construction and long term are hazardous. Don't want Wood Mills are already have too busy.*
- This will make Oakville/Glen Abbey Area "least livable". Against the long term strategy, value of "Most Livable Town"*

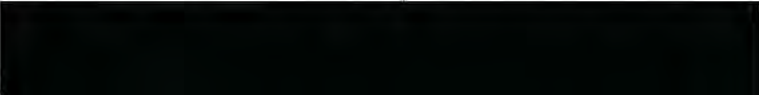
please turn over ▶

Just more questions - - -

3. What additional information would you like to share with us about the proposal?

- Impact on safety / corridor traffic from south Oakville to New Hospital at work?
- No need for identified for schooling communities here?
- Economic study showed negative impact. Why should all of Oakville plan to make one company rich?
- Why should Oakville allow to change from space as being as current long term plan has not been executed?
- Great Alton's impact on the "collective" heritage of Oakville & bigger than any already classified heritage building area.
- Why eliminate what put Oakville on the Global map?
- Why eliminate what makes Oakville a "premium" community?

Name: L. Green

Email: 

Public Input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing — This development in any form should not take place.

2. What do you **not like** about the proposal?

This would be the destruction of an Oakville icon — something that helps to make Oakville such a beautiful and appealing place to live.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- looks like includes many aspects of the impact and how it would "look" (i.e. "the vision")
...but why?!


2. What do you **not like** about the proposal?

- back to the beginning... why? What is the objective / problem? I presume pressure purely financial (is Club not getting enough revenue from the GA site?)
- all very professional, scientific / factual... but does not consider history, culture, atmosphere (even image) of Oakville as a Town and community. Again, is it always about the money \$\$\$? please turn over ▶

3. What additional information would you like to share with us about the proposal?

- really disappointed at the inclusion of any high rise appts (even the mid rise 4-8 stories is pushing it). These should be highly disputed.
- when I moved to Calverton 22 years ago, it had a great reputation for protecting green space and providing awesome gathering facilities. Already, other clubs have been shut down but Old Mobley? It is a historical "institution" and the Councils open a world class event.
- Don't the massive development north of Hwy 5 / Dundas enough extra housing and environmental destruction for many decades? How can we tolerate builders and money being the driving force for the development of our future (and our future generations)?
- G.P.A. s/b designated historic site, not eligible for development.

Name: Ron Bell

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Frankly, it's hard to like anything about the proposal, when a parcel of open greenspace is about to be gobbled up by a developer.

It is so frustrating to know that Clublink could take all of us to the OMB, but it's worth every penny for the Town and Council to prevent this greedy proposal.

2. What do you **not like** about the proposal?

Who would have ever thought that this golf course property would be anything other than open greenspace (even tho probably graded). This proposal will impact over 500 acres within our town. Trees and habitat will be destroyed in order to level the land and infill with homes. This property was never designated as a "Place to Grow" by Oakville's Official Plan.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

The municipality should have the right to uphold their Official Plan which represents the decision of Council who represent Oakville citizens.

This is NOT a NIMBY issue. Citizens from all over Oakville share the pride of this prestigious golf course, especially when the Club Open comes to Town. Our community volunteers at this event and embraces the "golfer invasion".

(not a flooded park)

The floodplain should remain a floodplain and the tablelands help to mitigate intense storm rainfall. Not even a platinum stormwater plan, can deal with the precipitation. Green-infrastructure, like the golf course, is the best solution. This is the wrong proposal in the wrong place.

Name: Karen Brock

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Frankly, not much.

2. What do you **not like** about the proposal?

High density - this does nothing to improve the quality of life for current + future residents. Unlike the aspirational images of what the concept could be like, anyone who has lived in Oakville for any length of time & watched a subdivision come to life from plan know that the concept & the end result is drastically

3. What additional information would you like to share with us about the proposal?

different. I am very concerned about the volume of increased traffic on already crowded streets.

→ Also, 'Sea Abbey' has always been a draw/a reason for people to come to Oakville, whether they golf or not - considering how downtown Oakville appears to be a ghost of its former self - do we want to lose another landmark?

NO THANK YOU!

Name: Laurie Provost

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

- nothing, I think its disgusting that the proposal has made it this far.

2. What do you **not like** about the proposal?

It destroys one of the best jewels of Oakville. Natural space within a beautiful town. Oakville doesn't need more houses. The history is worth preserving - not just for the Canadian name of golf in Oakville but people that hold Glen Abbey in their hearts like myself. I got married there and it breaks my heart to think it might be lost.

P/s Save Glen Abbey!!

please turn over ▶



3. What additional information would you like to share with us about the proposal?

it's sad!!

It doesn't preserve or honor Glen Abbey
Glen Abbey golf course defines the area, whether you golf or
not, it is imbedded in Oakville's heritage and it would be a
disgrace to let it go.

What's left after Glen Abbey to make Oakville, Oakville. I have
lived in this town my whole life and so proud.

Everyone employed by the town, elected by people of Oakville should
be doing everything in their power to protect Glen Abbey

Name: Jennifer Kennedy

Email:



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Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing

2. What do you **not like** about the proposal?

- high ~~class~~ density population

- loss of green space

- increased liability to the town

- higher maintenance & infrastructure cost to town


- greed of private individuals within clublink org

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- Why is OMB pressuring town with tighter timeline to complete review?
- What are our ~~own~~ counsellors doing to stop this?
- Why are Oakville growth targets not being challenged by Town Council?
- Who is going to stop Clubhink? Are they a golf club association or a land/real estate developer?
- How is liability + risk assessed for land that is re-developed - absorbed by Town considered?
- Does the history of Glen Abbey + the Open count at all?
- Will that green space remained undeveloped in 10 years, 20 yrs?

Name: Norm Summers

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing.

2. What do you **not like** about the proposal?

*→ club has purchased a golf course but a trust it had designed for development. I am sure if I wanted to convert my house to abar the town would have some exceptions.
→ this should not be allowed to happen.*

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- what is the cost to the town to maintain the green space after the proposed sale.

- what happens with erosion in the valley, who is responsible

→ We are losing our green space. Even though it is a Golf Course, it is still non developed green space.

→ I attended the open at Glen Abbey as a child, we are losing yet another attraction that designates Oakville as a distinctive & different.

→ Can Home Depot decide they want to put houses on their location if they decide they can make a good build? → what is the difference

→ What is the rush w/ condoning the study. It seems to me that the process is being rushed to not allow proper study.

Name: Mal Summers

Email: [REDACTED]

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Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing

2. What do you **not like** about the proposal?


I have seen what happened to Thorncliffe Park and St. James Town. They all started looking impressive like your proposal. Now I wouldn't go to either at night. Glen Abbey C.C. differentiates Oakville from Mississauga and Burlington. Love it and you have one more concrete community.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Your ratings for the 3 new intersections don't make sense. Donald is already extremely busy. Add about 5,000 cars and you will have huge backups every which way.

Name: M. G. Yanon

Email: 

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Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

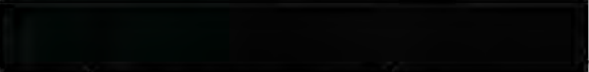
They are giving some land for recreational use.
But this far outweighs the negatives.

2. What do you **not like** about the proposal?

Cars into the new site will increase the traffic which is always slow at rush hours. The proposal for a stop sign on Norval at one of the entrances is downright dangerous. Glen Abbey brings instant recognition to Oakville around the world. It brings money to businesses, employment like all the high rises? Just look at the condos north of Dundas.

3. What additional information would you like to share with us about the proposal?

People originally bought in Glen Abbey as the golf course was the centre of the development. It is a beautiful piece of land, home to nature and a source of revenue for locals. There are such little pieces of beauty left in Ontario. Why doesn't the town buy it and let all people use it if the golf course is going to be developed for housing, esp. high rises. We'll look up and see those all around us.

Name: Ilfaner Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING - NOT NECESSARY FOR THE GOOD OF THE OAKVILLE COMMUNITY!

2. What do you **not like** about the proposal?

- TOO MANY UNITS (DOORS)
- SIGNIFICANT TRAFFIC IMPACT
- LOSS OF ANOTHER GREEN SPACE
- JUST DEVELOPER GREED

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

Not a good idea! They should just leave Glen Abbey golf course alone. Build somewhere else. Glen Abbey golf course is a part of Oakville's heritage. Just money, hungry. ~~This~~ It's disrespectful to Oakville. There's a lot of history in Glen Abbey Golf course.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: Andrew Lupton

Email:



Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING - SHOULD BE A HERITAGE SITE

2. What do you **not like** about the proposal?

EVERYTHING

please turn over ▶

3. What additional information would you like to share with us about the proposal?

SHOULD BE A HERITAGE SITE

Name: Bill Miller Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.


Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING - I BELIEVE THIS PROPERTY SHOULD REMAIN AS PRIVATE OPEN SPACE AS PER THE OFFICIAL PLAN OF OAKVILLE
- THE PROPERTY SHOULD NOT BE DEVELOPED
- IT IS A CULTURAL AND EDUCATIONAL JEWEL OF OAKVILLE
- TOO MUCH DEVELOPMENT FOR AN AREA TOO MUCH ADDITIONAL

2. What do you **not like** about the proposal?

TRAFFIC (700 cars!?)
- 155 GREEN SPACES PROVIDES A HEALTHY ENVIRONMENT TO RESIDENTS ~~AND~~ EVEN THOSE WHO ONLY DRIVE BY
IT SHOULD REMAIN AS A NATURAL ASSET OF OAKVILLE FOR OAKVILLE
please turn over 

3. What additional information would you like to share with us about the proposal?

Name: C. Johnston Email: [REDACTED]

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Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING!

2. What do you **not like** about the proposal?

IT COMPLETELY CHANGES THE NATURE OF LIVABILITY OF OAKVILLE. TRAFFIC IN THE GLEN ABBEY + OAKVILLE TOWN CENTER + UPPER MIDDLE AREAS WILL BE ATROCIOUS!

please turn over ▶

3. What additional information would you like to share with us about the proposal?

GRAN ABBEY IS A SPACIOUS + CALMING GREEN SPACE
IN THE MIDDLE OF THE OAKVILLE COMMUNITY THAT
TRULY MAKES IT A SPECIAL + UNIQUE PLACE TO LIVE
FOR ALL IN THE COMMUNITY

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

~~Very little unfortunately.~~ Concrete jungle is my first impression

A total tragedy. It makes me feel ill. I'm a realtor and I still feel ill. Shame on you Oakville. Pure breed

2. What do you **not like** about the proposal?

Concrete jungle. Absolutely no sense of neighborhood. High density → TRAFFIC - Omg!!!
Way too much high density - finally - extensive traffic studies were performed. The display board tonight didn't even accurately show all of the stop lights. A mistake - doubt it!

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Handwritten response area consisting of multiple horizontal lines. A large, sweeping handwritten mark, possibly a signature or a large 'X', is drawn across the lines, starting from the bottom left and curving upwards towards the right.

Name: Daphne Feill Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING.

~~IT GOES AGAINST WHAT THE RESIDENTS WANT AND WHAT THE OFFICIAL PLAN DICTATES.~~

2. What do you **not like** about the proposal?

- NOT WANTED BY RESIDENTS.


- NO AFFORDABLE HOUSING COMPONENT.

- CONTRARY TO THE OFFICIAL PLAN.

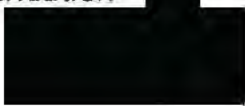
please turn over ▸

3. What additional information would you like to share with us about the proposal?

DENY THE APPLICATION
AND FIGHT IT AT
ALL COSTS.

Name: C. Kowalczyk Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.



Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING AT ALL!!

2. What do you **not like** about the proposal?

THIS IS A MASSIVE UNDERTAKING WHICH WILL ALTER THE SURROUNDING COMMUNITY COMMUNITY IN A VERY NEGATIVE WAY. GLEN ABBEY HAS BEEN A PART OF OAKVILLE FOR MANY YEARS AND IT WOULD BE A GREAT LOSS INDEED. WE HAVE LIVED IN OAKVILLE FOR ALMOST 30 YEARS AND I HAVE ENJOYED BRINGING MY SON TO WATCH WORLD CLASS GOLF ON A GOLF COURSE DESIGNED AND BUILT BY A LEGEND, JACK NICKLAUS!

please turn over ▶

3. What additional information would you like to share with us about the proposal?

APART FROM THE CULTURAL HERITAGE THAT PERTAINS TO GREEN ABBEY I SEE MAJOR PROBLEMS WITH TRAFFIC EMANATING FROM THIS PROPOSAL. AT PRESENT, WE EXPERIENCE GREAT DIFFICULTY MAKING A RIGHT TURN ON UPPER MIDDLE IN MORNINGS AND AFTERNOONS. ALSO, ATTEMPTING A LEFT TURN ON NAYAGAWA (OFF UPPER MIDDLE) IS DIFFICULT AT CERTAIN TIMES. CLUB LINK'S TRAFFIC CONSULTANT TELLS ME ALL WILL BE WELL BY ADDING AN ADDITIONAL LEFT TURN LANE AND WIDENING THE LANES TO THREE, EAST & WEST. IF YOU TAKE 3200 UNITS AT 1.5 VEHICLES PER UNIT THE RESULT IS 4800 VEHICLES. USING ONLY 25%. THIS WILL RESULT IN AN ADDITIONAL 1200 VEHICLES USING THE ROADS AT CERTAIN TIMES. IF, AS I BELIEVE, THIS WILL RESULT IN TRAFFIC CHAOS, THIS COULD VERY EASILY IMPEDE EMERGENCY VEHICLES AS THEY TRY TO ACCESS THE PROPOSAL AREA, AND THE SURROUNDING COMMUNITY.

Name: ROBERT WHITE

Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

Nothing!

2. What do you **not like** about the proposal?

① IF COMPLETELY DESTROY THE NEIGHBOURHOOD
& WHAT MAKES OAKVILLE TRULY UNIQUE.
② TRAFFIC WILL BE A NIGHTMARE.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

① WHY IS THE MAYOR TONIGHT? WHY ARE
THE COUNCILLORS. IT'S TIME FOR THE ELECTED
OFFICIALS AND ACT IN THE BEST INTEREST OF THE
CONSTITUENTS WHO ELECTED THEM. DO THE RIGHT
THING & VOTE "NO" FOR THIS PROPOSAL
& FORCE THE PROVINCIAL GOVERNMENT
PERSUADE
TO STOP THE OMB FROM MAKING FOOLISHLY
REVERSING ANY "NO" VOTE.

IT'S SAID TO THINK THAT THIS PROPOSAL WOULD
HAVE NO CHANCE BUT FOR THE INCONSIDERATE MISUSE
OF POWER THAT CAN BE EXECUTED BY NON-ELECTED OMB OFFICIALS.

Name: TERRY DANIELS Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING!

2. What do you **not like** about the proposal?

IT COMPLETELY CHANGES THE NATURE & LIVABILITY OF GLEN ABBEY + ALL OF OAKVILLE FOR THE WORSE. TRAFFIC PLANNING PROJECTIONS ARE COMPLETELY RIDICULOUS. ADDING THIS MANY RESIDENCES WITHOUT A SIGNIFICANT EXPANSION OF ROADWAYS IS COMPLETELY RIDICULOUS - TRAFFIC VOLUMES WILL BE ATROCIOUS

please turn over ▶

3. What additional information would you like to share with us about the proposal?

- ① GLAN ABBAY GOLF COURSE IS A SPACIOUS & CALMING GREEN SPACE IN THE MIDDLE OF OAKVILLE THAT TERRY MAKES IT A SPECIAL PLACE TO LIVE FOR ALL IN THE COMMUNITY
- ② ADDING THIS LEVEL OF DENSIFICATION INTO A ^{PREVIOUSLY} WELL PLANNED COMMUNITY WILL BE A NIGHTMARE, AND DESTROY WHAT IS TERRY A UNIQUE PLACE TO LIVE.
- ③ CARBLINK'S SUGGESTION THAT THEY ARE "DRAINING" THE RAVINE LANDS IS ABSURD - THE RAVINE IS A FLOOD PLAIN THAT COULD NEVER BE DEVELOPED ANYWAYS.
- ④ THE TOWN'S OFFICIAL GROWTH PLAN MEETS THE PROVINCE'S GUIDELINES - WHY CAN GREEDY DEVELOPERS CONTINUE TO FORCE ADDITIONAL DEVELOPMENT IN NEW-PLANNED AREAS FOR THEIR OWN BENEFITS AT THE EXPENSE OF THE TAX-PAYING COMMUNITY!

Name: TERRY DANIELS Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

NOTHING

2. What do you **not like** about the proposal?

The whole proposal is about greed. We do not have a housing shortage in Oakville so there is no need to turn all of that green space into housing + retail. The surrounding infrastructure cannot handle the amount of people in that area no matter what study proves that it can.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

When my parents moved to Oakville 20 years ago they were so excited to be living in the same town as Glen Abbey Golf Course. I now live down the street and the whole development was planned with the golf course as the star and focal point. Oakville is known because of the golf course, don't let it be known as the town that got rid of all their golf courses. It's part of Oakville's heritage, and has been the site of historical sporting events.

Name: CAROLYN SCHERKUS

Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

GLEN ABBEY GOLF COURSE IS PART OF THE GLEN ABBEY COMMUNITY AND ADDS PRESTIGE AND VALUE TO OUR COMMUNITY. IT WOULD BE A SHAME TO GET RID OF ANOTHER OAKVILLE GOLF COURSE AND A SYMBOL OF OUR COMMUNITY, ALL FOR THE SAKE OF CLEANING MORE THINGS INTO A SMALL AREA.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

2. What do you **not like** about the proposal?

DON'T BELIEVE THE PROJECTED TRAFFIC VOLUMES ON DOLVAL BRIDGE ROAD. THERE IS AN ANNUAL 5000 CARS PER OVER 3000 UNITS - MOSTLY YOUNG AND WORKING, AND THEY WILL BE EXITING ON DENVER BRIDGE ROAD FROM THE TRAFFIC STATION.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: _____ Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal?

As a resident of OAKVILLE, nothing about the proposal affects me.


2. What do you **not like** about the proposal?

Very concerned with the process that the plan recommendation & town council public meeting all coincides on the same day approval is decided. Sept 26 How will council have time to weigh feedback of the public presented on the same day without time to reflect.

please turn over ▶

3. What additional information would you like to share with us about the proposal?

I think the area is not a part of the liveable OAKVILLE population plan. The property is not zoned for residential use. The property appears to have Heritage characteristics and it is an iconic property not only in OAKVILLE, in ON but the world that OAKVILLE & Canadians can be proud of. It's disturbing that town council would even consider allowing this application. My fear is this is all smoke & mirrors & the public interest and feedback is not taken into account only exacerbated by the non-attendance from anyone from Town Council.

Name:  Email: _____

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

1. What do you **like** about the proposal? |

- NOT A SINGLE THING!

2. What do you **not like** about the proposal?

- INCREASED TRAFFIC

- REAL ESTATE VALUES

- RUINING A CANADIAN ICON

- DENSE POPULATION

- OUTSIDE OF OAKVILLE'S OFFICIAL

GROWTH PLAN


- CHANGING OAKVILLE FROM THE BEST PLACE TO LIVE

- BULLYING FROM GREEDY DEVELOPER

- ENVIRONMENTAL DEVASTATION

3. What additional information would you like to share with us about the proposal?

- This will add significant traffic to an area that can't handle more trucks, cars etc
- ENVIRONMENTAL IMPACT IS FRIGHTENING! WHEN ITS GONE, ITS GONE.
- This goes against everything that Oakville is recognized for.
- NOTHING IN IT FOR OAKVILLE RESIDENTS, ITS ALL FOR THE DEVELOPER.
- WOULD BE VERY DISAPPOINTING IF APPROVED BY OAKVILLE COUNCIL.

Name: Erik Andersen Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

[REDACTED]

From: Jana Schilder [REDACTED]
Sent: Friday, July 21, 2017 1:54 PM
To: Charles McConnell; Town Clerk; Mayor Rob Burton
Subject: PROPOSED RE-DEVELOPMENT, GLENN ABBEY: 2 huge problems

Sir/Madam:

I would like to go on the record as being opposed to the redevelopment of Glenn Abbey Golf Course on these grounds:

- 1) The golf club is a flood plain! We are undergoing global climate change. The weather we used to have in the past will not be the weather we will have in future. This valley will be the first to flood. Putting in high density housing here is folly—and could be potentially disastrous.

As a counter-point, there are parts of Milton on a flood plain as well. Four years ago, we advised a law firm client to NOT lease office space on the flood plain and pick another location instead. In addition to the disruption to legal work, law firms are required to keep client files for many years.

When it floods (not if), it will be a CRISIS.

Taxes will go up, to pay for cleanup and rebuilding. Federal and provincial money will get caught up in snafus.

- 2) Because of the valley, there are limited access points (Dorval Drive and the north service entrance). This will create a problem like Liberty Village in Toronto, where 15,000 people now live and the traffic is ridiculous. It is grid-locked by railway tracks, to boot. And there is a huge crisis in public transit. Not enough streetcars to take people to and from work, no parking, etc. etc.

I have no vested interest in preserving the real estate values of Fairway Hills. I don't know a soul there. I go there once a year to look at the Christmas lights on Christmas Eve, which is a fundraiser for the Food Bank, I believe.

Sincerely,
...jana



Smaller firm focus. Big firm experience.

Jana Schilder, Co-Founder
The Legal A Team
[REDACTED] Goldhawk Trail
Oakville, ON Canada L6M
3Y5

[REDACTED]

From: Karin Arnold [REDACTED]
Sent: Friday, July 21, 2017 11:54 AM
To: Town Clerk
Subject: Keep Glen Abbey Golf Course

Hi my name is Karin Arnold I've been leaving in Oakville for almost 9 years at River Oaks area.

I please beg you to keep the Glen Abbey golf course it is part of our green space in Oakville where my husband plays golf I run and bike all mornings over it on upper middle bridge and I feel the fresh air and the beautiful view it gives me while doing my work out.

More house, apartments will not provide that. Oakville needs to stay as it is.....we don't more houses, traffic or people. Please one of the reasons why we move to Oakville are the gorgeous green spaces, small population, etc....we live in a community that is like our family....that feeling is tarting to fade with how Oakville is growing

Please....KEEP GLEN ABBEY GOLF COURSE....no apartments, buildings and houses.....please stop developing!!!!

This is impacting us and our future families...

Thank you for your time

Sincerely,

Karin Arnold and family

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Friday, July 21, 2017 7:39 PM
To: Town Clerk
Subject: GLen Abbey

When I was moving to Oakville 20 years ago the thing that most people knew about the town was that it hosted the Canadian Open at the Glen Abbey Golf Course. This golf course continues to be known across Canada, indeed it is part of the identity of Oakville. It is one of the things that makes our city different from every other town in the GTA.

There have been thousands of homes, apartments and condos built every year since I have moved here, particularly in the northern part of Oakville. We should not fill in every green space with even more residences and in particular it would be such a pity to lose Glen Abbey, an important part of our identity. Please don't let this development happen!

Please notify me about any decisions of the Town of Oakville on the proposed official plan amendment; zoning by-law amendment and the proposed plan of subdivision.

Thank you
Susan Gower.

Sent from my iPhone

[REDACTED]

From: Al Wilmot [REDACTED]
Sent: Saturday, July 22, 2017 6:05 PM
To: Town Clerk
Subject: Glen Abbey Development - Sept 26th Meeting
Attachments: Al Wilmot.vcf

While I am not totally familiar with the project, is it too late to be considered as a participate at the final OMB hearing? Will the Provincial plans to restructure the OMB Hearing process affect this project? I.e. Give the Town more say in their own planning. Will the Town have any in-camera sessions that affect entire project before the public input has been provided, similar to Saw-whet project at the OMB hearing. I.e. This will not only affect by provincial voting but my Town intentions for 2018!!!

Since the Saw-whet project has been approved by the OMB, will the developer still have to satisfied all the unresolved issues as agreed between the parties. I.e. MTO approval for off/on loading onto the QEW-403 east and west bound. Also, has the Town/Region looked at Traffic flows North/south bound on Bronte onto Wycroft and Speers to gain access to the GO Train station combined with the traffic flows for the QEW.

Al

[REDACTED]

From: Sergio Castellanos [REDACTED]
Sent: Saturday, July 22, 2017 1:35 AM
To: Town Clerk
Cc: Amanda Brown; Tori Brown; Derek Brown
Subject: Please stop the Glen Abbey Development.

Hello,

My name is Sergio Castellanos and I am a former immigrant that made Oakville my home 18 years ago.

Oakville has been my one and only place of choice to live and that is where I reside in order to raise my family in the best place on earth (in my opinion)

My dad moved to Canada 21 years ago and as soon as we arrived to the country to follow my father's dream, he moved from Toronto to Oakville. This was due since my father believed that it was an ideal place to raise his family.

I followed my father's steps and decided to stay in Oakville along with my beautiful wife (raised in Oakville for 30 years) and my only son so we continue enjoying the benefits of being from here.

It is with a sense of pride that my son was born in Oakville and his Canadian passport shows this! While his mother was born in Ottawa and I was born in Mexico. It is our son that exemplifies our love to this country and especially to our town.

When someone abroad asks me where do we live, it is incredible to know that if I say: Oakville, where the Canadian Open is hosted fairly often" people right away recognizes the area.

My parents and in laws live in Glen Abbey, my wife and I met and graduated from high school from St. Ignatius of Loyola. We got married at Saint Matthews Church. Thus, the golf course is also part out our home and forms part of our DNA.

Please keep this beautiful place the way that it is. Building additional homes and having commercial developments will hender the beauty and history of this place. Furthermore, we have lost in the past 15 years so much of our green space that it is unbearable.

Since we moved here, 2 different golf courses and driving ranges have disappeared due to urbanization. Keeping the Glen Abbey Course the way it is, should be a priority for everyone living in this town.

It generates employment, revenue and tax collection to the community. Most importantly, it is a landmark (human designed) that defines the town world wide.

Please keep it that way for many generations to know this beautiful place live and not on postcards.

Sincerely,

Sergio Castellanos Orlanzzini
Sent from my iPhone

[REDACTED]

From: Craddock, Daniel [REDACTED]
Sent: Sunday, July 23, 2017 12:56 AM
To: Town Clerk
Subject: Glen Abbey Golf Course redevelopment

As a town of Oakville resident, a lover of golf, and someone that has enjoyed many walks through Glen Abbey Golf Course, I strongly oppose the redevelopment of the golf course into multi use residential and commercial use.

The history of this particular golf course, within Oakville as well as within Canada as a whole, needs to be preserved.

Sawwhet was sold to Mattamy Homes a few years ago, which will over-stress the Bronte area, and now the town is considering allowing the same shameful mistake in the Glen Abbey area.

Unfortunately ClubLink is no longer a golfer or community friendly company. Their main goal now seems to be the high profit liquidation of property, with little regard for the history of the game, and no regard for the beautiful landscapes that they own.

Again, as a resident of Oakville, I strongly oppose the redevelopment of Glen Abbey Golf Course for anything other than recreation.

Thanks,

Dan Craddock
National Specification Manager - HCI
Hubbell Canada
[REDACTED]

[REDACTED]

From: Alana Lewis [REDACTED]
Sent: Monday, July 24, 2017 1:26 PM
To: Town Clerk
Subject: Proposed Official Plan and Zoning B Law Amendment & Proposed Plan of Subdivision- Applicant Clublink Corp ULC & Clublink holdings/1333 Dorval Drive, 1313 Dorval Drive (Glen Abbey Golf Course)

File Number : OPA 1519.09, Z1519.09& 24T-17003/15519

Good Afternoon -

I attended the OH at the town hall last week and after spending two hours speaking with members of the planning department, Clublink and other specialists I had to share my opinions.

My husband and I oppose the changes to Glen Abbey for numerous reasons;

The traffic studies indicate that a six lane road would be going in on upper Middle, 10 yrs from now...which is hardly going to help residents that live in the area during the construction of this development. In addition, Dorval hasn't even been addressed (which is the main artery coming off the highway and feeder road into Upper Middle – that to me doesn't make sense).

As a home owner that backs onto the course I am also worried about my privacy being encroached on (through construction and afterwards) and the idea that a 10ft berm is somehow going to be enough to keep the privacy we currently have is not accurate. The homes behind Fairway hills should have a large green space section to ensure that those who bought there (and paid a premium for their lot because of the privacy) will continue to enjoy that privacy. If not, than there should be consideration given to the home owners who will now be looking into someone's yard and realizing reduced homes values when they sell.

The environment also hasn't been address to a satisfactory degree – what about the relocation of wildlife? Clublink states that the valley will be given back to the town of Oakville, and that it will be the sanctuary for the animals (when in fact that's not the case). There is already wildlife living in the valley and now you'll impose even more on a smaller space. You're also suggesting a walking trail system in the valley so the idea that these animals will be in a natural habitat goes out the window. Again, we just take and expect the animals to move...hence why we have a coyote problem in Oakville as it is.

What about the Trees that will need to be cut down in order to make this new subdivision work? Of course you'll save the ones you can, but hundreds won't be so lucky...

If this does somehow get approved, I just want to be sure that Clublink will hear "us" collectively and realize that their decisions have a huge impact on our lives, home values and enjoyment of our neighbourhoods. The residents of Fairway Hills that will be directly impacted by the construction, noise, dirt, lack of privacy, loss of tranquility, views, trees and ecosystem should be a priority for Clublink, as should the golfers who have supported Clublink over the years. We should have a say and not just at the end of the process when we get to pick out the shrubs that will be placed in the 10 ft berm in my NEW backyard.

I am incredibly sad that Glen Abbey may no longer boast this championship course, and that somehow Clublink has put us all in a position where we now have to fight to keep a piece of Oakville heritage and history. So while I appreciate that all of this means nothing to Clublink (obviously), these factors mean a lot to me and other Oakville residents.

Best Regards,

Alana Lewis | Principal



First Canadian Place
100 King Street West | Suite 5700
Toronto, Ontario | M5X 1C7



www.edgesearchpartners.com

[REDACTED]

From: Robert Thompson [REDACTED]
Sent: Monday, July 24, 2017 11:21 AM
To: Town Clerk; _Members of Council
Subject: Glen Abbey Development Proposal

Applicant: ClubLink Corp ULC & ClubLink Holdings Ltd.
Address: 1333 Dorval Drive and 1313 Dorval Drive
(Glen Abbey Golf Course)
File No: OPA 1519.09, Z.1519.09 & 24T-117003/1519

Dear Town Council and Town Clerk,

As resident of Oakville, I wish to confirm my opposition to the proposed development of the Glen Abbey Golf course for the following reasons:

- the traffic study under estimates the volume of traffic and related impact to local residents.
- this proposal as never part of the Livable Oakville plan and therefore was never included in previous studies or considered as potential development.
- the Glen Abbey Gold course remains an integral part of the Town of Oakville and should remain in this capacity.

I am very much opposed to this development proposal.

Sincerely,
Robert Thompson
Oakville, Ontario

[REDACTED]

From: victoria 1794 [REDACTED]
Sent: Tuesday, July 25, 2017 8:20 AM
To: Town Clerk; _Members of Council
Subject: Glen Abbey Proposed Plan - File No: OPA 1519.09, Z.1519.09 & 24T-17003/1519

Dear Councillors and Town Clerk,

We moved our family from the east end of the GTA 3 years ago. My husband was raised in Mississauga and always wanted to return to the west end. In making the decision to make Oakville our home, we considered factors which we felt set Oakville apart from other suburban areas. Two of the important factors were the Livable Oakville plan, and the presence of world renowned Glen Abbey Golf Course. We are not golfers, but felt that this historically significant property gave an 'identity' to Oakville, setting it apart from its neighbouring municipalities. We felt comfortable that Oakville's Livable plan would ensure that future development would proceed in an appropriately logical and orderly fashion.

To say that we were horrified by ClubLink's development proposal is an understatement. We wish to reserve our right of appeal in future proceedings.

Please reject the this proposed plan to develop Glen Abbey Golf Course, and any other future iteration of this plan.

Victoria Thompson
Oakville, Ontario

[REDACTED]

From: Diane MacNeill [REDACTED]
Sent: Wednesday, July 26, 2017 10:41 AM
To: Town Clerk
Subject: Glen Abbey GC

To Whom It May Concern:

I am writing to you today to tell you that I fully support those that oppose the destruction of the Glen Abbey Golf Club. I understand the money concept, everybody wants more. I also understand the concept of doing right. Right in this case is not building more houses on the Glen Abbey GC and preserving it as the jewel we have in Oakville – it's our calling card. We moved here 23 years ago to raise our family because Oakville was a quaint town and we love the trails Oakville has to offer. Recently I was riding my bike over to Bronte from Dorval to catch a trail just north of Westoak Trails Blvd and I was flabbergasted at the amount of new housing the was in, and was still going in just north of the Starbucks. When is enough, enough!

This week the Town of Oakville is hosting RBC Canadian Open at the Glen Abbey GC and the town is a buzz. Helicopters are flying over-head, volunteers and busy manning the parking lots for the fans and people are happy. Golf enthusiasts flock to Oakville to see their favourite players, mine is Bubba Watson! This is an event we as residents look forward, almost like Christmas. A tradition! How can anyone allow that to be taken away? I mean, would the residents of Georgia allow a developer to take away the Augusta National GC. Although not as old, Glen Abbey GC does have a rich history like Augusta National.

A group of residents have started a campaign to save the Glen Abbey GC and I have noticed that our town representatives have been silent in their support of saving the golf course– I could be wrong! I urge you to please listen to your constituents and support our cause and do what it takes to save the beautiful, historic jewel.

Thank you for your time.

Diane MacNeill

[REDACTED]

From: Frank Fisico [REDACTED]
Sent: Wednesday, July 26, 2017 9:14 AM
To: Town Clerk
Cc: Shelli Fisico; kflynn.mpp@liberal.ola.org; Jane Clohecy; Mark Simeoni
Subject: Proposed Redevelopment Of Glen Abbey Golf Course

As an Oakville Resident who was unable to attend the Public Information Meeting on this topic held on Tuesday July 18th, I'd like to submit this e-mail officially stating my position **against** the Clublink (Morguard Holdings) proposal to develop the current golf course into a new and densely populated residential, office and retail community based on the following reasons.

- The proposed Clublink redevelopment is not congruent with the Town's current and Provincially approved Liveable Oakville document. Furthermore, the application to redevelop the property represents the creation of a new, highly intensified neighborhood in an area which is currently zoned as Private Open Space and Natural Area and not identified as one of the six existing planned growth areas within the towns boundaries.
- A study conducted by Letourneau Consulting in 2017 identified the golf course as having several significant historical and cultural attributes and recommended that it should be considered for designation as Cultural Heritage property and be permanently protected as such in order to preserve it's unique stature in our community.
- A land use economic impact study conducted by PWC in May 2017 indicated that "while the redevelopment of Glen Abbey will generate significant one-time impacts within Oakville, its lasting impact could potentially be lower compared to its current use, including as a golf club and as a facility which continues to serve as the frequent host of the RBC Canadian Open"
- The current infrastructure surrounding the course can not possibly support a development of this magnitude. The detrimental impact to the trees, 16 Mile Creek, wildlife and the ongoing additional pollution and traffic congestion it would bring to the town and existing neighborhoods is in stark contradiction of our municipal goal and tagline of making Oakville Canada's most livable town. Redevelopment as proposed by Club Link does not conform to the characteristics, aesthetic or heritage of the existing surrounding neighborhoods and would remove a vital, naturally beautiful and world renowned asset from our community which could never be replaced. We have a collective responsibility for future generations, to put a permanent end to the possibility of this magnificent natural green space being removed from our landscape forever.

I appreciate your consideration of my position as an Oakville Resident.

Thank You
Frank Fisico
[REDACTED]

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

RECEIVED
RE MEETING JULY 19
CLERK'S DEPT
RECEIVED

JUL 27 2017
CLERK'S DEPT

1. What do you **like** about the proposal?

VERY PROFESSIONALLY PUT TOGETHER AND FULL OF
DETAIL THAT WOULD REQUIRE HOURS OF STUDY & ANALYSIS.
TO CONCLUDE HOW THIS SITE MIGHT BE REDEVELOPED.

2. What do you **not like** about the proposal?

REGARDLESS OF ABOVE COMMENT I STILL VIEW THIS AND CONCLUDE
THAT IT IS AN INAPPROPRIATE USE OF THE SITE. THE OAKVILLE
MASTER PLAN NEVER ANTICIPATED SUCH A USE. THE DENSITIES
ARE OVER THE TOP! RESULTING IMPACT ON SURROUNDING
NEIGHBOURHOODS AND TRAFFIC EXPERIENCE WILL BE FAR WORSE

please turn over →

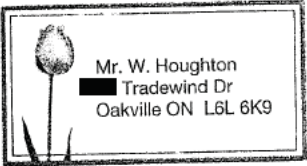
3. What additional information would you like to share with us about the proposal?

THAN ANTICIPATED BY TRAFFIC STUDIES. FUTURE CHAUVILLE GROWTH HAS ALREADY MOVED AND NEEDS TO BE FOCUSED NORTH OF (HWY 5) DUNNAS. FUTURE STORM WATER MANAGEMENT NOT WELL ANTICIPATED. I FEEL VERY STRONGLY THAT THIS PROPERTY NEEDS TO COME UNDER HERITAGE MANAGEMENT. THE FUTURE EXPANSION OF THE SITE AS A CONTINUING GOLF/RECREATIONAL FACILITY HAS NEVER BEEN PRESENTED. THE ECONOMIC ADVANTAGE TO THE COMMUNITY MAY, IN FACT, BE GREATER. IT IS OVERDUE FOR THE COMB TO HAVE GREATER RESPECT FOR LOCAL PLANNING!

Name: W.A. HOUGHTON

Email: 

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.



1707242059



3810 M4L

TOWN OF OAKVILLE
COUNCIL % TOWN CLERK'S DEPT
1225 TRAFALGAR RD.
OAKVILLE, ONTARIO
L6M 0H3

RECEIVED
JUL 31 2007
COMMISSIONER
COMMUNITY DEVELOPMENT

[REDACTED]

From: Conzelman, Mark [REDACTED]
Sent: Thursday, July 27, 2017 9:07 AM
To: Town Clerk
Cc: Conzelman, Mark
Subject: Glen Abbey - Clublink Application for Rezoning

I am a long standing resident and rate-payer in the Town of Oakville, and own a home in Fairway Hills.

I am very much opposed to the Clublink application for rezoning. I am hopeful that such rezoning application will not be approved, and that Glen Abbey will be protected for generations to come.

I would like to register as a delegate to speak at the September 26, 2017 Planning and Development Council meeting.

My personal information is:

Mark Conzelman
[REDACTED] Golfview Court
Oakville, Ontario
L6M4W6

I would appreciate if you would confirm my registration via return email, and also confirm the time and place of the meeting.

Regards.

Mark Conzelman | Senior Vice-President, Special Loans | Risk Management | 25 King Street West, CCN - 16th Floor,
Toronto, ON M5L 1A2 | [REDACTED]

[REDACTED]

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[REDACTED]

From: Sylvain Fiset [REDACTED]
Sent: Thursday, July 27, 2017 12:42 PM
To: Town Clerk
Subject: Glen Abbey redevelopment plan

The redevelopment plan for Glen Abbey is a matter that interests and concerns many Canadian outside of Oakville. Calgary has gone ahead with approving the redevelopment of some of the city's privately owned golf courses...and this without the slightest regard for the overwhelming lack of support from local residents. Do not let this happen in your community.

Sylvain Fiset
Ottawa, Ontario

Envoyé à partir d'[Outlook](#)

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

Re: MEETING JULY 19
CLERK'S DEPT PROPOSAL
RECEIVED

JUL 27 2017
CLERK'S DEPT

1. What do you **like** about the proposal?

VERY PROFESSIONALLY PUT TOGETHER AND FULL OF
DETAIL THAT WOULD REQUIRE HOURS OF STUDY & ANALYSIS
TO CONCLUDE HOW THIS SITE MIGHT BE REDEVELOPED.

2. What do you **not like** about the proposal?

REGARDLESS OF ABOVE COMMENT I STILL VIEW THIS AND CONCLUDE
THAT IT IS AN INAPPROPRIATE USE OF THE SITE. THE OAKVILLE
MASTER PLAN NEVER ANTICIPATED SUCH A USE. THE DENSITIES
ARE OVER THE TOP! RESULTING IMPACT ON SURROUNDING
NEIGHBOURHOODS AND TRAFFIC EXPERIENCE WILL BE FAR WORSE

please turn over ▶ →



OAKVILLE

3. What additional information would you like to share with us about the proposal?

THAN ANTICIPATED BY TRAFFIC STUDIES. FUTURE OAKVILLE GROWTH HAS ALREADY MOVED AND NEEDS TO BE FOCUSED NORTH OF (HWY 5) DUNDAS. FUTURE STORM WATER MANAGEMENT NOT WELL ANTICIPATED. I FEEL VERY STRONGLY THAT THIS PROPERTY NEEDS TO COME UNDER HERITAGE MANAGEMENT. THE FUTURE EXPANSION OF THE SITE AS A CONTINUING GOLF/RECREATIONAL FACILITY HAS NEVER BEEN PRESENTED. THE ECONOMIC ADVANTAGE TO THE COMMUNITY MAY, IN FACT, BE GREATER. IT IS OVERDUE FOR THE COMB TO HAVE GREATER RESPECT FOR LOCAL PLANNING!

Name: W.A. HOUGHTON

Email: 


Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

[Redacted]

From: Monica Carvajal [Redacted]
Sent: Friday, July 28, 2017 5:51 PM
To: Town Clerk
Subject: Save Glen Abbey



SAVE IT, PLEASE!!!!
It's the main lung of Oakville!!
The scenery in all seasons is beautiful!!
How to destroy the place that have been home of Canadian ? Open??
It's a cultural identity of Oakville !

Please , save it from development!!!
My family agreed with me !

Mónica C
Resident of Oakville since 2003

Sent from my iPhone

[REDACTED]

From: Stephen Cullen [REDACTED]
Sent: Friday, July 28, 2017 9:57 AM
To: Town Clerk
Subject: Proposed Official Plan Clublink - Glen Abbey Golf Course

Attention: Town Clerk Oakville

Re: Proposed Official Plan and Zoning by-law by ClubLink Corp ULC and Clublink Holdings Ltd at Glen Abbey Golf Course.

I thank Council and ClubLink for the opportunity to review to the proposed project at the Glen Abbey golf course. In my opinion, the proposal has the following flaws:

It does not justify why the development should take place at all. More comment should be made on the current usage as a golf course. I have heard comments from golfers who fear that younger people are not interested in the sport and that memberships all over are declining slowly. If this has any truth, the viability of golf becomes more questionable. A relative article on this matter was published in the National Post on July 22. If the above is true, then indeed the continued viability of the golf course is in doubt and I therefore maybe there is more justification for development. If the project goes ahead, will you at least consider the following suggestions?

The project does not appear to envisage any work places other than low-pay retail and a small amount of office space. Oak Park was also supposed to evolve as live, work, play but the area is now predominantly retail and local jobs are mostly low pay part time. Most residents commute elsewhere as they will from Glen Abbey. I make further comment on this below.

The proposed plan calls for intense population density. The surrounding area North of the QEW is single home and townhouse development. The introduction of hi-rises is an unwelcome intrusion into that concept and the green space of the 16 Mile Creek. I strongly object to that and suggest that the maximum height of buildings be set at 4 storeys. This will reduce the physical impact as well as the projected over-population issue. Also the set-back of apartment buildings and other homes in Glen Abbey should be way more than the paltry open spaces in front of new townhomes and condos now being built on North side of the soon-to-be widened Dundas Street and the townhouses on Neyagawa North of Dundas, some of which are way too close to the main boulevard. At a minimum of two persons per household, some 6,000+ new residents and their vehicles would have to be accommodated. The site is boxed in by the 16 Mile creek, Upper Middle Road and the existing residential developments. This limits access to external roads and I believe the traffic analysis understates the flow, given the above comments on jobs. Every homeowner will own a car. It is wishful thinking to believe otherwise. Also, at a very minimum, there will be one car per family. Is there sufficient off-street parking for 3,000+ cars of residents and visitors? I didn't see that.

I also saw in the proposal a suggestion that westbound vehicles along Upper Middle will be able to take a short cut via Street A to Dorval Drive instead of making a left turn on Dorval directly. I think is hardly a positive issue for local residents. However, if you are going to do it, let us not turn Street A into a race course to see who can get to Dorval first. Please install traffic calming speed bumps on the street.

Oakville claims to be a livable town and it is quite appalling in 2017 to see main boulevard designs that do not include segregated bike lanes. While there some haphazard unmarked and poorly maintained bike lanes, on Upper Middle and Neyagawa, they are not marked and most cyclists don't know they are there for a purpose. Safer designed intersections should also incorporate marked crossings and signs for cyclists. Europeans are way ahead of us in separating cars, pedestrians and bicycles and we should take some of their ideas in designing safer roads and pathways. In Ontario the mantra is "share the road" and politicians seem not to care that this kills and injures people. 4 or 6 lane main roads with on-street bicycles are accident-ready. Let us change that

and make Oakville the first Ontario town to really embrace safety, including pedestrian only streets and segregated bike lanes (where possible) for the sake of the overall health, safety and enjoyment of residents and visitors. All of the major 4 and 6 lane boulevards in the upper Oakville area are wide enough to use such designs, including Street A in the Glen Abbey development.

In summary, if the project goes ahead, lets do it right for everybody. It is understandable the developer wants to extract as many dollars per square foot as he can and this is best achieved by going vertical. I fear this is going to be similar to the developments North of Dundas where buildings are so closely packed that is beginning to remind me of the miles of Soviet style suburban housing in Moscow and Budapest. I really don't think Oakville should develop like that.

Thank you for the opportunity to comment. I do hope some of the above may be useful to Council in finding a balance in which everyone can win. If I can be of any assistance in clarifying the above, please give me a call.

Stephen N Cullen

Woodfield Road

Oakville On L6H 6Y7

[REDACTED]

From: Neil Huddleston [REDACTED]
Sent: Saturday, July 29, 2017 11:09 AM
To: Town Clerk
Subject: Dorval Drive traffic a harbinger of things to come

I am not sure who authorized the closure of the Northbound lanes of Dorval drive this weekend but although I support this temporary closure as part of the assistance to the Canadian Open I would urge the town council to consider the following.

If the Town allows the massive Glen Abbey development as proposed the traffic will be significantly worse on Dorval all the time and for years disrupted by the addition of construction traffic. If the road closure was somehow considered needed for a very few vehicles and say 10-20,000 people then it isn't hard to see the damage building a "mini Mississauga" high density development will cause.

One other perhaps minor point, near the entrance to Glen Abbey there is a white sign posted by Clublink describing their proposed development application and mentioning the public meeting which I believe is a town requirement. However the date of this meeting isn't on the sign, just a space for it. I am not sure therefore if this sign complies.

Thank you

Neil Huddleston

Sent from AOL Mobile Mail

[REDACTED]

From: Val [REDACTED]
Sent: Saturday, July 29, 2017 7:23 AM
To: Town Clerk
Subject: Glen Abbey

My wife and I had a great afternoon at the Canadian Open yesterday afternoon - something we have enjoyed immensely since 1979 when we first saw Lee Trevino there and made the decision to move to the town. We have made Oakville our home ever since and brought our children up here always in a location close to the golf course.

What a tragedy if the personal ambitions and greed of one man (Rai Sahi) are allowed to destroy this symbol of Oakville's livability and the day to day lives of so many of its residents.

We ask the Town to help save Glen Abbey

Paul and Valerie Richardson

[REDACTED]

From: Rod Dobson [REDACTED]
Sent: Sunday, July 30, 2017 5:19 PM
To: Town Clerk
Cc: Ray Chisholm
Subject: Proposed Glen Abbey redevelopment
Attachments: Glen Abbey re-development -- Rodney Dobson.pdf

To the Town Clerk: Attached please find comments related to this development proposal for consideration.

Mr. Chisholm, it was good to meet you at the presentation. I know that this has special meaning for you, given changing constituency borders. I look forward to following the discussion closely.

Sincerely,

Rod Dobson | [REDACTED]

From: Facciolo, Silvana [REDACTED]
Sent: Monday, July 31, 2017 9:53 AM
To: Town Clerk
Subject: SAVE GLEN ABBEY

Please do not destroy this beautiful landmark in Oakville.

Silvana Facciolo,
Resident for over 30 years!!!

[REDACTED]

From: A&F DiRisio [REDACTED]
Sent: Tuesday, August 01, 2017 12:34 PM
To: Town Clerk
Subject: Glen Abbey Golf Course Development: Comments

Hi,

I was born and raised in Oakville. (My husband too.) I have lived in Oakville all my life (except when I went to university over 20 years ago). I met my husband in Oakville. We are raising our family in Oakville and have always had an understanding that we would live here forever. We have always been proud to call Oakville home.

I am very saddened and upset by the proposals to develop the Glen Abbey Golf course. Although I usually see the Golf Course from the bridge along Upper Middle Road (as a driver or as a pedestrian since I am not a 'golfer'), I have always respected and CHERISHED the green space below (with the golf course on one side; trails and pathways on the other). Whenever we have visitors from out of town (including those from Europe), and whenever we go for an extended hike, we gravitate to this area and this specific stretch of land along the creek in order to 'boast' about [and appreciate] how wonderful and lovely Oakville is geographically. Everyone gazes in wonder—especially during the Autumn when the leaves change colour. It has been one of our 'go to' spaces!

Here is a more practical example of how this proposed development impacts my family. My son has been playing soccer and hockey for years. We often have to travel from our home in Southwest Oakville to other parts of Oakville for games/practices. Quite often we drive up Dorval to gain access to Neyagawa Rd. and the Sixteen Mile Sports Complex, nearby fields, etc. Traffic has been terrible along that stretch—especially by Dorval for many years. We often have to plan 30+ minutes to get to a field, etc. With the proposed development of over 3000 residential units at the site of the current Glen Abbey Golf Course, I can only imagine the traffic situation that is about to be imposed upon us, the local residents, visitors to the area, etc. Extreme congestion will be only one of the major issues...

Please do whatever you can to prevent the currently proposed development of the Glen Abbey Golf course. Once the multitude of homes and businesses are there, we will never be able to gain that green space back! It will be gone forever.

(Aside: Forty years ago, there were many toboggan hills, outdoor ponds, etc. for families, friends, neighbours, to enjoy within The Town [of Oakville]. In 2017, we are hard pressed to find any type of hill, slope, etc. within Oakville with public access. Please don't take away the wonderful things that have made Oakville great and that have brought people together. When people exit Oakville and search other towns and cities for spaces to use for various recreational pursuits, etc. perhaps someone will notice. However, that would be such a shame and it will be too late!

Thank you for your consideration.

Sincerely,
Anne Di Risio
[REDACTED] Trudale Court
Oakville, ON L6L 4H2

[Redacted]

From: Tony Battista [Redacted]
Sent: Tuesday, August 01, 2017 9:05 AM
To: Town Clerk
Subject: Save Glen Abbey

Converting this beautiful patch of land away from a world renowned golf course is a step in the wrong direction. Oakville has a certain charm, and a portion of that charm is eliminated with development in this wonderful area.

Oakville resident for 19 years!!!

Tony Battista
BA, MLT, CQMOE (ASQ)
Quality Assurance Associate
Donor and Clinic Supply Chain
Canadian Blood Services

[Redacted]



[REDACTED]

From: Pam Gallimore [REDACTED]
Sent: Wednesday, August 02, 2017 6:35 PM
To: Town Clerk
Subject: Save Glen Abbey

Greetings. I would appreciate your adding both my name (Pamela Gallimore) and my husband's name to the petition list opposing plans by ClubLink to develop high density property units.

Thank you for your assistance.

Regards,

Pam Gallimore & Byron Annett

Sent from my iPad

Franca Piazza

From: Linda Tudball [REDACTED]
Sent: Thursday, August 03, 2017 6:08 PM
To: Town Clerk
Subject: Glen Abbey Golf Course

Dear Sir or Madam,

I am writing to voice my strong opposition to the rezoning of Glen Abbey Golf Course to enable the building of a large housing subdivision.

It is my understanding that the zoning of this area is for recreation and as such, I would hope that the Town would uphold this or rezone it appropriately as a culture and heritage zone.

I am not a golf course member nor a resident of Fairway Hills who would be directly affected by years of noise, disruption and traffic caused by construction but an Oakville resident who cares about the heritage and the green spaces we have in our town and as such, I expect to be able to trust the zoning restrictions set by the Town.

The Royal and Ancient Golf Club (founded 1784) in St. Andrews, Scotland is regarded as the "Home of Golf". It has been nurtured and managed in order to maintain this reputation. Glen Abbey, although a baby in comparison, is the "Home of the Canadian Open" and perhaps needs some creativity in its management and development to make it more profitable if that is the issue.

Surely the protection of these interests is of great value in a town that has maintained some of its historical buildings and promoted its history. This gives Oakville the charm and character missing from so many other towns who have decided to demolish and rebuild.

This whole issue begs the question, "Why bother with town planning and zoning if it can be changed whenever a better offer comes along?" and, more importantly, the decision made will set a precedent for future Oakville and its residents.

Yours faithfully,
Linda Tudball (Mrs)

[REDACTED]

From: A K [REDACTED]
Sent: Tuesday, August 08, 2017 6:56 PM
To: Town Clerk
Subject: File Number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space. As a resident who has grown up in Oakville and continues to be proud of a town I've always called home, this new development is sadly changing my views.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion (it's already a nightmare in that area)
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make, creating a negative impact on the town as a whole.

Thank you,
Aimee Kim

[REDACTED]

From: Jana Schilder [REDACTED]
Sent: Tuesday, August 08, 2017 8:22 PM
To: Charles McConnell; Town Clerk; Mayor Rob Burton
Subject: RE: PROPOSED RE-DEVELOPMENT, GLENN ABBEY: 2 huge problems

More on this:

<http://globalnews.ca/news/3648388/burlington-will-host-flood-prevention-pilot-program/>

A record 191mm of rain fell in Burlington on August 4, 2014. And Burlington is piloting a flood prevention program.

....jana



Smaller firm focus. Big firm experience.

Jana Schilder, Co-Founder
The Legal A Team
[REDACTED] Goldhawk Trail
Oakville, ON Canada L6M 3Y5



CANADA

August 4, 2017 1:43 pm

Burlington will host flood prevention pilot program

AM900
HAMILTON'S NEWS TALK LEADER
CHML



By Rick Zamperin

News Anchor 900 CHML



A record 191 mm of rain in just eight hours flooded more than 3,000 homes in Burlington on August 4, 2014.

City of Burlington



As Burlington residents mark the third anniversary of a devastating flood, the city has been chosen to be the pilot for a flood prevention initiative.

The Home Flood Protection Program aims to identify flood risks, take action to reduce those risks and help homeowners cope with increased flooding due to climate change.

Residents who sign up between now and December will have a trained assessor visit their home to complete a confidential 50-point visual assessment of potential sources of water entry and compile a list of actions to reduce flood risk.

The pilot program is available for single-family homeowners in Burlington for a subsidized fee of \$125.

“The City of Burlington is grateful to the Intact Centre on Climate Adaptation for choosing our city for the

pilot program,” said Burlington Mayor Rick Goldring.

“The city has an ongoing commitment to decrease the impact of severe weather in our community and help homeowners prevent damage to their properties and the Home Flood Protection Program gives homeowners a chance to reduce their flood risk.”

The program is in partnership with the provincial government and the University of Waterloo and officials are hoping the program will be expanded to include the entire province.

A record 191 millimetres of rain in just eight hours flooded more than 3,000 homes in Burlington on Aug. 4, 2014.

The Burlington Community Foundation raised \$900,000, which the province matched two-to-one with \$2.1 million to support flood recovery efforts in the city.

READ MORE: [Burlington residents hoping to raise \\$2M for flood relief](#)

Homeowners who are interested in participating in the program can register at www.homefloodprotect.ca or call 1-877-876-9235.

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[REDACTED]

From: Lauren Wallis [REDACTED]
Sent: Tuesday, August 08, 2017 3:09 PM
To: Town Clerk; _Members of Council
Subject: Re: File Number OPA 1519.09 - Glen Abbey Development Proposal

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife
- Traffic considerations along Oakville's main arteries (Upper Middle, Dorval, Trafalgar, QEW, and others) that will be more frustrating and time-consuming than it already is.

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Lauren Wallis and Family

From: 三每天 [REDACTED]
Sent: Tuesday, August 08, 2017 12:31 PM
To: Town Clerk
Subject: Save Glen Abbey !

Hello, Dear Mr./Ms.

As an Oakville Resident who was unable to attend the Public Information Meeting on this topic held on Tuesday July 18th, I'd like to submit this e-mail officially stating my position against the Clublink (Morguard Holdings) proposal to develop the current golf course into a new and densely populated residential, office and retail community based on the following reasons.

- The proposed Clublink redevelopment is not congruent with the Town's current and Provincially approved Liveable Oakville document. Furthermore, the application to redevelop the property represents the creation of a new, highly intensified neighborhood in an area which is currently zoned as Private Open Space and Natural Area and not identified as one of the six existing planned growth areas within the towns boundaries.
- A study conducted by Letourneau Consulting in 2017 identified the golf course as having several significant historical and cultural attributes and recommended that it should be considered for designation as Cultural Heritage property and be permanently protected as such in order to preserve it's unique stature in our community.
- A land use economic impact study conducted by PWC in May 2017 indicated that "while the redevelopment of Glen Abbey will generate significant one-time impacts within Oakville, its lasting impact could potentially be lower compared to its current use, including as a golf club and as a facility which continues to serve as the frequent host of the RBC Canadian Open"
- The current infrastructure surrounding the course can not possibly support a development of this magnitude. The detrimental impact to the trees, 16 Mile Creek, wildlife and the ongoing additional pollution and traffic it would bring to the town and existing neighborhoods is in stark contradiction of our municipal goal and tagline of making Oakville Canada's most livable town.

What's more , as a newcomer, my family came from Beijing of China. When we lived in China, The annual Canadian Open held in Glen Abbey golf course is the only news that we heard about Oakville . To be honest, this is the most important reason why we chose to settle down in Oakville!

Now , our kid is playing golf in Glen Abbey Academy. We love this golf course very much!

Without Glen Abbey, I don't think Oakville is the same place as before, I don't think Oakville can attract newcomers as before.

We are concerned about the huge residents brought by the development plan will produce traffic and SMOG too!

I appreciate your consideration of my position as an Oakville Resident.

Lancy YE

Xuejun WU

Oliver WU

[REDACTED]

From: M Bickerton [REDACTED]
Sent: Tuesday, August 08, 2017 3:02 PM
To: Town Clerk
Subject: OPA 1519.09 - PROPOSED PLANS TO DESTROY GLEN ABBEY

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

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- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Michael Bickerton

[REDACTED] Greenbriar Drive
Oakville, ON, L6M 1Y3

Michael Bickerton
Oakville, ON

[REDACTED]

From: Michelle Cameron [REDACTED]
Sent: Tuesday, August 08, 2017 9:44 PM
To: Town Clerk
Subject: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations.

Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Michelle Cameron

[REDACTED]

From: [REDACTED]
Sent: Tuesday, August 08, 2017 8:05 PM
To: Town Clerk
Subject: File number OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Mary Ingoglia
[REDACTED] The Links Drive
Oakville On L6M 2P2
[REDACTED]

Sent from my iPad

[REDACTED]

From: Mirta Richini [REDACTED]
Sent: Tuesday, August 08, 2017 5:43 PM
To: Town Clerk
Subject: Ref file number OPA 1519.09

To : TownClerk@oakville.ca and reference file number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Mirta Richini

Sent from my iPad

[REDACTED]

From: Ryan . [REDACTED]
Sent: Tuesday, August 08, 2017 2:52 PM
To: Town Clerk
Subject: Glen Abbey Golf Course file number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Ryan Illingworth

[REDACTED]

From: Geraldine Gabrail [REDACTED]
Sent: Wednesday, August 09, 2017 3:26 PM
To: Town Clerk
Subject: Saving Glen abbey golf course- file number:OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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 - Loss of significant green space
 - Significant increases in traffic congestion
 - Other, as-yet unknown environmental impacts affecting local plants and wildlife
- I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Geraldine Gabrail

[REDACTED]

From: Kaitlyn Mac [REDACTED]
Sent: Wednesday, August 09, 2017 2:45 PM
To: Town Clerk
Subject: File Number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Kaitlyn MacNeill

[REDACTED]

From: Laura Jurasek [REDACTED]
Sent: Wednesday, August 09, 2017 8:02 AM
To: Town Clerk
Subject: Glen Abbey Golf Course

Dear Sir/Madam,

It is bad enough on the town that the whole "original" community structure is lost because of the "Monster Home" syndrome that has hit this town. What used to be cute streets with small homes and large lots are now large homes with small lots. I am retired and now find I cannot afford to stay in the home I have lived in for 30 years. It's a shame what this town has allowed.

And now I want to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. I learned to ski on those lands, I learned to golf on those lands, I used to kayak up that creek. And now the plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make. This town has to do better than allow this.

Thank you,

Laura Jurasek

[REDACTED] Pinegrove Road
Oakville ON L6L 2X2

[REDACTED]

From: Rhonda George-Hiebert [REDACTED]
Sent: Wednesday, August 09, 2017 11:32 AM
To: Town Clerk
Subject: Proposed plans to destroy Glen Abbey

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations.

Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Rhonda George-Hiebert

--

Rhonda George-Hiebert

[REDACTED] *Granby Drive*

Oakville, Ontario L6H 3Z5

[REDACTED]

Franca Piazza

From: Roger H [REDACTED]
Sent: Wednesday, August 09, 2017 1:29 PM
To: Town Clerk
Subject: Glen Abbey

I am deeply concerned about the proposed development at Glen Abbey. While an owner is certainly within their right to apply for rezoning and development, I certainly hope that the decision-makers make the prudent decision to deny rezoning and development. My position on this matter really focuses on the intangible value that the course brings to the town, along with the detrimental impacts of new development.

Glen Abbey is Canadian Golf. It is the most prestigious course in Canada. It has shaped Oakville's heritage. It is also a natural habitat for a number of animals, being adjacent to Sixteen Mile Creek. So why would we want to lose this? I, undoubtedly, believe that all Oakville residents would like to see the course stay. However, as is the case with many things in our society, money is the driving factor. Does the desire of a few wealthy individuals outweigh the majority of the town? I certainly hope not. Once the course is gone, it is gone forever, and along with it one of the things that makes Oakville unique.

And for what? To continue to fill the pockets of the rich? The proposed development is simply laughable. It adds no value to the town, and simply creates havoc. With thousands of residences proposed to be added, the plan lacks the infrastructure to support it. Where will kids go to school? There are no new ones in the plan. What about medical offices? None. Grocery stores? None. Community Centers? None. You see where I am going. All the proposed plan does is create congestion, which will impact everyone living in the area negatively. So again, why do we need more residences here? Last I checked the town already approved a future development plan to accommodate growth. So why would Oakville stray from that plan?

Roger Helmy

Franca Piazza

From: Sameh Gabrail [REDACTED]
Sent: Wednesday, August 09, 2017 5:28 PM
To: Town Clerk
Subject: reference file number:OPA 1519.09 Save Glen Abbey GC

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high-density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and the host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

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- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Sam Gabrail

[REDACTED]

From: sspeakman [REDACTED]
Sent: Wednesday, August 09, 2017 3:00 PM
To: Town Clerk
Subject: Glen Abbey Golf Course

I would like to express my support of the recognition of Glen Abbey's natural historic value and opposition to the proposed development on this cherished Oakville asset.

It is my belief a development on this site diminishes the unique characteristic of oakville and would put extreme stress on our constrained infrastructure.

Shirley

Sent from my Samsung device

[REDACTED]

From: Lynn Mandeville [REDACTED]
Sent: Thursday, August 10, 2017 3:04 PM
To: Town Clerk
Subject: PROPOSED PLANS FOR GLEN ABBEY, File number: OPA 1519.09

File number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations.

Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Lynn Mandeville, Glen Abbey, Oakville

Franca Piazza

From: Olivia Heffernan [REDACTED]
Sent: Thursday, August 10, 2017 12:49 PM
To: Town Clerk
Subject: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space. As a young Oakville-ian, I had always considered Oakville a place to put down roots and start a family. With this proposal, I am rethinking this idea and looking in other areas for neighbourhoods just like Glen Abbey, but without the obsession with development.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Olivia Heffernan

Sent from my iPhone

Franca Piazza

From: Ann Corrigan [REDACTED]
Sent: Friday, August 11, 2017 11:59 AM
To: Town Clerk
Subject: Glen Abbey OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Cheers,

Ann

Ann Corrigan



From: Mike Campagna [REDACTED]
Sent: Friday, August 11, 2017 4:44 PM
To: Town Clerk
Subject: Re file OPA1519.09
Attachments: TownClerk opposition.docx

For your official records of opposition to the Glen Abbey Project

Thank
You

Mike Campagna



Mike Campagna
Vice President of Sales
TRAFFIC TECH, INC.
T: 905-629-1876 ext 1203 M: 416-428-3235
TEAM EXT# 81203
Toll Free: 800-444-9201 F: 844-490-3477
Email: mcampagna@traffictech.com
Global Headquarters: Chicago, IL
Canadian Headquarters: Montreal, QC
Asia Headquarters: Shanghai, China
Website: www.traffictech.com

[REDACTED]

From: Suzann Verhoeven [REDACTED]
Sent: Friday, August 11, 2017 3:17 PM
To: Town Clerk
Subject: Save Glen Abbey

Reference file number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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Thank you,

Suzann Verhoeven
[REDACTED] Oak Bliss Cres.
Oakville, ON
L6M3K2

[REDACTED]

From: Anelia [REDACTED]
Sent: Saturday, August 12, 2017 10:29 PM
To: Town Clerk
Subject: Glen Abbey Golf Course, file # OPA 1519.09, Z.1519.09 & 24T-17003/1519

Note: this is in reference to file # OPA 1519.09, Z.1519.09 & 24T-17003/1519

Dear Sir/Madam,

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Anelia Tichkova
[REDACTED] Mary street, Oakville

[REDACTED]

From: Barbi Lynn Lazarus [REDACTED]
Sent: Saturday, August 12, 2017 8:26 AM
To: Town Clerk; council@oakvill.ca; Tom Adams; Natalia Lishchyna; Jeff Knoll; Marc Grant; Allan Elgar; Roger Lapworth; David Gittings; Nick Hutchins; Cathy Duddeck; Ray Chisholm; Sean O'Meara; Ralph Robinson
Subject: Re: Glen Abbey Golf Course

Hello,

I am writing to express my strong opposition to allowing development on the Glen Abbey Golf Course, and I hope council will do everything in your power to make sure this doesn't happen.

Many people have spoken about the historic importance of the course and that is true. But it is also extremely important to acknowledge the contribution of the course to Oakville's greenspace. The golf course provides important ecological value to the town and is an important piece of habitat for wildlife in the town.

It provides oxygen and cleans the air, provides habitat for birds, filters the all important river that runs through the town and other greenspaces, is an important corridor connecting habitats for wildlife in the town, and so much more.

Please, I urge you to do all that is in your power to protect this important greenspace from development.

Sincerely,
Barbi Lazarus

[REDACTED]

From: Diana Svendsen [REDACTED]
Sent: Saturday, August 12, 2017 10:10 PM
To: Town Clerk
Subject: Opposed to building at Glen Abbey Golf Course

Note: this is in reference to file # OPA 1519.09, Z.1519.09 & 24T-17003/1519

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the city of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Diana Svendsen
[REDACTED] painted post court
Oakville, ON
L6m 1a7

Thank you for attending.

Now that you have heard details about the Glen Abbey development applications, please let us know:

RECEIVED
AUG 14 2017
CLERK'S DEPT

1. What do you **like** about the proposal?

Nothing, however well presented drawings of proposed development

2. What do you **not like** about the proposal?

- development of what is zoned as golf club - green space mid town
- housing density
- disruption of traffic & noise during construction
- added traffic volume & pressure on infrastructure
- loss of prestigious golf club to OAKVILLE

please turn over ▶

3. What additional information would you like to share with us about the proposal?

Name: H. KLENKLER Email: [REDACTED]

Public input received at today's Public Information Meeting will help inform the final recommendation report going to Town Council on September 26.

[REDACTED]

From: Jon Colligan [REDACTED]
Sent: Monday, August 14, 2017 2:10 PM
To: Town Clerk
Subject: Proposed plan to destroy Glen Abbey Golf Course / Oakville

File number: OPA 1519.09

RE: Proposed plan to destroy Glen Abbey Golf Course / Oakville

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Jonathan Colligan

Oakville Resident

[REDACTED]

From: Ventzislav Adamov [REDACTED]
Sent: Monday, August 14, 2017 8:39 AM
To: Town Clerk
Subject: In reference to file # OPA 1519.09, Z.1519.09 & 24T-17003/1519 -- Glen Abbey Golf Club

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the city of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make!

Thank you for your consideration.

Ventzislav Adamov
[REDACTED] Mary Street
Oakville, ON L6K3P5

[REDACTED]

From: Val Lyon [REDACTED]
Sent: Tuesday, August 15, 2017 8:47 PM
To: Town Clerk
Subject: Glenn Abbey

To whom it may concern,

I am writing to express my support for preserving the Glenn Abbey site from development. This stunning golf course and landscape in many ways defines Oakville and sets it apart from other municipalities. I am not a golfer and do not live close to the Abbey, yet when I drive through that part of town or along the QEW, I so appreciate the views of the beautiful river and trees (especially in the fall). The significant history of the golf course through the many legends who have played there is not something to be discarded lightly. I'm sure the land upon which St. Andrews is built would be very popular with developers too, but imagine what the world would lose without the Old Course. Our history in Canada is much younger, but that shouldn't make it less worthy of preservation. These decisions have to be made even while it is still building its reputation so that it will still be here when our history is old.

On a practical side, traveling through our wonderful town continues to become more challenging as our population grows. Surely there are other places we could grow as a city other than in this unique area that will add to congestion.

So in closing, I urge you to find and use every means at your disposal to protect a culturally, historically and geographically significant site in our beautiful town before it ends up looking like every other suburban place in Canada.

Sincerely,
Valerie Lyon
[REDACTED] Gibson Dr.
Oakville

Sent from my iPhone

Franca Piazza

From: Arlene Kiley [REDACTED]
Sent: Tuesday, August 15, 2017 1:45 PM
To: Town Clerk
Cc: Arlene Kiley
Subject: File number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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I lived on Priory court for 20 years and now live in Upper Glen Abbey. Glen Abbey is very much part of the neighbourhood and with the Open although there was some traffic (in no way a comparison to the traffic that will be created by this development) it was always an exciting time. I own a Dog Training Centre and have taken my classes to the trails outside the Golf course by Dorval, it is green space that should not be developed and will destroy any wildlife that exists. Although not an avid golfer I have golfed the course and was in awe. There is enough development in Oakville overall why do you need to destroy this landmark.

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Arlene Kiley

[REDACTED]

From: Mich Desormeaux [REDACTED]
Sent: Tuesday, August 15, 2017 3:17 PM
To: Town Clerk
Subject: Glen Abbey

Pls. Don't sell it to profiteers. Pls!!!

Keep it as is.

We do not need more housing. Or malls. Or business centres.

The county is already destroying enough southern Ontario cultural green space and filling it with complete garbage, suburbia. It's awful.

We have zero trees in southern Ontario. And It's highways are a disaster!!

Zero forethought!!!!

Go to the USA. Look at their highways. Toll routes. Etc. You can't even tell you are driving through cities. Towns etc. Everything is treelined. It's remarkable.

Come back here? Well. Concrete jungle.

Plaza every where. Concrete walls. Dusty. Crappy. Traffic is ridiculous too.

Don't get me started about the 403 towards Dundas street. This should be 3 lanes. All the way!!!!

Anyway. Get some smart people in there and do what's right. Stop thinking about money.

Thx
Mich

[REDACTED]

From: Mike Moschella [REDACTED]
Sent: Tuesday, August 15, 2017 8:57 PM
To: Town Clerk
Subject: Ref file OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Mike Moschella

[REDACTED]

From: Botham, Rod (MCSCS) [REDACTED]
Sent: Tuesday, August 15, 2017 11:10 AM
To: Town Clerk
Subject: Glen Abbey

Mr. Mayor, Town Council,

As a long-time resident of Oakville I can't believe that the destruction of Glen Abbey is even up for discussion.

The bottom line as I see it, is that Club link wants to develop this prime land for profit for Club link and its shareholders. Period, full stop!

Once it's gone we will NEVER get it back!

The Mayor and Council must do everything they can to stop it.

Best,
Rod Botham

[REDACTED]

From: Tammy Cardinal [REDACTED]
Sent: Tuesday, August 15, 2017 8:43 AM
To: Town Clerk
Subject: Proposed Development of Glen Abbey Golf Course

Note: this is in reference to file # OPA 1519.09, Z.1519.09 & 24T-17003/1519

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the city of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Tammy Cardinal
[REDACTED] Aldercrest Court, Oakville
Sent from my iPhone

[REDACTED]

From: colin kennific [REDACTED]
Sent: Wednesday, August 16, 2017 8:22 AM
To: Town Clerk
Subject: Glen Abbey Development

Glen Abbey represents an opportunity for Oakville to be seen as a leader in progressive community development. The land could be one of the most beautiful urban parks in North America. Imagine the beauty that could be made accessible to all; the limitless potential of that space for public good and quality of life improvements for all Oakville residents. To take that piece of land and turn it into a housing development would represent the loss of a once in 5 lifetimes opportunity. Land like that, in that location, will never be available in Oakville again. We need it for the betterment and future sustainability of our town.

Colin Kennific
[REDACTED] Southview Road
Oakville ON
L6K 2P2
[REDACTED]

Sent from my Samsung device over Bell's LTE network.

[REDACTED]

From: Gabriele Sciarra [REDACTED]
Sent: Wednesday, August 16, 2017 11:52 PM
To: Town Clerk
Subject: save glen abbey

Hello, I totally want to support our speaker, on safe Glen Abbey. We have all bought homes in the area knowing that the Glen Abbey golf has been supreme. If the development occurs I am very concerned about the infrastructure as Dorval Dr. is overflowing at peek times.
It is really not acceptable to lose the wonderful Glen Abbey golf course.

Gabriele, Massimo Sciarra

[REDACTED]

From: The Reid's [REDACTED]
Sent: Thursday, August 17, 2017 11:45 PM
To: Town Clerk
Subject: Glen Abbey

Please stop development of the Glen Abbey golf course. We first arrived in Oakville in 1969, an open, green and relaxed town. Please pause and think of how decisions made this year will affect those who are here in 2069.

Fred and Sue Reid
[REDACTED] Lakeshore Rd. E.

[REDACTED]

From: Guy Larente [REDACTED]
Sent: Thursday, August 17, 2017 7:37 AM
To: Town Clerk
Subject: Save Glen Abbey

Note: this is in reference to file # OPA 1519.09, Z.1519.09 & 24T-17003/1519

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the city of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Guy Larente

Sent from my iPad

From: chicchip [REDACTED]
Sent: Friday, August 18, 2017 10:31 AM
To: Town Clerk
Cc: Mayor Rob Burton; saveglenabbey@gmail.com; pm@pm.gc.ca;
kwynne.mpp.co@liberal.ola.org
Subject: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

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Thank you,

Brent Popek

[REDACTED]

From: Afghahi, Ardi [REDACTED]
Sent: Monday, August 21, 2017 4:52 PM
To: Town Clerk
Subject: Glen Abbey Development - Objection

Hello Madam/Sir,

I write in connection with the Glen Abbey Development planning application. I and my wife (Sara) moved from Toronto to Fairway Hill Community last year looking for a suitable place to raise our kids. I have examined the proposal and I wish to object strongly to the development of these houses in this location. I believe losing Glen Abbey Golf Course could ruin the character of Oakville while estate development would overwhelm it. The other reason for rejecting development is the inadequacy of the lanes to accommodate even small increases in traffic considering road widening would destroy field boundaries.

If this application is to be decided by councilors, please note that we might force to leave Oakville if we can't find it any better place than Toronto.

Thanks for your time and concerns,

Ardi

Ardi Afghahi | RBC Group Risk Management

Manager, Counterparty Credit and Regulatory Development

Counterparty Credit Risk

[REDACTED] Bay Street, North Tower, 2nd Floor

Toronto, ON, M5J 2W7

Phone: [REDACTED]
[REDACTED]

[REDACTED]

From: Danielle Rescan [REDACTED]
Sent: Tuesday, August 22, 2017 12:32 AM
To: Town Clerk
Subject: OPA 1519.09

Dear Sir/Madam,

I have been a resident of Oakville for the past 35 years. I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Danielle Rescan

Sent from my Samsung Galaxy smartphone.

[REDACTED]

From: Katy Joaquim [REDACTED]
Sent: Thursday, August 24, 2017 8:07 AM
To: Town Clerk
Subject: Glen Abbey Golf course should be developed

I support de eloping the area and giving us whatever access is appropriate to the glen.
K Joaquim
--
Kathryn Joaquim

[REDACTED]

From: Monica Meng [REDACTED]
Sent: Friday, August 25, 2017 9:14 AM
To: Town Clerk
Subject: Re Glen Abbey

To whom it may concern,

Hello, my name is Monica Meng. My family and I are residences of Oakville and have recently heard about the redevelopment of Glen Abbey. We are strongly against it and wish to keep the Glen Abbey golf course in our community.

We originally immigrated to Canada from Macau SAR and chose Oakville to be our new home for its excellent living condition and great reputation. As a high-end public golf course, Glen Abbey is definitely a huge contribution to Oakville's reputation (for being one of Canada's best city to reside in). Events like the Canadian Open not only attract worldwide golf fans to come to the city, but it also raises the pride that Oakville residences hold for its city.

Developing Glen Abbey into homes and swimming pools will not only ruin the image of the city, but will also cause an increase in issues relating to the housing market, educational resources, public access and much more to be listed.

As Oakville residences, my family and I are strongly against the redevelopment of Glen Abbey and would like the city to take its residences' opinions into consideration.

Thank you very much for your time.

Regards,
Monica Meng

[REDACTED]

From: Erik Andersen [REDACTED]
Sent: Monday, August 28, 2017 7:52 PM
To: Town Clerk
Subject: file number: OPA 1519.09 - Glen Abbey

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

- The negative impacts of this planned redevelopment include but are not limited to:
- The loss of one of Oakville's widely known landmarks; the loss of Oakville's identity
- Loss of significant green space; destroying many beautiful trees
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife
- Changes to traffic patterns and negative traffic impact on most areas of Glen Abbey
- Pollution -noise, air, water, visual
- Real Estate values of homes surrounding the golf course will be negatively impacted

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Erik and Nancy Andersen
[REDACTED] Dorval Drive
Oakville L6M 3Z4

[REDACTED]

From: Boodoo, Oksana [REDACTED]
Sent: Tuesday, August 29, 2017 1:19 PM
To: Town Clerk
Subject: Glen Abbey

Hello/

I will be a new resident in Oakville in October and I have always admired driving by Glen Abbey and through the town of Oakville.

It would be a shame and a disgrace to change Oakville's prestigious standing as an elegant Town to live in by getting rid of the Glen Abbey Golf course.

There are so many other opportunities to use the land for a park , gathering place or weddings.

It's bad enough that the area of Dundas and Trafalgar is so congested. The corner with all the condos looks like housing units.

That area will be horrible to drive in once all the new owners move into their condos.

It doesn't always have to be about money. Glen Abbey can be turned into a park or a meeting place for weddings , or any social gatherings.

Oakville is truly a beautiful place.. I just wanted you to know.
Thanks for caring

Sandi

Oksana(Sandi) Boodoo | Partner Service Representative | Creekside Banking Services | TD Canada Trust
CC 3472 | 4720 Tahoe Blvd, Mississauga, Ontario, L4W 5P2
T: 1-866-313-6735 | F: 905-214-3299

From: Jana Schilder [REDACTED]
Sent: Wednesday, August 30, 2017 9:12 AM
To: Charles McConnell; Town Clerk
Cc: Mayor Rob Burton
Subject: GLENN ABBEY: Today's NYT Editorial about hurricane Harvey is a warning about development in low-lying areas

Importance: High

Hi Charles and Chris,

I am flagging this for you, from today's NYT about the damage caused by hurricane Harvey and low-lying development areas.

The New York Times

Opinion Today

Wednesday, August 30, 2017

[NYTimes.com/Opinion](https://www.nytimes.com/opinion) »



David Leonhardt

Op-Ed Columnist

"Houston's [perfect storm](#) is coming — and it's not a matter of if but when," journalists wrote, a year and a half ago. "Why isn't Texas ready?"

The story was a joint project of The Texas Tribune, an excellent local publication, and ProPublica, the deservedly well-regarded national group. Headlined "Hell and High Water," it exposed the lack of preparedness, and downright denial, in Houston about flood damage. The project mixes maps and [text](#), and you can dip into it briefly or dig into the details.

"We're sitting ducks. We've done nothing," Phil Bedient, a Rice University professor and storm-surge expert, says in the story. "We've done nothing to shore up the coastline, to add resiliency ... to do anything."

The article isn't perfectly clairvoyant — no story is. It falls into the [common trap](#) of exaggerating the economic effects of a news development that's bad for other reasons. But the story offered an important — and, sadly, unheeded — message: Even though it's possible to mitigate the effects of extreme weather, we're instead [making choices](#) that aggravate them.

To give them their deserved credit, that story is by Neena Satija, Kiah Collier, Al Shaw and Jeff Larson.

In Slate, Henry Grabar [points out that](#) grasslands around the city could have absorbed some of the [nearly 52 inches of rain](#) that have fallen so far — had they not been cut by development. To make matters worse, he writes, officials “encouraged development in low-lying, flood-prone areas without regard to future risk.”

At CityLab, Tanvi Misra notes that the [failure](#) to prepare for floods often hurts low-income, minority communities the most. These communities “are most vulnerable to flooding, or near petrochemical plants and Superfund sites that can overflow during the storm. This is especially true for Houston.”

So far, Harvey has [submerged](#) an area greater than 15 times the size of Manhattan. “It’s basically impossible for any of us to get our heads around the scope of just how much damage there’s going to be when this is over,” MSNBC’s Chris Hayes [tweeted](#) (although these [maps](#), from The Times, give us a good idea).

On a more uplifting note, Time’s Maya Rhodan has the [backstory](#) of the Houston sheriff’s deputy whose helping of two small children ricocheted around social media.

In The Times. Frank Bruni writes, of [Trump’s](#) Texas trip: “The weather around him changes. The weather inside him doesn’t. It’s a warm bath of self-regard — the biggest ever, I’d wager — and it overrides everything else.”

The full Opinion report from The Times follows, including [Lisa Lyneé Daniels](#) on Houston’s imperiled students.

...jana



Smaller firm focus. Big firm experience.

Jana Schilder, Co-Founder
The Legal A Team
Goldhawk Trail
Oakville, ON Canada L6M 3Y5

Mobile 416.831.9154
Email jana@janaschilder.com
Web www.TheLegalATeam.com
LinkedIn [profile](#)
Twitter [@LegalATeam](#)

[REDACTED]

From: Steve Moffatt [REDACTED]
Sent: Wednesday, August 30, 2017 7:52 PM
To: Town Clerk
Subject: Save Glen Abbey

I wish to add my voice to the list of residents who are advocating to preserve the Glen Abbey Golf Course and to prevent the lands from being developed for residential and commercial purposes.

My reasons are twofold:

My wife and I have been residents of Glen Abbey for 35 years. We were one of the original families who moved in to the community when there was no mail delivery, bus service, schools or stores. The neighbourhood grew and members of my family moved into the community. We raised our children here and they now make Glen Abbey their home. Our extended family represents fifteen Glen Abbey residents.

Over the years the neighbourhood has grown as Westmount, West Oak Trails and Palermo have been added. Throughout this time, we have had to deal with a constant state of new home development and the construction of new roads, stores and services. It's time to enjoy what has taken so many years to build. We don't need to enter into another phase of upheaval by developing the Glen Abbey Golf Course lands.

The second reason is that Glen Abbey is such an integral part of the community. And I know this to be true from my six-year-old grandson. He has told me a number of times that when he grows up he wants to play golf with me at Glen Abbey. He recognizes how much the Glen Abbey Golf Course is a part of his community. Let's do the same and say "No" to developing the Glen Abbey site.

Thank you

Steve Moffatt

[REDACTED] Greenbriar Dr

Oakville ON L6M 1Y3

[REDACTED]

From: Geraldine Gabrail [REDACTED]
Sent: Wednesday, August 09, 2017 3:26 PM
To: Town Clerk
Subject: Saving Glen abbey golf course- file number:OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Geraldine Gabrail

[REDACTED]

From: Kaitlyn Mac [REDACTED]
Sent: Wednesday, August 09, 2017 2:45 PM
To: Town Clerk
Subject: File Number: OPA 1519.09

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Kaitlyn MacNeill

[REDACTED]

From: Laura Jurasek [REDACTED]
Sent: Wednesday, August 09, 2017 8:02 AM
To: Town Clerk
Subject: Glen Abbey Golf Course

Dear Sir/Madam,

It is bad enough on the town that the whole "original" community structure is lost because of the "Monster Home" syndrome that has hit this town. What used to be cute streets with small homes and large lots are now large homes with small lots. I am retired and now find I cannot afford to stay in the home I have lived in for 30 years. It's a shame what this town has allowed.

And now I want to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. I learned to ski on those lands, I learned to golf on those lands, I used to kayak up that creek. And now the plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make. This town has to do better than allow this.

Thank you,

Laura Jurasek

[REDACTED] Pinegrove Road
Oakville ON L6L 2X2

[REDACTED]

From: Rhonda George-Hiebert [REDACTED]
Sent: Wednesday, August 09, 2017 11:32 AM
To: Town Clerk
Subject: Proposed plans to destroy Glen Abbey

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

- The loss of one of Oakville's widely known landmarks
- Loss of significant green space
- Significant increases in traffic congestion
- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations.

Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Rhonda George-Hiebert

--

Rhonda George-Hiebert

[REDACTED] *Granby Drive*

Oakville, Ontario L6H 3Z5

[REDACTED]

[REDACTED]

From: Roger H [REDACTED]
Sent: Wednesday, August 09, 2017 1:29 PM
To: Town Clerk
Subject: Glen Abbey

I am deeply concerned about the proposed development at Glen Abbey. While an owner is certainly within their right to apply for rezoning and development, I certainly hope that the decision-makers make the prudent decision to deny rezoning and development. My position on this matter really focuses on the intangible value that the course brings to the town, along with the detrimental impacts of new development.

Glen Abbey is Canadian Golf. It is the most prestigious course in Canada. It has shaped Oakville's heritage. It is also a natural habitat for a number of animals, being adjacent to Sixteen Mile Creek. So why would we want to lose this? I, undoubtedly, believe that all Oakville residents would like to see the course stay. However, as is the case with many things in our society, money is the driving factor. Does the desire of a few wealthy individuals outweigh the majority of the town? I certainly hope not. Once the course is gone, it is gone forever, and along with it one of the things that makes Oakville unique.

And for what? To continue to fill the pockets of the rich? The proposed development is simply laughable. It adds no value to the town, and simply creates havoc. With thousands of residences proposed to be added, the plan lacks the infrastructure to support it. Where will kids go to school? There are no new ones in the plan. What about medical offices? None. Grocery stores? None. Community Centers? None. You see where I am going. All the proposed plan does is create congestion, which will impact everyone living in the area negatively. So again, why do we need more residences here? Last I checked the town already approved a future development plan to accommodate growth. So why would Oakville stray from that plan?

Roger Helmy

[REDACTED]

From: Sameh Gabrail [REDACTED]
Sent: Wednesday, August 09, 2017 5:28 PM
To: Town Clerk
Subject: reference file number:OPA 1519.09 Save Glen Abbey GC

Dear Sir/Madam,

I'm writing to you to express my outrage and disappointment at the proposed plans to destroy Glen Abbey Golf Club and replace with a high-density development of residential, commercial and retail space.

Glen Abbey Golf Club is a historic landmark for the town of Oakville, in existence for over 40 years and the host of the Canadian Open 29 times. The plans to construct 3,222 housing units on this existing space, including nine apartment buildings and an additional 122,000 square feet of retail/commercial space, are short-sighted and do not align with the Oakville Livable Plan.

The negative impacts of this planned redevelopment include but are not limited to:

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- Other, as-yet unknown environmental impacts affecting local plants and wildlife

I believe it is important to preserve the historic and natural green space at Glen Abbey for future generations. Destroying Glen Abbey is simply the wrong decision to make.

Thank you,

Sam Gabrail

[REDACTED]

From: Dan Carruthers [REDACTED]
Sent: Wednesday, September 06, 2017 3:03 PM
To: Town Clerk
Subject: Sept 26, 2017 Glen Abbey Council Meeting
Attachments: Carruthers Glen Abbey Submission for Council meeting on Sept 26, 2017 (final).pdf

Laura,

Please find attached my Written Presentation for the Council to consider concerning the Glen Abbey development to be discussed on the 26th September.

Please confirm receipt of this document so that I can be assured that it will be in the Council package in time for their review.

For my oral presentation, I will not need any visual support.

Dan Carruthers

[REDACTED]
Dorval Drive
Oakville
L6M 3Z5
[REDACTED]

SUBJECT:

**Submission for Consideration by The Town of Oakville
Concerning the Development of the Glen Abby
Property by ClubLink Corporation**

This is an important decision time for Council and the Town of Oakville. This is not about the saving of a golf course. It is about addressing the interference of outside agencies to the Town's Strategic Planning process and its right to make decisions in support of the Livable Oakville and Growth Strategies that have been developed and approved at multiple levels of government. It is also about the preservation of green space which is a limited and important part of the Town.

The issue at hand really boils down to the question of whether the Strategic Planning process that the Town and other communities go through is valid; or whether we allow outside agencies such as developers and the OMB, to make decisions that negate the effort and thinking of the Town, its staff, and its Council. Their purpose is to ensure that there is a credible plan for organized and structured growth that serves the current and future community and meets the guidelines set out by the Region and the Province for sustainable growth and development. Surely it was not the intent of the Legislature to allow an appointed board, the OMB, to overturn valid citizen-elected council decisions as could be the case here.

If we allow these outsiders to by-pass this process to benefit not the community but the developer, project by project, then we are essentially saying that "anything goes" and that all of the planning effort done is worthless. That is what is potentially happening here and on which you need to address at the September 26th Special Council meeting.

In support of this, it is important to reflect on what has happened recently in the review process of the OMB and its mandate – basically, this type of outside interference has been recognized as wrong and not best suited to the needs of those communities that have put in place credible and workable growth strategies designed to enhance their communities.

Green space is an important but very limited commodity that must be managed not only for today but for future growth. There are three kinds of green space:

1. The lands controlled directly by the Province and the Town – e.g. Bronte Park and the various parklands within the Town. These are protected. They will not increase in size.
2. The undeveloped farm lands and forests that surround the Town, but which are included in the growth plans of the Town. These green spaces have already been conceded to development with some caveats for maintaining some open space in the development

plans. An example would be the recent decision and loss of the Saw Whet property to development. These areas, when lost, effectively reduce the overall green space of the Town.

3. The privately held lands such as the two remaining golf courses – Glen Abbey and the Oakville Golf Club. These lands are a part of the Town’s green space. They are integral parts of the residential areas in which they are situated and they are in jeopardy constantly by the potential for development. Their loss decreases the net of green space for the Town and the residents.

Overall, green space should not be further reduced in any manner, particularly as the population grows. Unfortunately, this is what is happening, project by project, across this community and others. This is the direct result of the same issue facing the Glen Abbey site and the proposed development plan by ClubLink.

As Council, you have an important decision to make and it can go one of two ways. One is good for the community today and for the future, and the other is not.

The First Decision Opportunity:

Council could decide to allow ClubLink’s project to go forward, in conflict with the recent decisions of the Heritage review process and the decision to support the recommendation. It could and may happen at this time or after many appeals and much time and money are spent by both the Town and the developer.

This development is the equivalent of dropping a small-sized village into the middle of a fully developed residential community with no change to the infrastructure, only increased density, traffic, noise etc.

In making this decision, there are winners and losers:

- There is only one winner and that is the developer and its shareholders. They stand to gain hundreds of millions of dollars by converting the land to housing units. Those dollars do not go to the Town and its residents.
- However, the losers are many:
 - The Town loses green space. The Livable Oakville and Strategic Growth plan continues to be under threat / challenge. There will be added costs that will fall to the Town since growth in this area was unplanned and will therefore need infrastructure improvement at a cost yet to be fully understood. This will increase the overall taxation burden of all residents of Oakville over time.

For example, the “magnanimous” gift of the valley area as park lands is a false offering because it is land the developer cannot use. By passing it off to the Town, it is pushing the cost of development and maintenance of these lands to the Town, and to the Oakville taxpayers.

- There is the loss of international exposure and the future loss of any economic gains to the community, should the Open return to Oakville. Once the course is gone, so goes this international exposure and economic opportunities, forever.
- The residents of Oakville will suffer the chaos of short and long-term development pressure; traffic burdens from the short-term activity of the builders and their suppliers, and the long-term pressure on the infrastructure and traffic in a restricted road environment (regional roads Dorval Drive and Upper Middle Road). These roads are already experiencing pressure and forcing traffic to find other routes to the QEW, the 407 and the various GO stations.
- The residents living adjacent to the development site will experience pressure on their property values and also will experience directly the issues associated with the development activity – dust, traffic, noise, and uncertainty for an extended period of time.
- And finally, but of lesser importance, golfers, locally, and from across Canada and elsewhere will no longer be able to enjoy the opportunity to experience a championship course where many of the legends have played and where there have been many memorable moments. Yes, it is recognized that the Open moves and it is never a certainty that it will return to Oakville. However, this is a course designed for the Open and it makes sense to keep it in the rotation. Golfers never get the opportunity to play at many of the other courses on the rotation as they are private golf courses. This is just an added benefit of the existing course.

The Second Decision Opportunity:

Council should make a significant and positive decision by rejecting the development proposal. It supports the Livable Oakville and Strategic Growth plan developed, approved and implemented for the Town. It supports the recent directional change that the Province has put forth for the mandate and operating plan for the new improved OMB process. It basically, puts the “Town’s money where its mouth is” by sticking with its Livable Oakville and Growth strategies, supporting the future of the Town.

This is a tough decision and one that will be challenged at many levels with both overt and covert pressure upon the Town. It will require the Town to continue to spend money to defend its decision. The developer has very deep pockets and many political tentacles spread across all levels of government. They will not give up easily. However, I believe it will be money well spent, even after all the costs heaped upon the Town through the OMB process that the developers initiated are tallied up. Many communities will be watching. The Town's decision could be precedential to Ontario communities that have similarly invested time and money to ensure that they have well thought-out and approved growth strategies in place.

Why the Second Option is the Right Decision.

It supports the decisions of livability and growth that have already been well thought through and implemented as approved by the Town and the Province. It is recognized as a very thorough and comprehensive plan for today's and for the futures needs.

Council has seen community support for this decision. Support will increase if it is seen that Council does, in fact, believe in what it has put in place. This decision reverses the order of winners and losers with the residents today and in the future benefiting from it.

The Heritage review of the golf course itself was very thorough and comprehensive. What the current owner will choose to do remains unclear. It would make sense to continue to operate it, to continue to invest in it with up-grades and modernization and to compete for the opportunity to host future Open Championships. That is their decision and one that Council cannot either predict or influence. The course is a cash flow positive contributor for the corporation, and could continue to be a crown jewel in their golf facility offering. It could be sold to another owner to be operated as a golf course but these are not things that should influence this decision.

Thank you for the opportunity to participate in this important decision concerning our community and its continued development,

Dan Carruthers

30 year Resident and Property Owner in Oakville

██████████ *Dorval Drive*

Oakville ON L6M 3Z5

██████████ *(Home)*

██████████ *(Cell)*

████████████████████

[REDACTED]

From: Brian Barry [REDACTED]
Sent: Saturday, September 09, 2017 6:23 AM
To: Town Clerk
Subject: GlenAbbey

Dear Sir or Madam,

I have lived in Oakville for 20 years, having moved from England and a native of Ireland. I play golf and am a member of Glenabbey.

The history that Glenabbey has for golf and society in Canada with the memories of the worlds most famous players being part of a great Canadian tradition of playing in Glenabbey is something that must be preserved for our children and generations to come.

I urge you to put the maximum effort to have Glenabbey continue as it is and to ensure that Oakville and Canada does not loose its heritage site. No other country in the work would allow what is being proposed as development.

Best regards

Brian Barry

[REDACTED] Morrison Road, Oakville, ON, Canada. L6J4J4

Franca Piazza

From: Jeannette Carcasson [REDACTED]
Sent: Saturday, September 09, 2017 9:41 AM
To: Town Clerk
Subject: Save glen abbey

I urge you to continue with your fight to save Glen Abbey. Today more than ever we must realize the importance of green spaces and preserving our heritage.

[REDACTED]

[REDACTED]

From: doug White [REDACTED]
Sent: Saturday, September 09, 2017 1:30 PM
To: Town Clerk
Subject: Glen Abbey

To Whom it May Concern,

How is it that some corporation can even consider destroying a famous and beautiful green space and historic gem as Glen Abbey Golf Course? Developers and the OMB making horrific decisions on land development are destroying the province. A huge factor in global warming that no one talks about is paving and covering up all our green spaces so the earth can no longer breath. How about putting common sense and the wishes of the people living in Oakville ahead of land developers and their obscene greed!! It's the right thing to do.

Thanks for having a forum where people can speak out about this and best of luck on saving Glen Abbey.

Jane White
[REDACTED]

[REDACTED]

From: Louis Aiello [REDACTED]
Sent: Saturday, September 09, 2017 9:17 AM
To: Town Clerk
Subject: Save Glen Abbey Golf Course

As a resident of Glen Abbey for over 30 years , I wish to see the Glen Abbey Golf Course and site to stay as is for the green environment and the beauty aspect it provides to all around the golf course and Oakville in general. I have purchased my home in 1983 in Glen Abbey, located in the vicinity of the main entrance to the Glen Abbey golf course. The main reason I bought my home in Glen Abbey , it was beauty and attraction of this legendary Golf Course.

Regards,
Louis Aiello

[REDACTED]

From: [REDACTED] on behalf of LILIAN [REDACTED]
Sent: Saturday, September 09, 2017 7:54 AM
To: Town Clerk
Subject: Re: GLEN ABBEY DEVELOPMENT

To whom it may concern,

Please, please, please help in stopping this madness. I cannot even believe this type of development has actually even been considered for this golden land - a place known worldwide and one that brings people from all over the world. A place where people celebrate in games while forgetting about the madness of the world around them. It IS apart of our heritage. A place so steeped in history, a place and space where tradition continues to flow. Please help stop the development. Please. Thank you,

Liliana Bohanec -Ph.D
Oakville Resident

[REDACTED]

From: Lars Melander [REDACTED]
Sent: Saturday, September 09, 2017 8:14 AM
To: Town Clerk
Subject: Glen Abbey

The Abbey's Own Community newspaper was built around the Glen Abbey Community in 1984. Remember the tall 28 story buildings that were going to be built on Fourth Line at the entrance to Glen Abbey. We fought hard to stop this and gained that only 8 stories could be constructed.

Now the core of North Oakville could be destroyed Where and how can that area handle another 5,000 plus cars. It is already a heavy traffic area. Please keep construction of more homes north of Highway 5. Lars Melander

Lars Melander
Toronto Golf & Travel Show

P: [REDACTED] F: [REDACTED]
[REDACTED]

[REDACTED]

From: Omar Kayed [REDACTED]
Sent: Saturday, September 09, 2017 9:23 PM
To: Town Clerk
Subject: Glen Abbe development--- message to elected official

Please forward to whom it may concern

I request town of Oakville to put proposal for the other two levels of government to collaborate to save town of Oakville and Glen Abbe. Town of Oakville official are not doing enough to save Glen Abbe. Town of Oakville councillors are NOT doing enough to protect Oakville and resident interest. In fact they working to serve developers.

Oakville is turning to be an Ugly town because of construction everywhere. Town official happy by collecting taxes and killing us resident of Oakville. Construction on Dundas and Bronte are very close to the road. There is no set-back. Building are very close to the curb. Town official taking the developer side not the residents side.

REMINDER: Town elected official are elected by residents of Oakville not by developers and home and condo builders. In the meantime elected official doing everything against residents and supporting developers. This is NOT acceptable. Reminder : election is coming soon

Thanks!

Omar Kayed, resident of Oakville for more than 18 years.

[REDACTED]

From: alfar66 [REDACTED]
Sent: Saturday, September 09, 2017 9:22 PM
To: Town Clerk
Subject: Glen Abbey Golf Course

Hi,
Thank you for giving us the opportunity to express our concern about the house development on the this site.

This is a beautiful area in the heart of Oakville that provides s beautiful sight and pure air to our community and animal life in that area. By developung this area you will also hurt animal life.

I am proud to show this area to my family visiting from abroad and you have no idea how much I enjoy it when I do my jogging on Upper Middle.

Another problem which is a very important one is the TRAFFIC that will be added to our roads. At this moment it has been increased quite a lot with all the new developments in Dundas. in a good day you need at least two lights in order to turn left from Upper Middle towards Third Line, Neyagawa,..etc.

Please give us the opportunity to preserve this beautiful area for future generations to come and please think in the well being of the people and not the income you could receive if this development is authorized.

Thank you for your attention to my email.

Teresa Gonzalez

Moreover,

Sent from my Samsung Galaxy smartphone.

[REDACTED]

From: Taylor, Mark [REDACTED]
Sent: Sunday, September 10, 2017 2:44 PM
To: Town Clerk
Subject: Glen Abbey golf club

Dear town of Oakville

Please save Glen Abbey from development. This land is a jewel in the middle of our community. Besides the significance this course has as a heritage site for the Canadian open and the first course Jack Nicholas. The surrounding community of Glen Abbey could not handle the development. The traffic and congestion would be unbelievable. More importantly the local schools are already running at capacity. Abbey Park is already adding portables

PLEASE preserve this important land in my community

Mark Taylor
[REDACTED] Stoneybrook Trail
Oakville

Sent from my iPhone

[REDACTED]

From: Neil Huddleston [REDACTED]
Sent: Sunday, September 10, 2017 8:19 AM
To: Town Clerk; Mayor Rob Burton; _Members of Council
Subject: Save Glen Abbey and 408

Good morning ladies and gentlemen

I am writing to request that on September 26th you all once again unanimously vote this time against the rezoning of the Glen Abbey lands.

It was my privilege yesterday to participate in events across the town organized by a passionate group of dedicated volunteers who continue to get the word out on the many negative impacts of this proposal. Loss of a landmark, green space, heritage as well as the impact on the neighbourhood, travel times, emergency response, infrastructure, habitat.

The decision to reject is clear, we hope that the reasons to reject are fully supported by all on council and that the staff report due on the 15th of September articulates them and builds a strong defensible case should/when your decision be appealed.

The number 408?

The number of days until Oakville's next Municipal election. Your constituents are overwhelmingly not in favour of this development and expect your support.

Thank you

Neil Huddleston

Sent from AOL Mobile Mail

[REDACTED]

From: Moira Carcasson [REDACTED]
Sent: Monday, September 11, 2017 12:23 PM
To: Town Clerk
Subject: Save Glen Abbey Golf Course

To whom it may concern,

Actually this should concern each and every Oakvillian and every Canadian for that matter. It is unfathomable to think that because the owner of Club Link is also a developer, he can suddenly decide to change the golf course into 3220 dwelling including buildings of up to 12 storeys disregarding the zoning for that place.

There are a number of reasons this should not happen:

1- Culture and Heritage: As shown in the August meeting, the Glen Abbey Course is an important part of Oakville and Canada. It is a world renowned place that is deeply rooted into Oakville's history and Oakvillian's lives. Glen Abbey is Oakville and Oakville is Glen Abbey.

2- Environment: To do away with the Glen Abbey Course equals with doing away with all the wild species that live in an around the creek. First it was Saw Whet Golf Club, then the Bronte West Lands, now the Glen Abbey Golf Club. When are we going to stop the destruction of our green spaces? It is very difficult to believe that any environmental study would approve of the development of houses in all these places.

3- Livable: Oakville prides itself of being a liveable town. If developers aren't stop from building wherever they feel like it, and made to follow the zoning laws, Oakville as we know it, will complete disappear.

4- Infrastructure:

4a Traffic on Dorval and Upper Middle: the traffic in Dorval and Upper Middle is already a problem, specially during the rush hour. It is plain crazy to build more houses in the area.

4b: Schools; The schools in the area both elementary and secondary are at capacity or over capacity. Where are these kids going to go? Bussing-adding even more traffic?

Please prevent Club Link owners from destroying our beloved Glen Abbey Golf Course!

Moira Carcasson

From: Ann Newman <ann.newman@enbridge.com>
Sent: Tuesday, September 12, 2017 5:25 PM
To: Town Clerk
Cc: Eastern Region Crossing
Subject: Public meeting - Input to proposed plan of subdivision - Glenn Abbey Golf Course

Good Day

Would it be possible to have a copy of the latest proposed plan of subdivision for the subject development to review and determine the impact to the Enbridge Pipelines existing right-of-way.

We would like to ensure our easement rights are maintained and the pipeline right-of-way is not incorporated into the individual lots that would create concerns for the pipeline .

Thank you

Ann Newman CET, SRWA
Supervisor Row Services, Eastern Region Operations

ENBRIDGE PIPELINES INC.

TEL: 519-339-0503 | FAX: 519-339-0510 | CELL: 519-490-5013

Western Research Park, 1086 Modeland Road, Bldg. 1050 1st Floor, Sarnia, ON, N7S6L2

enbridge.com

Integrity. Safety. Respect.

If you would prefer not to receive these electronic messages from the sender, please respond to this message with the word "STOP" in the subject line. Otherwise, your consent to receive such messages will be taken as implied.

[REDACTED]

From: faranak shojai [REDACTED]
Sent: Tuesday, September 12, 2017 10:09 AM
To: Town Clerk
Subject: Save Glen Abbey- Objection to change Glen Abbey golf to residential

Hello,

As a resident in this area, my family and I do not want Glen Abbey golf get destroyed in favor of making more residential.

Thank you for your attention.

Name: Faranak Shojai, Ali Shamlou, Siavash Shamlou, Nikolai Shamlou

Address: [REDACTED] Elm Rd. Oakville

Regards

Fara

[REDACTED]

From: Nicole Stuart [REDACTED]
Sent: Tuesday, September 12, 2017 5:59 PM
To: Town Clerk
Subject: Save Glen Abbey

Re Glen Abbey Re zoning application

I do NOT support this re zoning due to the significant negative impact on our Oakville community and citizens, including me & my family.

Signed respectful tax payer,
Nicole

Nicole Stuart

Sent from my iPhone

[REDACTED]

From: Gerald Morris [REDACTED]
Sent: Wednesday, September 13, 2017 12:35 PM
To: Mayor Rob Burton
Subject: Glen Abbey Development Plan

Dear Mayor Burton,

I'm sending this email in regards to the Glen Abbey development plan. Seeing as you've likely already received many emails concerning this I'll keep it short. As a wildlife biologist and as someone who has called Oakville home for almost 30 years I see very little value in this plan and incredible potential to eliminate completely Oakville's last significant Green Space outside of Bronte Creek Provincial Park. Plans such as this rarely remove resident plant and animal life immediately, but rather over time to the slow erosion caused by the impact of roads, increased human traffic, and pollution. The impact that this construction and subsequent habitation will have on the forest surrounding 16 Mile Creek and other smaller water courses will damage the habitat of fish, birds, salamanders, frogs and multiple other creatures that call the area their home. This is to say nothing of the reduction in scenic value to the area's trails that I and many other residents use frequently. I urge you to speak against this plan in the name of preserving some of the last of our town's ecological value. Thank you for your time.

Sincerely,

Gerald Morris

[REDACTED]

From: shamlou ali [REDACTED]
Sent: Wednesday, September 13, 2017 1:05 PM
To: Town Clerk

To whom it may concern,

Although I am not one of the fortunate people who use Glen Abby Golf Club, as a resident in the area, I strongly believe Glen Abbey Golf Court should remain as is.

Thank you for your attention.

Regards,

A. Shamlou, [REDACTED] [Elm Rd.](#) Oakville

[REDACTED]

From: Anthea Boyer Gallow [REDACTED]
Sent: Wednesday, September 13, 2017 1:24 AM
To: Mayor Rob Burton; _Members of Council; Town Clerk
Subject: Glen Abbey Golf Course

Dear Mayor Burton and Councillors,

I urge all members of council to vote unanimously against the proposed rezoning of this precious green space at the September 26th council meeting. We have seen Ridgeview and now Saw Whet being zoned for redevelopment and my livable Oakville means keeping Glen Abbey Golf Course green and protecting it from developers. Sacred trees and wildlife need to be preserved as does our air quality and watersheds. Frankly, the infrastructure of our town cannot support the addition of 3,222 additional units. It goes without saying the proven benefits that green space give to a community:-

- Economic value
- Positive impact on physical and mental health
- Benefits for children and young people
- Contribution towards reducing crime and antisocial behaviour
- Role in encouraging cultural, social and community cohesion
- Significant environmental benefits.

The residents of the town have developed a sense of pride and ownership for the Glen Abbey Golf Course and its International status making it an integral and important part of our community. We don't want this important green space lost to another **developer money grab**.

We must protect and preserve this green space now tomorrow will be too late. Heritage status - NO TO REZONING We owe it to ourselves and our children to save these lands.

My family look forward to council rejecting this re-zoning application and keeping my/our Oakville - Green and healthy and most of all **liveable**.

Sincerely,
Anthea Boyer

Sent from my iPad

[Redacted]

From: Laura Porreca [Redacted]
Sent: Wednesday, September 13, 2017 1:17 PM
To: Laura Porreca
Subject: Local Businesses do not want this!

It is not just important to Oakville residents but on behalf of local business owners we are asking NOT to rezone the Glen Abbey 230 acre greenspace. Glen Abbey once again hosted the RBC Canadian Open this year and drew in more than 100,000 people to Oakville during tournament week. Why take this away from businesses????



Laura Porreca, Founder, President

"One of Canada's Top 100 Women Entrepreneurs" by Profit W100 & "Entrepreneur of the Year" by Oakville Awards for Business Excellence

T: [Redacted] ext. 405 F: [Redacted]
Toll Free: [Redacted]

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[REDACTED]

From: Mary Saunders [REDACTED]
Sent: Wednesday, September 13, 2017 1:44 PM
To: Town Clerk
Subject: Do not rezone Glen Abbey, please

Please add our voices to those opposed to paving over Glen Abbey golf course. Sincerely, Mary Saunders and John Rattray, SE Oakville

[REDACTED]

From: Todd Frith [REDACTED]
Sent: Wednesday, September 13, 2017 12:34 PM
To: Town Clerk; _Members of Council; Mayor Rob Burton
Subject: I support the better re-use of private property

in response to an email just sent to me by Oakville Green (a group I support most of the time)

Good afternoon folks,

the private exclusive lands currently operating as a golf course, when re-developed will:

allow public access to a huge portion of the valley (and top of valley) park land, extending a wonderful and heavily used trail system/park to the north, to EVERYONE

provide mid range priced housing for our growing community for the families that live here and want to stay here, as well as for the new-comers and new Canadians wanting to join us here in Oakville

the Realty Taxes and citizen driven consumption of goods and services will exceed those currently rec'd from the financial benefits of the current use

the table lands will provide other community important uses that will benefit all citizens and not just golfers (schools, park space, trails)

add'l citizens in this neighbourhood will make it even better and more diverse

As a citizen since 1989, I support the re-purposing of these lands, currently benefiting an exclusive smaller group of people, to the larger community of Oakville

Todd Frith
Oakville, Ontario

[REDACTED] (Mississauga office)
[REDACTED] (Oakville office)
[REDACTED] (cell)

Appendix C: Halton Region – Policy Comments



August 25, 2017

Legislative & Planning Services
Community Planning
1151 Bronte Road
Oakville ON L6M 3L1
Fax: (905) 825-0267

Mr. Charlie McConnell
Manager – West District
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mr. McConnell:

RE: Proposed Amendments to the Town of Oakville's Official Plan, Zoning By-law and a Draft Plan of Subdivision Application
Clublink Corp. ULC and Clublink Holdings Ltd. (Glen Abbey Golf Course)
1333 Dorval Drive
Town Files: OPA1519.09, Z.1519.09 and 24T-17003/O

The purpose of the Local Official Plan Amendment (**LOPA**), Zoning By-law Amendment (**ZBA**) and Draft Plan of Subdivision (**DPS**) applications for 1333 Dorval Drive (**Subject Lands**) are to permit the redevelopment of the Glen Abbey Golf Clubs lands to permit 141 detached dwellings, 299 townhouse dwellings, 2,782 apartment dwelling units, retail and office commercial space, parks and open space, and natural heritage uses (**Development Proposal**).

The proposed amendments include re-designating and rezoning the lands from 'Private Open Space' and 'Natural Area' designations to various residential, open space, parks and natural heritage designations to implement the Development Proposal. A DPS application has also been submitted that would create new public streets, lots and blocks for future residential/mixed-use development, parkland and open space blocks, and blocks to define the natural heritage system. The effect of these applications is to permit the redevelopment of a 'private golf club' for urban residential/mixed-use and natural heritage uses.

Regional Planning Staff have reviewed the subject applications within the context of Provincial Plans and policies and the Regional Official Plan (**ROP**) and offer the following comments.

Planning Policy Framework:

The Provincial Policy Statement 2014 (**PPS**) and the Growth Plan for the Greater Golden Horseshoe 2006 & 2017 (**P2G**) provide a planning framework to manage growth, protect the natural environment and support economic development. Land use decisions with respect to the subject lands must be consistent with the PPS and conform to the P2G.

The PPS provides policy direction for 'Building Strong Communities', wherein settlement areas are to be the focus of growth and development and their vitality and regeneration shall be promoted. In doing so, planning authorities identify and promote appropriate locations and opportunities for intensification and redevelopment.

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1

905-825-6000 | Toll free: 1-866-442-5866

The Province, through the 2006 P2G, provides specific planning direction on how to manage growth to support the achievement of complete communities and the planning for infrastructure to support growth. This policy direction is supported by PPS policy. The policy direction of the 2006 P2G Plan was implemented through Amendment No. 37, 38 & 39 to the ROP. The ROP provides a Regional Structure, as shown on Map 1 that represents the Region's basic position on the use of land and natural resources within its planning area (Section 50 of the ROP) to the planning horizon of 2031.

Planning Analysis Relating to Growth Management:

The Regional Structure is accompanied by a growth strategy for Halton based upon the distribution of population and employment for the planning horizon year of 2031. The Region's growth strategy provides the foundation for land use planning at a Regional and local level. The Region's growth strategy also provides direction on how population and employment growth, to the year 2031, is to be distributed.

Local Official Plans, covering the whole of each Local Municipality, are necessary extensions of the Regional Plan and are intended to direct development in accordance with local desires while adhering to policies of the ROP (Section 47). *Area-Specific Plans*, such as secondary plans are to be prepared by Local Municipalities for settlement areas such as new communities, *Intensification Areas*, and Hamlets in accordance with policies of the ROP (Section 48). The ROP, and by extension Local Official Plans and *Area-Specific Plans*, provide the planning framework for implementing Provincial Plans and addressing matters of provincial interest based upon an integrated, comprehensive and coordinated approach.

The subject lands are located within the Urban Area and within the *Built Boundary* as identified in the ROP. The Regional Intensification and Density Targets (Table 2) and Regional Phasing (Table 2A), sets out the number of housing units within the Built Boundary in the Town of Oakville. To address the planned growth for Built-Up Areas, the ROP provides objectives and policies for *Intensification Areas*. *Intensification Areas* are lands identified by the Region or its Local Municipalities within the Urban Area that are to be the focus for accommodating intensification and include *Urban Growth Centres*, *Major Transit Station Areas*, *Intensification Corridors* and Mixed Use Nodes.

The ROP requires Local Municipalities to prepare *Area-Specific Plans* or policies for major growth areas, including the development or redevelopment of communities (Section 48, Section 77(5), and Section 81(3)). The intent of these policies is to ensure that growth is planned for in a coordinated and integrated manner that considers the goals and objectives of the ROP and is supported by existing or planned infrastructure.

Regional Staff understand that the Town of Oakville, as directed through the Interim Control By-law for the Subject Lands, has now completed Urban Structure Review of the Liveable Oakville Plan, the North Oakville East, and the North Oakville West Secondary Plans. Through this process the Town has validated its Urban Structure and clarified policy direction on where and how to grow to 2031. While the Town's Urban Structure Review Final Report and draft Amendments to the Liveable Oakville Plan and the North Oakville Secondary Plans have been completed, a Town decision on these amendments has not been provided to date.

Given this direction, Regional Staff do not support this proposal on the basis of the following policies and rationale:

1. The proposed development of 3,222 residential units would permit a level of development that is comparable to the Town's planned growth areas. In fact, the density of the Development Proposal is similar to or greater than other Intensification Areas that were subject to a coordinated and comprehensive planning process which is missing in this case.
2. The subject lands are not located within a regionally mapped *Intensification Area* (i.e. *Urban Growth Centre* or *Major Transit Station Area*). In addition, the Town's Urban Structure Review and drafted amendments have also confirmed that the subject lands should not be planned or identified as a locally defined *Intensification Corridors* or a *Mixed-Use Node*. The ROP therefore does not support the significant form of intensification being proposed for these lands as these lands are not within a defined *Intensification Area*.
3. The policy direction of the ROP provides for a comprehensive municipally led process to define and establish *Intensification Areas*. This direction permits Local Municipalities and the Region to carefully assess, amongst other matters, the fiscal and physical impacts of considering new growth areas on a larger scale. In considering the Development Proposal and supporting technical studies, it is not clear to the Region how the proposal would impact the Region's and Town's planned growth in identified and planned growth areas, recognizing that significant public resources have been dedicated to support growth in such areas. The lack of comprehensive justification and analysis to support the Development Proposal reaffirms the Region's policy direction that the planning for new major growth areas should be municipally led undertakings.
4. The scope of analysis completed as part of the Traffic Impact Statement (TIS) and Functional Servicing Reports (FSR) did not provide the level of detail required to support the level of development or a new major growth area for these lands.
5. It is not clear how this Development Proposal addresses the affordable housing provisions of the PPS and ROP, and in doing so, how the Development Proposal would result in a complete community.
6. On July 1, 2017, the 2017 Growth Plan for the Greater Golden Horseshoe (2017 P2G) took effect. The 2017 P2G Plan provides direction on how to manage growth to the 2041 planning horizon. In accordance with Policy 2.2.1 (3) of the 2017 P2G, the planning for forecasted growth to the year 2041 must establish a hierarchy of settlement areas and areas within settlement areas that are to be the focus of growth. Further, this policy requires an urban form that will optimize infrastructure and align growth with transit and transportation corridors. The 2017 P2G requires this approach to be implemented through a municipal comprehensive review that is initiated by an upper-tier level or single-tier municipality. The 2017 P2G further requires the 2041 growth targets and forecasts, the delineation of *strategic growth areas*, and the density targets to be achieved by lower-tier municipalities to be defined and accommodated by planning authorities through a municipal comprehensive review.

On January 26, 2016 in response to questions from the Town relating to this proposal, Regional Staff advised that the ROP does not specifically require a municipal comprehensive review to implement this application. This is based on the policy direction of Section 48, Section 77(5), and Section 81(3) of the ROP which provides for a comprehensive municipal led process to identify new *Intensification Areas* that are supported by the policies of the ROP. The Region

further stated that the Town led Urban Structure Review would be an appropriate vehicle to comprehensively address this requirement.

As discussed above, the Town has now completed an Urban Structure Review of the Livable Oakville Plan which has validated its Urban Structure and growth to 2031. This process is consistent with the direction of the Region's January 26, 2016 letter wherein the Town led a comprehensive process to identify/confirm where intensification is to occur to 2031. Consistent with ROP policy and the 2017 P2G, the planning for new major growth areas should occur through a municipally led process, and not through a privately initiated development application such as the Development Proposal Clublink has brought forward.

The conformity exercises required by the 2017 P2G Plan have not been completed by the Region to date. The 2017 P2G Plan places a significant level of importance on the regionally led coordinated and comprehensive analysis on planning for growth. Given the importance of a municipal comprehensive review process in planning for growth as directed by the 2017 P2G Plan, it would be inappropriate to decide at this point in time how future *strategic growth areas* will be defined and planned for to the 2041 planning horizon in a piecemeal application by application manner.

Planning Analysis relating to Protecting Natural and Cultural Resources:

To maintain Halton's reputation as a great place to live, while accommodating anticipated population growth, landscape permanence is identified as a fundamental value in Halton's Planning Vision. This means that significant importance has been placed on permanently protecting and enhancing Halton's natural heritage, as well the rural countryside character for which the Region is known. This vision is also based upon the notion that Halton will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is sensitive to its heritage and culture. This concept of landscape permanence is reflected in the goals, objectives and policies of the ROP.

The Regional Structure, as shown on Map 1 of the ROP, also designated the subject lands as 'Regional Natural Heritage System' (RNHS). To achieve the objectives of this vision, the ROP provides direction with respect to the identification, refinement, and/or boundary adjustments to the RNHS through Subwatershed studies, an individual Environmental Impact Assessment (EIA), or similar studies accepted by the Region.

In support of this Development Proposal, the proponent has prepared a number of technical studies to define the Key Features and Hazards associated with these lands. A review of the Development Proposal and supporting technical studies has identified that there is insufficient detail provided to characterize the system, including up-stream and down-stream impacts, and characterization of *Key Features* was not provided in accordance with ROP policy direction. Without more comprehensive and detailed information, it is unclear to Regional Staff how the submitted natural heritage and natural hazard technical studies have addressed the policies of the PPS, the 2017 P2G and the ROP.

The ROP also provides policy direction for the identification and protection of *Cultural Heritage Resources*. The ROP encourages Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan Amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities. In doing so, the ROP provides a framework to help define these resources and to ensure that any development proposals are

adequately studied to consider potential impacts to those resources, and if necessary and appropriate, any mitigation activities in accordance with Provincial requirements.

The Region understands that the Town, through its Cultural Heritage Landscape Strategy, has undertaken a review to understand and define cultural landscapes within Oakville. In the context of the process, Town Council has recognized the Glen Abbey property as a significant cultural heritage landscape, and Town Staff and Town Council have recommended that the lands be designated as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act. As noted above, ROP policy supports measures to define and protect cultural heritage resources. In assessing the Development Proposal the Town must ensure that the significant cultural heritage resources are protected.

The PPS provides policy direction for the 'Wise Use and Management of Resources' and for 'Protecting Public Health and Safety'. For example, the PPS requires:

- the protection of natural features and functions, improving and restoring water quality and quantity;
- conservation of cultural heritage and archaeological resources; and,
- the protection of public health and safety,

Based upon a review of the Development Proposal and the submitted technical studies and report, it does not appear as though these policy requirements of the PPS have been adequately addressed. For example, Conservation Halton in their July 31, 2017 comment letter identified significant issues from a natural heritage and natural hazards perspective with the Development Proposal and the supporting technical studies.

According to the Greenbelt Plan (GBP), the Subject Lands are traversed by an Urban River Valley that forms part of an external connection between the Greenbelt Natural Heritage System and other features such as the Lake Ontario shoreline. The intent of the Urban River Valley policies of the GBP is to provide opportunities for additional connections to help expand and integrate the Greenbelt and its systems into the broader landscape. Based upon a review of the supportive studies provided as part of this application, there is no reference as to how this policy direction of the GBP has been addressed.

Conclusion:

The Development Proposal has been considered the context of Provincial and Regional public policy framework, as contemplated and required through the *Planning Act*. The Regional Structure, as discussed above, provides clear direction on how to manage and plan for intensification. The Development Proposal seeks approval for a new major growth area and a significant intensification of uses that have not been subject to a rigorous assessment process as contemplated through the PPS, P2G and ROP. This is evident in the fact the Town has completed a comprehensive review of their current Urban Structure which confirms the subject lands are not considered for major growth. In fact, the density of the Development Proposal is similar to or greater than other *Intensification Areas* that were subject to a coordinated and comprehensive planning process.

This Development Proposal would result in a departure from the Town's vision for growth and would result in a new major growth area in the Town that was not planned for in an integrated, coordinated, and comprehensive manner. As such, and based upon the above noted comments,

the growth being considered through this development proposal as contemplated is not consistent with the PPS, and does not conform with P2G, GBP and the ROP.

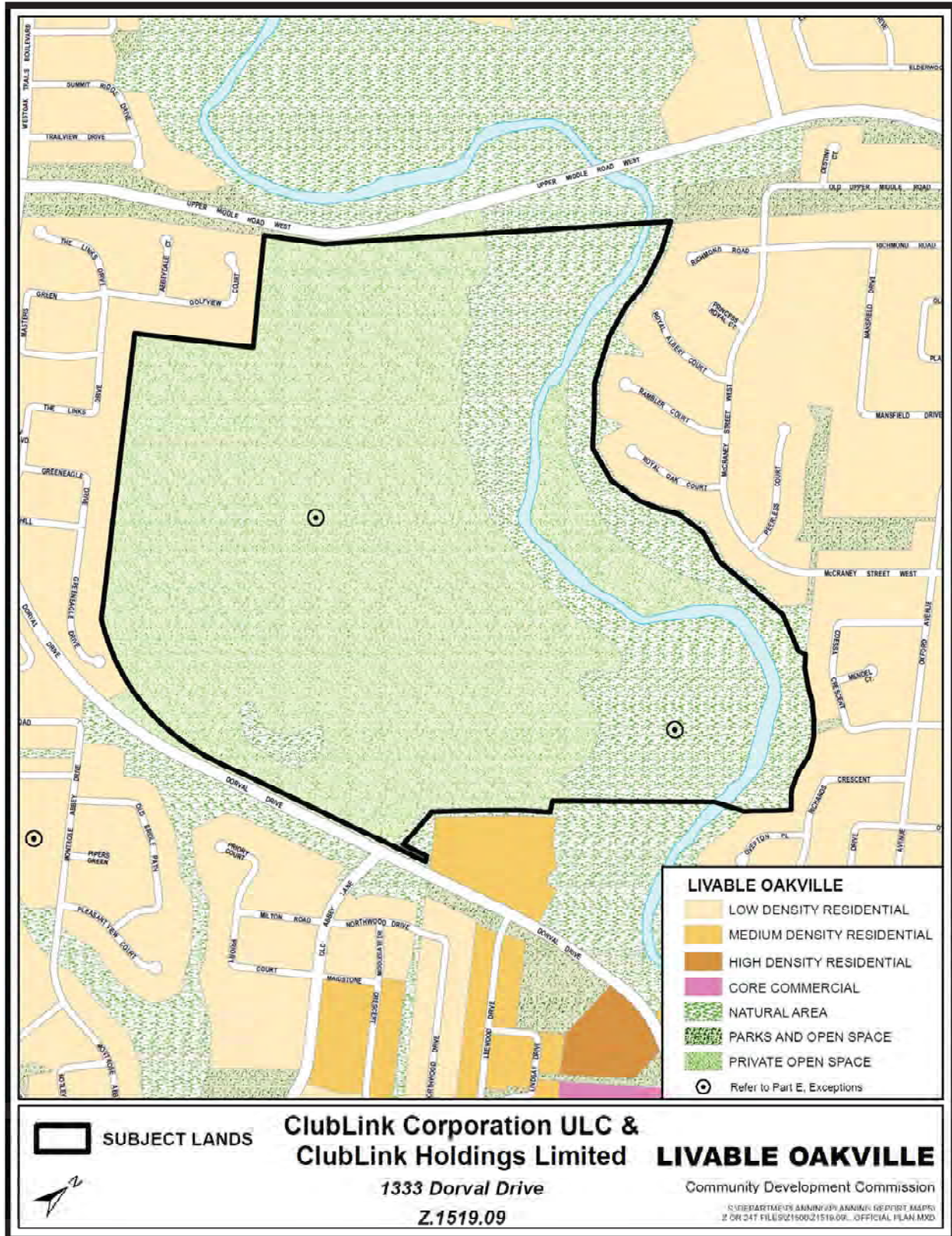
I trust that the above noted comments are helpful. Please let us know if you require anything further on the above.

Sincerely,

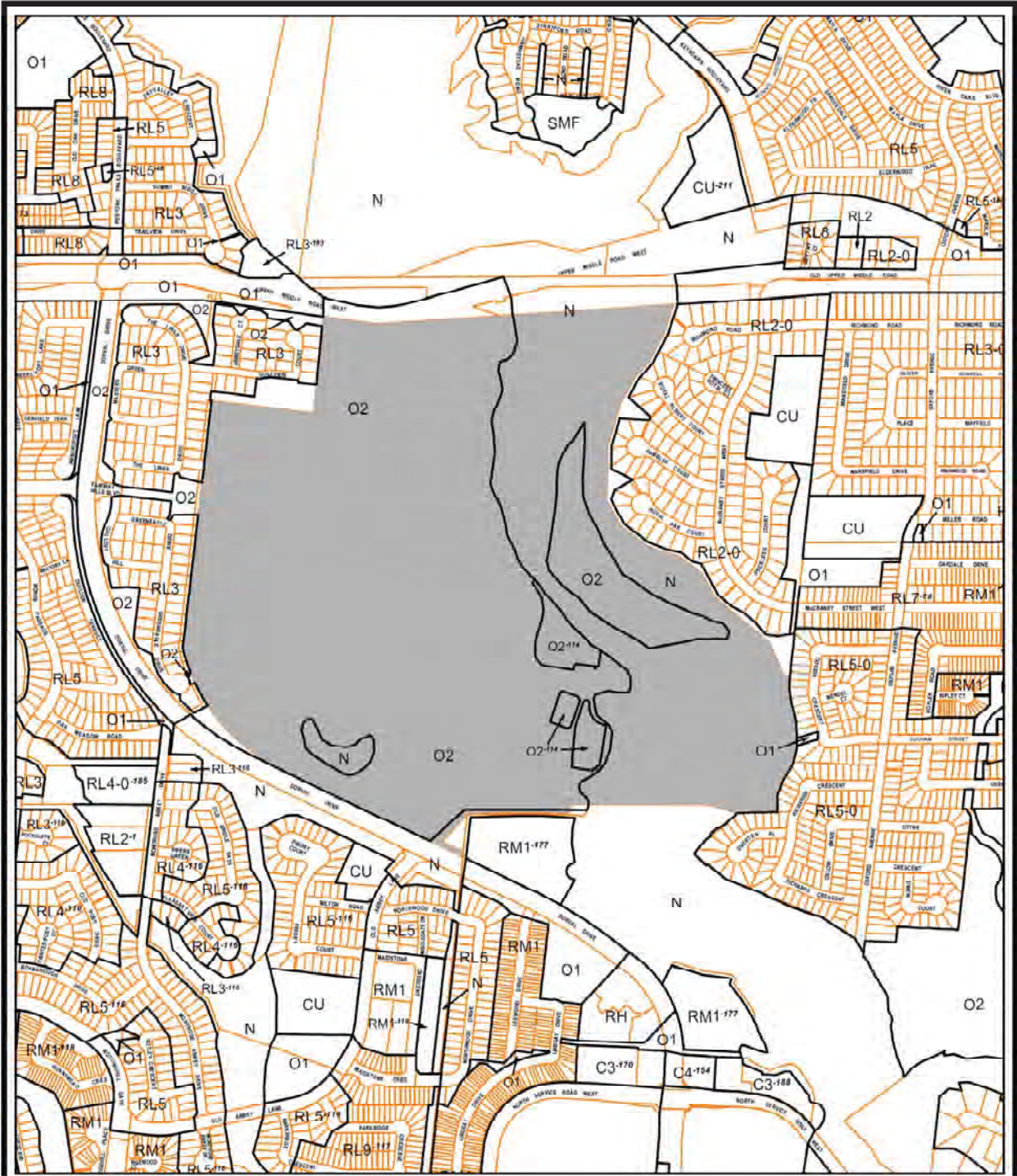
A handwritten signature in black ink, appearing to read "Curt Benson". The signature is fluid and cursive, with the first name "Curt" and last name "Benson" clearly distinguishable.

Curt Benson, MCIP, RPP
Acting Director of Planning Services

Appendix D – Livable Oakville Extract



Appendix E – Zoning By-Law Extract



SUBJECT LANDS

ClubLink Corporation ULC and
ClubLink Holdings Limited

1333 Dorval Drive
Z.1519.09

**ZONING
BY-LAW 2014-14**

Community Development Commission

© DEPARTMENT OF PLANNING & PLANNING REPORT MAPS
2-DIGIT-247-FILE-201502-21519-09 - REPORT MAP- MKO

Open Space Zones

12.1 List of Applicable Zones

Park	O1
Private Open Space	O2
Cemetery	CEM

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

12.2 Permitted Uses

Uses permitted in the Open Space Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 12.2, below.

	O1	O2	CEM
Community Uses			
<i>Community centre</i>	✓	✓	
<i>Emergency service facility</i>	✓	✓	
<i>Library</i>		✓ (1)	
<i>Marina</i>	✓		
<i>Museum</i>		✓ (1)	
Open Space Uses			
<i>Cemetery</i>			✓
<i>Conservation use</i>	✓	✓	✓
<i>Golf course</i>		✓	
<i>Outside miniature golf course</i>		✓	
<i>Park, private</i>		✓	
<i>Park, public</i>	✓	✓	
<i>Stormwater management facility</i>	✓	✓	✓
Retail Uses			
<i>Retail store</i>		✓ (1)	
Service Commercial Uses			
<i>Commercial school</i>		✓ (1)	
<i>Restaurant</i>		✓ (1)	
<i>Service commercial establishment</i>		✓ (1)	
<i>Sports facility</i>		✓	
Office Uses			
<i>Business office</i>		✓ (1)	
Hospitality Uses			
<i>Public hall</i>		✓ (1)	

Additional Regulations for Permitted Uses Table 12.2

1. Permitted only *accessory* to another permitted use.

Appendix F: Heritage Planning Comments

Town of Oakville Memorandum

To: Mark Simeoni, Director, Planning Services

From: Susan Schappert, Heritage Planner

Date: September 7, 2017

Subject: **Heritage Planning Comments re: Glen Abbey Development Application**

Background

In 2009, the Livable Oakville Plan directed that a cultural heritage landscape strategy be completed. The Cultural Heritage Landscape Strategy was endorsed by Planning and Development Council in January 2014.

The property at 1333 Dorval Drive, known as 'Glen Abbey' was identified as one of 63 properties across the town in the inventory prepared in 2015 during Phase One of the implementation of the Cultural Heritage Landscape Strategy. In February 2016, as part of the completion of the Phase One inventory, Council identified the Glen Abbey property as a 'high priority' for assessment as a cultural heritage landscape.

Following the Phase Two evaluation of the property, undertaken by Letourneau Heritage Consulting, Council formally recognized Glen Abbey as a significant cultural heritage landscape on May 15, 2017 and directed that the property immediately proceed to Phase Three, which is the implementation of protection measures.

Additional research and evaluation were undertaken by independent experts Ken Moodie and Julian Smith as part of Phase Three. On August 21, 2017, Council approved a Notice of Intention to Designate under Section 29, Part IV of the *Ontario Heritage Act* for the Glen Abbey property that includes a

statement of cultural heritage value and a description of heritage attributes. The last date to file a notice of objection for the Notice of Intention to Designate is September 25, 2017.

See 'Context Documents for Reference' list at the end of this memo for a list of the background documents related to cultural heritage landscapes, if additional details are required.

Description of Development Application

The official plan amendment, zoning by-law amendment and draft plans of subdivision propose the removal of the existing Glen Abbey golf course in order to construct 3,222 residential units. The units are proposed in the form of a range of housing types inclusive of detached dwellings, townhouse, stacked townhouse and back-to-back townhouse dwellings, residential apartment buildings, and mixed-use mid-rise retail, office and apartment buildings ranging in height between two to twelve storeys. The density of the development is proposed to be focused along 'Street A', with a gradation to lower building heights toward the existing stable residential neighbourhood to the west.

In addition to the residential uses, 5,429 m² (58,438 ft²) of office commercial and 5,841 m² (62,871 ft²) of retail commercial uses are proposed in mixed-use residential and commercial buildings. An additional 546 m² (5,877 ft²) of community amenity uses including a village market within the existing stable buildings, 10.41 hectares (25.72 acres) of parks, 0.78 hectares (1.66 acres) of open space, 32.47 hectares (80.24 acres) of natural heritage system, 0.34 hectares (0.84 acres) of remnant wooded area, 1.79 hectares (4.42 acres) of buffer blocks, and 4.32 hectares (10.67 acres) of stormwater management ponds are proposed.

As part of this development application, it is proposed that the natural heritage system, inclusive of the full Sixteen Mile Creek Valley lands would be dedicated to the Town. The RayDor Estate House will be retained by the applicant and its use as an office complex maintained.

The applicants have submitted a Cultural Heritage Landscape Assessment and Heritage Impact Assessment in support of the development application.

Policy Framework for Evaluation

The impact of the proposed development application on the cultural heritage value of the Glen Abbey property is reviewed against applicable policies, which include: the Provincial Policy Statement (PPS) 2014; the 2017 Growth Plan for the Greater Golden Horseshoe Area; the Ontario Heritage Act and Ontario Regulation 9/06; the Livable Oakville Plan; and the Town of Oakville's Cultural Heritage Landscapes Strategy. Together, these policies provide a framework on how to identify and protect significant cultural heritage landscapes. They also provide direction that the management and use of significant cultural heritage landscapes should conserve the cultural heritage value or interest and heritage attributes of these landscapes.

The impact of the proposed development application has also been reviewed against the town's Notice of Intention to Designate for the Glen Abbey Property, issued on August 24, 2017.

Town of Oakville's Cultural Heritage Landscapes Strategy

The town's Cultural Heritage Landscapes Strategy provides general and specific guidance on how to conserve cultural heritage landscapes. Its general guidance identifies the three types of cultural heritage landscape accepted internationally: designed, evolving, and associative. It also provides priority to conserving cultural heritage landscapes in situ and complete.

Phase Three of the town's Cultural Heritage Landscapes Strategy is now underway to implement protection measures to conserve significant cultural heritage landscapes.

Ontario Heritage Act

The Ontario Heritage Act (OHA) provides tools to protect cultural heritage resources through designation under the Act. Ontario Regulation 9/06 is the evaluation framework that shall be used to identify cultural heritage value.

The town has issued a Notice of Intention to Designate the Glen Abbey property under Section 29, Part IV of the OHA. This Notice is based upon the town's application of Ontario Regulation 9/06 to the Glen Abbey property and its conclusion that the property meets multiple criteria for cultural heritage value. The Notice states the identified cultural heritage value of the Glen Abbey property and also describes its heritage attributes.

Provincial Policy Statement

The PPS 2014 defines a cultural heritage landscape as follows:

*"a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are **valued together for their interrelationship, meaning or association.**"* [emphasis added]

As made explicit in the PPS, the cultural heritage value of cultural heritage landscapes is found in their interrelationships, meanings and associations - not in their isolated components. The components are to be "valued together", not separately.

Section 2.6.1 of the PPS states that significant cultural heritage landscapes shall be conserved. By "conserved", the PPS means that a landscape is identified, protected, managed and used in a manner th

Growth Plan

The 2017 Growth Plan for the Greater Golden Horseshoe also addresses cultural heritage. It states:

4.2.7.1: "Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter will conform with the 2017 Growth Plan.

Livable Oakville Plan

The existing policies of the Livable Oakville Plan include strong policy guidance for the Town to conserve cultural heritage resources. Specifically, Section 5.3.12 states:

The Town shall identify, evaluate and conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy.

Proposed Heritage Official Plan Amendment

Arising from Phase Three of the town's Cultural Heritage Landscapes Strategy, Planning staff are proposing amendments to the cultural heritage policies of the Livable Oakville Plan. The proposed Official Plan Amendment (OPA) underscores the policy direction of Livable Oakville regarding the conservation of cultural heritage landscapes. The proposed OPA also reinforces the need to complete a heritage evaluation that addresses the OHA requirements to state the cultural heritage value and describe the heritage attributes of a cultural heritage resource before any impact assessment is completed. It also implements the PPS 2014 direction to address the cultural heritage value or interest of a property under the OHA; it recognizes cultural heritage landscapes as part of the town's urban structure; and it provides for site-specific land use designations, policies and cultural heritage landscape conservation plans.

Staff and Peer Review of ERA Report

Heritage Planning staff have reviewed the Cultural Heritage Landscape Assessment & Heritage Impact Assessment: Proposed Redevelopment of the Glen Abbey Golf Club, Oakville prepared by ERA Architects Inc. dated November 9, 2016 (ERA report).

The ERA report was completed prior to Council's identification and recognition of the property as a significant cultural heritage landscape on May 15, 2017. The property had already been identified by Council as a high priority potential cultural heritage landscape on February 16, 2016, and had proceeded to the detailed research and evaluation phase.

Heritage Planning staff's initial review of the ERA report revealed concerns with the evaluation of the cultural heritage landscape of the property, the statement of cultural heritage value or interest, the listing of heritage attributes and the resulting assessment of the impact of the development application. The review indicated that the ERA report did not meet the requirements of the existing policy framework as described on page two of this report, as it failed to appropriately identify the cultural heritage landscape, which led to its failure to recommend protection measures that would conserve the cultural heritage landscape.

As Heritage Planning staff had concerns with the ERA report, described briefly above, they recommended that the town retain the services of a peer reviewer to assist with the town's review of the ERA report. The peer review of the ERA report was completed by Julian Smith, of Julian Smith & Associates Architects (and is attached to this memo). Mr. Smith is internationally renowned as an expert on cultural heritage landscapes and has provided the town with a report on the cultural heritage

landscape values of the Glen Abbey property as part of the implementation of Phase Three of the Cultural Heritage Landscape Strategy.

Heritage Planning staff and Mr. Smith have identified and share fundamental issues with the ERA report:

- The ERA report does not properly identify the Glen Abbey property. It identifies the property as an 'evolved' cultural heritage landscape. This conclusion is flawed and incorrect. The ERA report has not demonstrated why the property is considered to be 'evolved' in the full context of the three types of internationally recognized cultural heritage landscapes. As summarized in the town's Cultural Heritage Landscapes Strategy, the three types are: evolved, designed and associative. The distinction between the types of cultural heritage landscapes is critical and the town and Mr. Smith share the opinion that the property is a 'designed' cultural heritage landscape, not 'evolved'.
- The flawed identification of the property as an 'evolved' landscape has led to a flawed evaluation of the cultural heritage landscape.
- Contrary to statements made in the ERA report, Mr. Smith and Heritage Planning staff accept that Ontario Regulation 9/06 applies without qualification to the evaluation of cultural heritage value for designed cultural heritage landscapes.
- The proposed Statement of Significance and list of heritage attributes in the ERA report do not reflect the property's value as a designed cultural heritage landscape.
- Given the conclusion that ERA's identification and evaluation of the cultural heritage landscape is flawed, ERA's assessment of the impact of the proposed development is not accurate or relevant because it is based on a misleading and incomplete assessment of the cultural heritage landscape itself.
- The 'Six Big Ideas' contained within the ERA report are not appropriate conservation strategies for the conservation of the Glen Abbey golf course. While the ERA report acknowledges that there is cultural heritage value in the golf course and that the property is a cultural heritage landscape, the Six Big Ideas fail to retain the overall value of the property as a designed landscape; instead, these ideas attempt to fragment the cultural heritage value into individual components that do not conserve the interrelated and integrated design of the golf course or its relationships, meanings and associations.
- The residential, office, and retail components, although not discussed in the ERA report except for the brief mention in the introduction, together form the most important Big Idea. It is surprising that none of these components are included in the 'Six Big Ideas'. These components occupy a majority of the site, they change the site from open green space to an emphasis on built form, they fundamentally alter the ecology of the site and its adjacent neighbourhoods, and, most significantly in the context of the Heritage Impact Assessment, they destroy the Glen Abbey golf course in its present form as a cultural heritage landscape of recognized significance.

Staff are also of the view that, contrary to the Livable Oakville Plan, the ERA report has not appropriately identified or evaluated the Glen Abbey property in accordance with the Town's Cultural Heritage Landscape Strategy. Though the ERA report references the Strategy, it has done so in ways that ignore or take key points out of context. Examples include:

- Discussion of the 'type' of cultural heritage landscape. On pages 89 and 186-187, the ERA report identifies the property as 'Continuing Evolved Landscape.' The report does not include the definition of the other types of cultural heritage landscapes. The ERA report does not demonstrate why/how it determined that the property is an "evolved" landscape compared to the Strategy's listed alternatives of being a "designed" or "associative" landscape.
- Conservation priorities. The ERA report fails to reference the Strategy's priority to conserving cultural heritage landscapes in situ and complete. Instead, it assumes that the piecemeal protection of individual elements of the cultural heritage landscape is permitted without qualification. Although the Strategy does include reference to alternative approaches to conservation, assessment of the alternative approaches must address the priorities set out in the Strategy. The ERA report does not address why the preferred approach is removal of the golf course cultural heritage landscape. The ERA report also fails to acknowledge that a complete cultural heritage landscape may be conserved on the property.

Conclusions

- The proposed development would remove the current designed cultural heritage landscape - the Glen Abbey golf course - and replace it with a new urban landscape. Heritage Planning staff are of the opinion that any proposed development that removes the golf course would therefore fail to conserve the cultural heritage value and the heritage attributes of the cultural heritage landscape.
- Heritage Planning staff are of the opinion that, as the proposed development fails to conserve the cultural heritage value provided by the Glen Abbey golf course designed landscape, it is not consistent with the PPS 2014 and also does not conform to the 2017 Growth Plan.
- Heritage Planning staff are also of the opinion that the failure of the proposed development to conserve the cultural heritage value of the Glen Abbey property as a designed cultural heritage landscape means that the development fails to conform to the Livable Oakville Plan regarding its cultural heritage objectives and policies. This conclusion is reinforced by the application of policies set out in the proposed official plan amendment on cultural heritage policies.

Recommendation

- Heritage Planning staff do not support the proposed development as it fails to conserve the significant cultural heritage landscape of the Glen Abbey property and recommends that the application be denied.

Context Documents for Reference:

- Livable Oakville Plan (Town of Oakville, 2009)
- Cultural Heritage Landscape Strategy (Town of Oakville, 2013)
- Planning and Development Council Report – ‘Cultural Heritage Landscape Strategy’ (Town of Oakville, January 2014)
- Phase One: Inventory report for 1333 Dorval Drive (Laurie Smith Heritage Consulting, 2015)
- Planning and Development Council Report ‘Cultural Heritage Landscapes Strategy Implementation: Phase One Inventory’ (Town of Oakville, February 2016)
- Phase Two: Cultural Heritage Landscape Assessment (Letourneau Heritage Consulting, 2017)
- Planning and Development Council Report ‘Cultural Heritage Landscape Strategy – Phase Two’ (Town of Oakville, May 2017)
- Glen Abbey Golf Course Heritage Review (Ken Moodie, 2017)
- Cultural Heritage Landscape Values and Attributes of the Glen Abbey Property (Julian Smith, 2017)
- Council Report ‘Notice of Intention to Designate - 1333 Dorval Drive (Glen Abbey Golf Club)’ (Town of Oakville, August 2017)
- Cultural Heritage Landscape Assessment and Heritage Impact Assessment (ERA, November 2016)
- Peer Review of ‘Cultural Heritage Landscape Assessment and Heritage Impact Assessment’ (Julian Smith, August 2017)
- Notice of Intention to Designate – Glen Abbey Golf Course 1333 Dorval Drive (Town of Oakville, August 2017)
- Proposed Cultural Heritage Policy Updates Official Plan Amendment, (Town of Oakville, September 2017)

PEER REVIEW

of

**CULTURAL HERITAGE LANDSCAPE ASSESSMENT
AND HERITAGE IMPACT ASSESSMENT**

by

ERA ARCHITECTS INC.

Nov. 9 2016

as

submitted to the Town of Oakville

by

Clublink Corporation ULC and Clublink Holdings Ltd.

in support of its development applications for

a proposed mixed-use development of

the Glen Abbey Golf Club



Julian Smith

Julian Smith & Associates Architects

Huntsville, Ontario

6 September 2017

PEER REVIEW
of
**CULTURAL HERITAGE LANDSCAPE ASSESSMENT
AND HERITAGE IMPACT ASSESSMENT**
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PEER REVIEW
of
**CULTURAL HERITAGE LANDSCAPE ASSESSMENT
AND HERITAGE IMPACT ASSESSMENT**
ERA ARCHITECTS INC.
Nov. 9 2016

I. INTRODUCTION

I.1 MANDATE

This report has been produced in response to a request from the Town of Oakville to carry out an independent peer review of a document entitled *Cultural Heritage Landscape Assessment and Heritage Impact Assessment*, prepared by ERA Architects Inc. It was submitted to the Town by Clublink Corporation ULC and Clublink Holdings Ltd. in support of its development applications for a proposed mixed-use development of the Glen Abbey Golf Club.

That document is hereafter referred to as 'the ERA Report'.

It should also be noted that the full property of approximately 229 acres, identified in the ERA Report as the Glen Abbey Golf Club, is hereafter referred to in this report as simply 'Glen Abbey'.

I.2 SCOPE

As part of the peer review, arrangements were made for the author to make a day-long visit to the site during its hosting of the Canadian Open. Additional documents related to the Town's cultural heritage landscape framework and to Glen Abbey were made available for consultation and review. The author's report on the values and attributes of the Glen Abbey property, as well as the Town's report on an intention to designate, were occurring in parallel with this report. The peer review itself was undertaken independently, drawing on these resources plus the author's own experience working with cultural heritage landscape theory and practice at the local, national and international levels.

1.3 LITERATURE REVIEW

The following material was reviewed:

- ERA Architects Inc. *Cultural Heritage Landscape Assessment and Heritage Impact Assessment: Proposed Redevelopment of the Glen Abbey Golf Club, Oakville*

- Town of Oakville *Livable Oakville: Town of Oakville Official Plan*
- _____ *Oakville Cultural Heritage Landscapes Strategy*
- _____ *Terms of Reference for a Heritage Impact Assessment for Cultural Heritage Landscapes*
- _____ *Terms of Reference for a Heritage Impact Assessment Required as part of a Complete Planning/Heritage Application*
- _____ *Notice of Intention to Designate - 1333 Dorval Drive*
- Julian Smith & Associates *Cultural Heritage Landscape Values and Attributes of the Glen Abbey Property*

- Letourneau Her. Consult. *Final Report: Cultural Heritage Landscape Strategy Implementation - Phase II: Cultural Heritage Report. 1333 Dorval Drive (Glen Abbey Golf Course), Oakville, Ontario*

- Halton Region *Halton Region Official Plan*
- Government of Ontario *Ontario Heritage Act*
- _____ *Planning Act*
- _____ *Provincial Policy Statement*
- Ontario Heritage Trust *Cultural Heritage Landscapes: An Introduction*
- Min. of Municipal Affairs *2017 Growth Plan for the Greater Golden Horseshoe*
- Min. of Tourism & Culture *Heritage Conservation Principles for Landuse Planning*
- City of Kitchener/Landplan *Cultural Heritage Landscapes*
- Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*

- UNESCO *World Heritage Centre: Cultural Landscapes*
- _____ *World Heritage Convention: Operational Guidelines*
- _____ *Recommendation on the Historic Urban Landscape*

In addition, reference was made to other related documents and best practices in the cultural heritage landscape field. This included reviewing the work of the Cultural Landscape Foundation based in Washington, D.C. as well as the activities of the Cultural Landscape International Scientific Committee of ICOMOS (advisory body to UNESCO), and the Joint Culture/Nature Initiative of ICOMOS and IUCN related to cultural landscapes and UNESCO's World Heritage Convention.

II. SUMMARY OF FINDINGS

There are five fundamental and inter-related concerns with the E.R.A. document. The first three have to do with the Cultural Heritage Landscape Assessment, the fourth with the Heritage Impact Assessment, and the fifth with the overall report.

1. A review of the evidence indicates that Glen Abbey is, first and foremost, a *designed* cultural landscape, not an *evolved* cultural landscape as suggested in the ERA document. The evidence seems quite clear, and this distinction is critical.
2. The assessment process for a *designed* cultural landscape is compatible with the criteria set out in Ontario Regulation 9/06, despite the claims in the ERA document. The partial, component-based approach suggested in that document, while perhaps relevant for some *evolved* cultural landscapes, is not particularly relevant or informative in the Glen Abbey situation.
3. The *Statement of Significance* needs to be rewritten to reflect a full and proper re-assessment, one that treats the property as a whole before considering its components. This is the only way to recognize its full significance.
4. The Heritage Impact Assessment is not relevant in its present form, because it is based on a misleading and incomplete Cultural Heritage Landscape Assessment. The authenticity and integrity of the site, as a *designed* and *significant* cultural heritage landscape, are seriously undermined by the proposed redevelopment. This broader impact must be assessed first, before deciding how to measure the impact on individual components.
5. Overall, the report fails to identify the key cultural heritage values of the property in question, and to highlight their significance. It fails to properly identify the heritage impact of the proposed development on these cultural values, which is severe and irreversible. Such an approach undermines the Provincial Policy Statement directive that significant cultural heritage landscapes shall be conserved.

These concerns are discussed in more detail below, following a broader discussion of cultural heritage landscape theory and practice.

Note: Words in italics are either original to the texts being quoted, or are introduced in the body of the report by the author. In the latter case, they refer to terms that are defined (or form part of definitions) in the reference documents.

III. CULTURAL HERITAGE LANDSCAPE FRAMEWORK

The conservation of significant cultural heritage landscapes is part of the official planning framework for Ontario. The intent is set out in the Provincial Policy Statement (2014) as follows:

2.6 Cultural Heritage and Archaeology

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

Cultural heritage landscape:

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

As noted in the Ontario Heritage Trust's 2012 document, *Cultural Heritage Landscapes - An Introduction*, the term 'cultural landscapes' was introduced into the heritage field in the 1990s, by the United Nations Educational, Scientific, and Cultural Organization (UNESCO). There was need for a term to apply to sites that combine both natural and cultural significance, and that represent the interaction between human activity and the natural environment. The term also allowed a recognition of both tangible and intangible features - hence the reference in the definition to 'interrelationships, meanings and associations'.

The term 'cultural heritage landscapes' used in Ontario legislation is a variation on the more general term 'cultural landscapes', and recognizes that these have been designated for their 'cultural heritage value'.

The Ontario Heritage Trust, in its guidance document, goes on to define the primary categories of cultural landscapes as first set out by UNESCO. They can be summarized as follows:

- *designed* cultural landscapes - clearly defined and designed intentionally by man.
- *organically evolved* cultural landscapes - a response to an initial cultural imperative, taking on its present form by association with, and in response to, its natural environment
- *associative* cultural landscapes - places where the value arises from powerful religious, artistic or cultural associations with the natural elements, rather than with material cultural evidence (which may be insignificant or absent)

These categories are used both in Ontario and internationally, and are specifically adopted by the Town of Oakville in its *Cultural Heritage Landscapes Strategy* of 2014.

The reason for these categories is to simplify the approach to identification, assessment and management.

A *designed* cultural landscape, such as Versailles, can be understood and treated in ways not so different from those applied to designed buildings or artifacts. Plantings and other natural elements may mature and be replaced over time, but the design intentions that underlie these elements must be understood and respected. Notable works by notable designers are given pride of place in this category, as they represent key achievements in human history. The creations of landscape architect Frederick Law Olmsted are treated not so differently from the creations of building architect Arthur Erickson.

An *evolved* cultural landscape, by contrast, is not the result of any one designer, at any one time, but rather a slow evolution of an urban or rural landscape through thousands of individual design decisions by hundreds of individual property owners. *Evolved* cultural landscapes are the most common form of designated cultural landscapes both in Canada and internationally, and the majority are rural. From rice terraces in the Philippines to the Loire Valley in France to the Grand Pré landscape in Nova Scotia, these landscapes are anonymous but culturally specific. The definition makes it clear that the *present form* of an evolved cultural landscape must reflect this process of evolution. The full and correct term for this category is *organically evolved* cultural landscape, reflecting this ongoing dynamic.

An *associative* cultural landscape is applied to places where the natural elements are dominant, and where it is the cultural associations that give the place its significance. Ayers Rock, or Uluru, the dramatic sandstone rock formation in central Australia, was one of the first *associative* cultural landscapes on the World Heritage List, and the category has since been applied to other indigenous sites in Canada and around the world.

In terms of assessing heritage impact, it is important to measure the effects on the *authenticity* and *integrity* of the cultural heritage landscape. These two terms, again developed by UNESCO and applied globally, are used to judge the significance of the site, at the time of designation, and then to measure the enhancement or loss of significance during a time of change.

Authenticity is used primarily for cultural sites, and relates to the "meanings and associations" referred to in the PPS definition. It occurs at the intersection of the tangible and the intangible, as for example when traditional practices continue to bring a place to life. *Integrity* is used for both natural and cultural sites, and is oriented more towards the physical completeness and health of the place.

IV. REVIEW OF THE CULTURAL HERITAGE LANDSCAPE ASSESSMENT

The purpose of a cultural heritage landscape assessment is to explore whether a given place is a significant cultural heritage landscape. This begins by deciding what its boundaries are, what category best describes the place within these boundaries, and whether the place exhibits sufficient authenticity and integrity to evaluate its significance. If so, its significance is then tested against the criteria of design value, historical value, and contextual value.

The process must be supported both by comprehensive historical research, and by an assessment of current value. For cultural heritage landscapes, current value must address the questions of interrelationships, meanings and associations - the three key categories identified in the Provincial Policy Statement.

The ERA report provides comprehensive historical research, but a limited assessment of current value.

IV.1 FUNDAMENTAL ISSUES

There are three fundamental issues with the Cultural Heritage Landscape Assessment in the ERA report, which are the following:

IV.1.1 **Failure to recognize Glen Abbey as a *designed* cultural landscape.**

Although the ERA report appears to be following the required framework, by using the UNESCO categories of cultural landscapes as a starting point for the assessment, it fails to justify the decision to label Glen Abbey as an *evolved* rather than *designed* cultural landscape.

To begin with, it does not provide, in either the text or the appendices, the definitions of the three categories of cultural heritage landscape - *designed*, *evolved*, and *associative* - that are required as the basis for this discussion. It simply excerpts, from these documents, the definition of an *evolved* cultural landscape without comparison to the other two.

By doing so, it fails to address the clear relationship between Glen Abbey and the *designed* cultural landscape category. This relationship is central to the discussion.

Glen Abbey was fully designed by the legendary professional golfer and golf course architect, Jack Nicklaus, in the 1970s. Although there have been minor alterations since then, the course contains almost the entirety of Jack Nicklaus' original and groundbreaking design. The boundaries he was working with are essentially unchanged today. The interrelationships between its component parts - land uses, land forms, water features, built features, circulation patterns, and so on - were central considerations in Nicklaus' design and remain fundamental to its understanding to this day. These interrelationships encompass the entirety of the site.

These characteristics are what make this a *designed* cultural landscape - a place that is fully formed at a particular point in time, as a result of a conscious design process.

As the Ontario Heritage Trust guidelines point out, the categories *designed* and *evolved* are both significant and mutually exclusive. To quote the Trust:

- A cultural landscape may be designed at a specific time by a specific person or it may have evolved organically over a long period time (and may still be slowly evolving).

Designed cultural landscapes almost always contain remnants of earlier landscapes or natural features, but this does not fit them into the definition of *evolved* cultural landscapes. The remnants of earlier landscapes become consciously integrated into a new design, which establishes a new and defining character.

In an *evolved* cultural landscape, by contrast, the *present form*, as defined by the Ontario Heritage Trust, would itself reflect the process of evolution. This is why the more accurate term is *organically evolved* cultural landscape.

The agricultural landscape of this area, when it still existed in the early 20th Century, was an *evolved* cultural landscape. It was the result of hundreds of design decisions by many different property owners over a long period of time, sharing only a few cultural assumptions and practices. And there may be a few golf courses, such as some of the very earliest links courses, which have evolved over decades or centuries to their present form.

But Glen Abbey, as with most iconic 20th Century courses, fits quite precisely the definition of being "designed at a specific time by a specific person".

Jack Nicklaus himself refers to Glen Abbey as his design (and in fact his first solo design), and also refers to the stadium nature and the hub-and-spoke design as features of his work at that time, in that place.

The use of the *designed* cultural landscape category for golf courses is reflected in the work of the Cultural Landscape Foundation, the pre-eminent proponent for the recognition of significant cultural landscapes in North America. It should be noted that in the U.S., about 60 golf courses are listed on the National Register of Historic Places, and 4 of these have been registered as National Historic Landmarks. In all cases, it is the golf course as a whole, as an interrelated set of natural and cultural features, that is listed.

It is both important and appropriate, within Ontario's established regulatory system, to classify Glen Abbey as a *designed* cultural heritage landscape. This determination then has consequences for all subsequent sections of the report.

IV.1.2 Assessment of Glen Abbey under Ontario Regulation 9/06

The Assessment of Cultural Heritage Value is a key section of the ERA report. This section begins by questioning the applicability of Ontario Heritage Act Regulation 9/06 to Glen Abbey. It uses the argument that these criteria are not useful in assessing the "broad geographic and temporal scale of cultural heritage landscapes and the imprint of varied patterns of use by different ethnic, religious, and cultural groups on these landscapes".

But these are not the conditions at Glen Abbey. It does not have a broad geographic or temporal scale - it has clear, fixed boundaries and a design imprint from the 1970s, virtually unchanged. The golf course has had only one pattern of use and one cultural group (golfers and golf spectators) since its emergence as a *designed* cultural landscape. The use of Ontario Regulation 9/06, in its intended form, is therefore reasonable and appropriate.

The report also says the criteria are difficult to use when applied to only a portion of the property. Again, this is neither necessary nor relevant when considering Glen Abbey. No one is debating, currently, the question of whether one portion or another of the Glen Abbey property has cultural heritage value. The question is whether the golf course as a whole - the *designed* cultural landscape envisioned by Jack Nicklaus, embodied as a physical reality, and experienced by hundreds of thousands of people over many years - has cultural heritage value.

As made very explicit in the Provincial Policy Statement, the cultural heritage value of these places is found in their interrelationships, meanings and associations - not in their isolated components. The components are to be "valued together", not separately.

The interrelationships at Glen Abbey involve the full range of components for cultural landscape assessment, as set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This is one of the key references noted by the Town of Oakville for assessing cultural heritage landscapes.

The defined components are the following (with their nature at Glen Abbey noted in brackets):

- Land Use [golf course]
- Traditional Practices [playing of recreational and tournament golf]
- Land Patterns [serpentine nature of the 18-hole course]
- Spatial Organization [hub-and-spoke design, stadium features]
- Visual Relationships [for golfers, for spectators, for passers-by]
- Circulation [adaptation to topography, golfing patterns]
- Ecological Features [valley, river, marshland, woodland]
- Vegetation [trees, special grasses]
- Landforms [shaping of tees, fairways, greens, viewing berms]
- Water Features [river, water features]
- Built Features [clubhouse, RayDor, stables, etc]

These interrelationships exist at the scale of the golf course as a whole.

The meanings and associations of Glen Abbey are those attitudes towards the place that exist within various communities of interest. These include, but are not limited to, the communities comprised of Club Link members and other recreational golfers, professional golfers participating in tournament golf events, spectators at golfing events, and passersby with visual views into and across the golf course. They also include meanings and associations that exist within the local neighbourhood, the Town of Oakville, the metropolitan Toronto region, and Canada as a whole - all communities of interest for whom the Glen Abbey can be seen to exist as a contributor to sense of place and sense of identity.

As stated very succinctly in the *2017 Growth Plan for the Greater Golden Horseshoe, 4.2.7.1: "Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."* This last phrase highlights the important role of cultural heritage landscapes in areas where rapid change is undermining this sense of a community's history and current identity.

A property's meanings and associations can extend to earlier aspects of the site's history, through surviving remnants. But in the case of a *designed* cultural heritage landscape such as Glen Abbey, these are very much secondary, as is evident in the current community discussions about the site and its values. The Town of Oakville, in recognizing the significance of Glen Abbey, is referring to the golf course and its setting as an integrated whole.

It is necessary, therefore, that the assessment of cultural value apply Ontario Regulation 9/06 to this overall property, as required by the PPS, before examining the parts. And it is the *present form* that must be used, in accordance with the PPS and the principles outlined in the reference documents.

Appendix I contains notes on how such an application of Regulation 9/06 would occur. This exercise is missing from the ERA report. As can be seen, the results indicate that Glen Abbey, in its present form, is of significant cultural heritage value.

IV.1.3 **Statement of Significance**

The Statement of Significance in the ERA report is unfortunately not relevant to the question of Glen Abbey's significance as a golf course. Instead, it speaks only to the significance of portions of the golf course that relate to the valley and the valley edge.

This limitation is unfortunate given that the opening part, 'Description of the Cultural Heritage Landscape', begins logically enough. It describes the site as having 78 acres of valley lands and 151 acres of table lands. And it correctly identifies the fact that it has evolved through several phases, until its most recent transformation when, in 1976, "the celebrated golfer, Jack Nicklaus, designed the Glen Abbey Golf Club".

The problem is that this evolution, as discussed above, does not make Glen Abbey an *organically evolved* cultural landscape, because its final phase was a transformation by Nicklaus into a *designed* cultural landscape. The Nicklaus landscape defines its *present form*.

The second part, 'Cultural Heritage Value', never addresses this *present form*. It instead limits itself to remnants of earlier phases in the area's development, and related portions of the current layout. The key question - does Glen Abbey have value as a designed cultural heritage landscape - is neither asked nor answered.

This problem of definition makes the third section, on Attributes, not relevant to the discussion of cultural heritage value.

Best practice in the assessment of cultural heritage landscapes begins with choosing the correct category, based on international practice, and the application of this practice within Ontario's regulatory structure.

Appendix II contains notes for a more appropriate approach to a Statement of Significance for Glen Abbey.

IV.2 **OTHER ISSUES AND CONCERNS**

There are some related concerns, particularly in the assessment portion, that reflect the more fundamental issues noted above.

The ERA report applies the Ontario Regulation 9/06 criteria not only to the current golf course, but to the 'Country Club and Ski Hill' era, the 'Estate Era', the 'Jesuit Seminary' era and so on. This is both unnecessary and misleading. These are not the subject of the assessment. Only to the extent that the current Glen Abbey golf course contains remnants of these eras are they relevant.

Nicklaus was aware of these remnants. He retained, for example, the RayDor house and the stables. But he made the conscious decision to isolate them from the key functioning of the golf course, by building a new clubhouse and surrounding the stable area with plantings. This was part of imposing a complete new design vision.

Also, it should be noted that it is incorrect or misleading to keep referring to the valley holes and the 18th hole as having exclusive significance in terms of Glen Abbey's cultural landscape value. The valley holes have high scenic value. The 18th hole can witness dramatic finishes. But as was evident in the recently-completed 2017 Canadian Open, neither golfers nor spectators at Glen Abbey divide the course this way. Every hole has the potential to be dramatic or game-changing. Every hole and every public space is directly related to the Canadian Open experience, and carries Jack Nicklaus' design ideas. Spectator movement is related to this reality.

This is why the cultural heritage landscape concept is important. As set out in the Provincial Policy Statement definition, it is the interrelationships that are critical. The whole is greater than the sum of the parts.

And finally, the contextual significance discussion lacks information about the meanings and associations attached to Glen Abbey, both past and present. These relate to its role in the cultural imagination and sense of identity, both for the residents of Oakville and for the larger national and international golfing community.

V. REVIEW OF THE HERITAGE IMPACT ASSESSMENT

As stated in the Town of Oakville's *Terms of Reference for a Heritage Impact Assessment of Cultural Heritage Landscapes*, such a report is intended to be

"a study to determine the impact of a proposed development on the cultural heritage value of a cultural heritage landscape (CHL) and to recommend an overall approach to the conservation of the resources of that landscape".

It is therefore critical to understand the cultural heritage value before proceeding to the determination of impact.

V.1 FUNDAMENTAL ISSUES

There is an underlying and fundamental issue with the ERA Heritage Impact Assessment. It is based on an inappropriate definition and a misleading assessment, as set out in the Cultural Heritage Landscape Assessment report.

This then leads to a failure to address the key cultural heritage values, against which the impacts are supposed to have been assessed.

The Terms of Reference for a Heritage Impact Assessment, referred to above, list the various components required in the report. These are as follows:

- Introduction to the cultural heritage landscape
- Research and analysis
- Statement of Significance
- Assessment of existing condition
- Description of the proposed development
- Impact of development on heritage attributes
- Mitigation and conservation strategies
- Appendices

The following sections deal with each of these items in turn. For convenience, the first three items are grouped together.

V.1.1 **Introduction, Research and Analysis, Statement of Significance:**

In the ERA report, the first three sections are covered under the Cultural Heritage Landscape Assessment, and are therefore not repeated in the Heritage Impact Assessment.

However, the serious problems with the landscape assessment carry over to the heritage impact assessment. Because of the failure to address the cultural heritage value of Glen Abbey in its *present form*, namely as an internationally significant and active golf course, there is no assessment of the heritage impact on that significance.

This is a serious issue. The whole apparatus of cultural heritage legislation, regulation and policy in Ontario is designed to address the current reality of properties with potential cultural heritage value. The criteria related to physical, historical and contextual significance are meant to identify areas of value as understood by the various communities of interest.

It is worth noting that the Terms of Reference state that the Statement of Significance "will be written in a way that does not respond to or anticipate any current or proposed interventions on the site". This is a further reminder that the question of cultural heritage significance has neither to do with past realities nor potential future realities - it has to do with the present reality.

V.1.2. **Assessment of existing condition:**

This section is very detailed for the buildings, but entirely missing for the landscape.

This is a serious omission, since the landscape is the focus of the Assessment. Its condition assessment is specifically requested in the terms of reference.

As stated previously, the golf landscape - the combination of landforms, water features, plantings, circulation patterns, and so on - is the central feature of the current *designed* landscape at Glen Abbey.

Although missing from the report, it is safe to say that overall the current landscape is in excellent condition. Golf courses, especially tournament golf courses hosting major events, are among the most carefully managed landscapes in the world, with an attention to form, texture and detail virtually unmatched in any other landscape form.

V.1.3. **Description of the proposed development:**

This description is very detailed - more than sufficient to provide a clear basis for assessing its impact. All that is really necessary to know is that the development would essentially erase and replace the current *designed* landscape with a new urban landscape.

V.1.4. **Impact of the proposed development**

The impact of the proposed development is very problematic and highly consequential. It is surprising that only one page in a 238-page report is devoted to this impact. The proposed development undermines both the *authenticity* and *integrity* of the current *designed* cultural heritage landscape - the Glen Abbey golf course with all its "interrelationships, meanings and associations". Ironically enough, it is a new *designed* landscape that replaces it, one with an entirely different vision.

Although brief reference is made in the text to this new "master-planned neighbourhood . . . that incorporates residential, office, and retail components", the actual volume and scale of this new landscape are not spelled out. What is clear, from the perspective drawings, is that this is a complete and irreversible intervention, converting the entire property into new physical forms and interrelationships.

The very first paragraph of this impact section refers to "the removal of the golf course" as if it were a given. And yet nowhere in the report, as noted above, has the cultural heritage value of that golf course - the defining feature of the property - been explored.

Given that the PPS framework for dealing with cultural heritage landscapes specifically defines an inclusive, holistic approach, rather than a component-by-component approach, it is a concern that the impact statement does the opposite - separating the brief discussion into a section on the Valley Lands, then on the Table Lands, and nowhere a section on the two together.

The interrelationships, the meanings, the associations - key characteristics of cultural heritage landscapes as set out in the Provincial Policy Statement - are ignored. This is a significant omission.

V.1.5. **Mitigation and conservation strategies**

As with the rest of the impact assessment, this section does not address the key issue at hand - namely, what mitigation and conservation strategies might be used to sustain the authenticity and integrity of the existing cultural heritage landscape.

For a landscape of significant value, conservation strategies begin with a continuation of its land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features. As outlined in the reference documents, these are the components that create the cultural heritage landscape to begin with, and that constitute its key qualities.

In the case of Glen Abbey, the clearest way to implement such a conservation strategy is ongoing use as an 18-hole golf course.

Such a determination would not freeze the golf course in time, but instead allow future changes to be sensitive to the values embedded in the *present form*. If it completely

ceases to be a golf course exhibiting the overall forms and relationships created by Jack Nicklaus, then the *designed* cultural heritage landscape will cease to exist.

The ERA report, in the discussion of mitigation and conservation strategies, bases its comments on two points - a focus on the site's history and natural heritage [rather than its present form] and a focus on the valley and valley edge [rather than the site as a whole]. This is stated in the introductory section, and repeated in the discussion of the "Six Big Ideas For An Evolving Landscape".

The 'Six Big Ideas' highlight the problems with erasing an intact cultural heritage landscape. Hidden in these assumptions is the first, and most critical intervention - removing most of the golf course so that Jack Nicklaus's design survives only as a remnant. Once this has been accomplished, the golf course remnant can be combined with the remnants of all the earlier periods to create a landscape based on commemoration and interpretation. But it is that first, hidden, step that runs counter to the central intent of cultural heritage resource protection in Ontario's regulatory environment.

Greenway Park (Big Idea 1), for example, is said to interpret the "spatial qualities and principles associated with golf course and picturesque park design" - but this after having destroyed a genuine example of this kind of landscape in the process. The description of Greenway Park is particularly ironic as reference is made to a proposed Block 169 park in the midst of a new housing development. This park is described by ERA as follows:

Block 169 takes on a 'dog leg' shape, "which references this common form of golf hole, but also interprets a strategy utilized by Olmsted, most famously informing the design of the 'long meadow' of Prospect Park, where a gentle curve ensures that a view of the entire space is not possible, creating the sense of a larger landscape that unfolds as one moves through it.

Jack Nicklaus was as aware as anyone of the power of Olmsted's work. He loved Augusta National, which was designed by the Olmsted firm in partnership with Bobby Jones. Because of his sensitivity to Olmsted, he was recently asked to redesign the golf course at Olmsted's famous Delaware Park in Buffalo. He designed the 9th hole at Glen Abbey to have exactly the type of Olmsted feature referenced by ERA. As described by DuToit Allsop Hillier in their Views Analysis of Glen Abbey, (see Letourneau Report):

The 9th hole provides the longest water vista along its scene. Planted edges and mounding extend the apparent length of the pond by hiding its end behind trees and landforms, suggesting its indefinite continuity.

In many ways Glen Abbey (with the Jack Nicklaus imprint), is to Canada what Augusta National (with the Bobby Jones imprint) is to the U.S. And both contain clear Frederick Law Olmsted influences. Why would one first erase Glen Abbey, and then consider ways to commemorate it?

Valley's Edge Open Space (Big Idea 2) has a similar interpretive mission. It recalls the Estate Era by adapting parts of the original RayDor estate entrance drive as a trail, and recalls the Glen Abbey era by creating the 'Rolling Fairways', an active and passive recreation space. The RayDor estate drive already plays this kind of vestigial role in the current Jack Nicklaus design, and would not be particularly enhanced in this new iteration. Of more concern, clearly, is the use of a new 'Rolling Fairways' landform to commemorate the culturally-significant landforms erased by the proposed new development.

The Great Belvedere (Big Idea 3) is equally problematic. It is an entirely new construction, and is meant to interpret a "19th Century picturesque park belvedere", a form and a landscape that have never existed on this site. The proposal is that it be set near the existing 11th tee, one of the best-known and dramatic sites of the existing golf course. Along with the water vista at the 4th hole, this is another of the 6 key existing views identified by DuToit Allsop Hillier. There is no clear reasoning for substituting a false memory for a true and culturally-significant component of the existing site.

The Village Market (Big Idea 4) is an adaptive reuse of the stables building. This puts an over-emphasis on the RayDor estate by undermining the Glen Abbey era. Jack Nicklaus had already done an adaptive reuse of this building in his overall design, and that use seems more related to the existing cultural heritage landscape.

The Social Hub and Central Park (Big Idea 5) has several more ironic associations with the golf course being proposed for elimination. The name itself refers to the famous 'hub and spoke' idea of Nicklaus's design. Similarly, a 'wall of champions' and a 'great lawn' commemorate the Canadian Open and the 18th hole - both of which could remain living cultural attributes of the site rather than being first removed and then memorialized.

The Valley Open Space (Big Idea 6) is left aside since a transfer of ownership from private to public is proposed.

The residential, office, and retail components, although not discussed in the ERA report except for the brief mention in the introduction, together form the most important Big Idea. They occupy a majority of the site, they change the site from open green space to an emphasis on built form, they fundamentally alter the ecology of the site and its adjacent neighbourhoods, and, most significantly in the context of a Heritage Impact Assessment, they destroy Glen Abbey in its present form as a cultural heritage landscape of significance.

The golf course was designed to occupy the entire property, and the present boundaries remain as the logical limits to a defined cultural heritage landscape. The interrelationships that define the cultural heritage value encompass the entirety of the site.

Allowing new development parcels along the perimeter, or at random points within the site, would be like allowing new residential, office and retail components to intrude within the boundaries of Olmsted's Central Park in New York City. The cultural heritage value in either case would be seriously jeopardized, even if significant 'remnants' were preserved. New uses might be introduced into the RayDor estate house, or the stables, just as the uses of historic buildings in Central Park evolve from time to time. But overall, a designed cultural landscape is shaped with intent - "at a specific time by a specific person", to quote the Ontario Heritage Trust. And it is understanding this intent, and the physical form it takes, that allows one to assess its value and to evaluate the true impact of proposed developments. This is why Heritage Impact Assessments exist.

Unfortunately, this understanding is not evident in the ERA report, and an assessment of the whole is never made.

VI. CONCLUSIONS

The ERA report provides good historical research, but does not appear to apply cultural heritage landscape categories and criteria in the way envisioned by the Provincial Policy Statement and elaborations on this Statement by the Ontario Heritage Trust or the Town of Oakville.

This is unfortunate, because Glen Abbey Golf Course provides a clear and compelling example of a *designed* cultural landscape with high design, historical and contextual value. It retains very high levels of authenticity and integrity, continuing to serve as a challenging setting for both recreational and tournament golf in tune with its original design intentions.

The cultural heritage field was expanded in a significant way in 2005, with the first mention of Cultural Heritage Landscapes in that year's Provincial Policy Statement. The commitment of the Government of Ontario to the protection of landscapes of significant cultural heritage value is strong and clear.

The ERA report avoids the key question confronting the Town of Oakville, the owners of Glen Abbey, and the various communities of interest. That question is whether the golf course, in its *present form*, constitutes a cultural heritage landscape of sufficient cultural heritage value to be preserved. The answer, when properly assessed, is yes. But the report avoids this question by attributing an incorrect category at the outset, and then further breaking down the site into individual components without ever considering the key issue of their shared value, based on interrelationships, meanings and associations. The heritage impact assessment, in turn, is flawed by never linking future interventions to the present form and its values.

The impact of the proposed development is highly consequential. It would essentially remove the current *designed* cultural heritage landscape, the Glen Abbey golf course, and replace it with a new urban landscape.

If Glen Abbey were a building, designed by someone as notable as Jack Nicklaus, and was considered to be one of that designer's most creative and important works, it would almost certainly be designated and conserved. That idea, of designating privately-owned property because of its cultural heritage value, was new and challenging when first introduced in the Ontario Heritage Act of 1974. Since then the principles behind this legislation have been largely accepted. This is particularly true when people accept the idea of keeping the essential authenticity and integrity of such a building, but allowing those subtle forms of evolution that are needed to accommodate new needs and opportunities.

The Glen Abbey golf course provides a similar opportunity to move forward, but in the newer category of significant cultural heritage landscapes. It is unfortunate that the ERA report does not focus on this opportunity, which is important in a broader historical sense, as well as critical to the debate about the future of this property.

Julian Smith
2017.09.06

APPENDICES

APPENDIX I

NOTES ON ASSESSMENT UNDER ONTARIO REGULATION 9/06

Without attempting to redo the entire assessment, the following comments apply a more holistic and appropriate cultural heritage landscape approach.

1. **Applying the Ontario Regulation 9/06 Criteria:**

As mentioned in the text, it is important to apply the criteria as written - namely, as criteria designed to assess the property as a whole.

This is not only because of this being a designed cultural landscape, and therefore easily adapted to the criteria framework. Whether *designed*, *evolved*, or *associative*, every potential cultural heritage landscape has to be assessed first as a whole, in order to discover whether value exists or not. This is the clear direction in the PPS - components are to be evaluated not in isolation, but together.

Specifically, the following are not consistent with the PPS definition:

- changing "The property has design value" to "The property features component parts or zones which possess design value"
- changing "The property has historical value" to "The property features component parts or zones which possess historical value:"
- changing "The property has contextual value" to "The property features component parts or zones which possess contextual value".

By adjusting the criteria in this way, and applying Regulation 9/06 as intended, the aesthetic, historical and contextual values of the golf course landscape become more evident, and their significance is much easier to identify. The quality of Jack Nicklaus's original design, and the positive associations built up over more than 40 years, highlight this significance.

2. **Assigning equal weight to six different layers in the site's history**

This is an equally problematic approach, given that the present form of the cultural heritage landscape is not the result of this evolution, but rather a *designed* landscape replacing these earlier landscapes and containing only a few surviving remnants.

To start the design assessment, for example, with a discussion of the RayDor Estate is highly inappropriate given the preponderance of the golf course landscape. The remnants of the RayDor estate have been fully integrated into Jack Nicklaus's design, and are now components of that design. This is the starting point for understanding their current design value.

The historical assessment is similarly skewed by assuming equal weight to all eras. In terms of length of commentary, the first Criteria (2.i) has a predominant focus on the RayDor estate era, despite its remnants being a relatively insignificant component of the present property. The second Criteria (2.ii) privileges the RayDor estate era and the Country Club and Ski Hill era, the latter particularly surprising since there are virtually no surviving traces at all. Only a single sentence is assigned to the historical and associative values of the present golf course, despite its having by far the broadest and deepest associative and historical value within Oakville, Canada and internationally.

The same problem is found in the contextual assessment, specifically Criteria (3.ii). The RayDor estate is given far more prominence than the golf course, in terms of physical, functional, visual and historical linkages to its surroundings. Yet it has virtually disappeared as a cultural landscape, and this assessment is meant to be about the current situation. It is also worth noting that particular attention is given to the views from the RayDor estate house into the valley - a feature that has long since disappeared with the plantings that shape the golf course experience.

All these eras carry design, historical and contextual values only to the extent that they survive as remnants in the present form, the Glen Abbey golf course. This is the framework within which they need to be understood. Glen Abbey, after all, is 'the property' being assessed under Ontario Regulation 9/06. And as can be seen, it carries a high level of significance with or without these additional layers of association.

3. **Limiting the value of the Glen Abbey golf course to a few holes and a clubhouse**

This is a repeated theme that seems to be completely unsupported by evidence from players, spectators or the community.

In its most dramatic form, the assertion is made in the very first Criteria (1.i) that the amphitheatre zone of the 18th green and the original portion of the clubhouse are the only components of the course that possess some design value. This is simply not reflected in the comments over the years from professional or amateur golfers, or spectators, or townspeople. There is design value connected with the every hole, and it is the interrelationships, meanings and associations of these components valued together that create the cultural heritage landscape.

Criteria (2.i) asserts that "the valley holes and the amphitheatre-like hub in the vicinity of the 18th hole green are the portions of the property that are directly associated with the Canadian Open." This is a very misleading statement. Every playing surface and every viewing berm is directly associated with the Canadian Open, because they form an integral part of that experience for both golfer and spectator.

Criteria (2.ii) sets out a similar assumption, without evidence: that only the valley holes, and the 18th green, have the potential to contribute to an understanding of the golfing community and the culture associated with spectatorship and competitive golf at the Canadian Open. On the contrary, every part of the golf course has this potential.

The problem comes to a head in Criteria (2.iii), which states: "The valley holes and the amphitheatre-like hub in the vicinity of the 18th hole green are the portions of the golf club which demonstrate and reflect Nicklaus' design ideas." This is simply not true. Nicklaus has spoken extensively about Glen Abbey, and he has made it very clear that his design ideas are reflected in every tee, fairway and green, as well as in the spectator experience not at one hole, but throughout the course. In fact, he has gone to pains to indicate the significance of his design ideas in the tableland holes as much as in the valley holes. He considered the 8th hole, for example, to be one of his best. There is no clearer repudiation of the claims put forward under this and the other criteria mentioned above.

4. **Failure to recognize a craftsmanship or artistic value:**

The claim is made under Criteria (1.ii) that the craftsmanship or artistic value of Glen Abbey is largely attributable to its natural setting. Therefore, the golf course is not considered to display these qualities in and of itself.

This directly contradicts the idea of cultural heritage landscapes, which exist at the intersection of culture and nature. It is recognized that neither one nor the other exists in isolation, but that they can be brought together in ways that become highly valued.

Particularly when talking about designed cultural landscapes, including parks and golf courses, craftsmanship and artistic value always emerge out of a particular way of dealing with a natural setting. If the ERA argument were applied, it would be difficult to assign value to any designed landscape, whether an Olmsted park or an English estate landscape or a Japanese garden.

It is more appropriate to recognize the achievement of Jack Nicklaus in crafting a beautiful course out of a combination of a natural setting and a cultural shaping of that setting.

5. **Failure to recognize contextual value:**

There are two criteria under the contextual category to which ERA assigns no value - its importance in defining the character of an area, and its importance as a landmark.

To address its importance in defining the character of an area (Criteria 3.i), it would seem that the opinion of Town of Oakville residents is the key determining factor. And that opinion is clearly in support of the importance of Glen Abbey in defining the character of both its immediate neighbourhoods and the Town of Oakville itself. This significance comes from its identity not just as open space but as a world-famous golf course.

Although the report admits that the property may support the suburban character of its neighbourhoods, it is probably more accurate to say that it is valued by these communities to differentiate them from the more typical suburban character of other

neighbourhoods. A world famous golf course is not typical of suburbia.

A similar consideration applies to the question of Glen Abbey as a landmark (Criteria 3.iii). It is not possible for ERA to answer this question without reference to the opinions of Oakville residents and the larger golfing community both in Canada and internationally. To use ERA's own definition of 'landmark' from the OED, Glen Abbey is clearly a prominent object in its neighbourhood or district. And in fact this prominence extends much further afield.

It is important to remember that contextual criteria must be based on both the tangible and intangible qualities of a cultural heritage landscape.

APPENDIX II

NOTES ON STATEMENT OF SIGNIFICANCE

As indicated, the Statement of Significance in the ERA report uses a component-based approach, without ever considering the golf course as a whole. This is unusual for any cultural landscape, but particularly inappropriate for a *designed* cultural landscape.

A Statement of Significance for Glen Abbey Golf Course should instead be structured more as follows:

1. **Description**

The intent of the description is to focus on the existing landscape - its use, its form, its boundaries. Instead it focuses on past history and evolution.

2. **Cultural Heritage Value**

The ERA report was intended to address the cultural significance of the current Glen Abbey property. And yet in neither the description nor the section on cultural heritage value do the words 'golf course' appear.

This is unacceptable for a cultural heritage landscape when the present form - as a functioning golf course - retains both a high level of authenticity and integrity, within a defined geographical area whose boundaries have remained essentially unchanged since it was first designed.

The authenticity of Glen Abbey is underscored by its ongoing use for both tournament and recreational golf, reflecting its original design intent. Its integrity is underscored by the fact that only minor alterations have been made since its inception, and Jack Nicklaus himself has consulted on many of these changes.

The cultural heritage value of Glen Abbey, therefore, is more appropriately expressed in ways that highlights these qualities. Mention should be made of how cultural heritage value emerges from the pioneering quality of the golf course design, the significance of the course in relation to the stature and career of Jack Nicklaus, the unique nature of its association with the Canadian Open, the connections it has with some of the most prominent figures in the international golfing community, and the importance of its role as a defining feature of the Town of Oakville. References to earlier layers is relevant primarily to the extent that the golf course responded to and incorporated some of the existing features, including not only built features but the unique qualities of the valley and table lands.

It then needs to be pointed out that this cultural heritage value is enhanced by the high degree of authenticity and integrity.

3. **Attributes**

The ERA report does not provide either general or specific attributes that relate to the overall *designed* cultural landscape. Instead, these sections focus on particular valley and valley edge components.

This section identifies, as its very first attribute, "the layered and evolving character of the landscape, reflecting different patterns of use by numerous social and cultural groups over time; uses have included cultivation of land for agricultural purposes, habitation, recreation, and public gathering".

The current cultural landscape is neither strongly layered nor evolving. The agricultural and private habitation landscapes have been almost completely replaced, and the current landscape of golf is not evolving in any significant way. There are associations with earlier layers through some of the remnant pieces, but these too have been consciously integrated into the new design.

These problems continue with the other attributes, most of which have very little to do with the landscape's current form and use. The remnants of the RayDor estate, highlighted in attributes such as the siting and views of the stable building, are not prominent elements for most visitors to the site. They retain some remnant significance but within what is now a larger context.

No evidence is given for the choice of attributes. The Oakville community, and the local and international community of golfers, are important voices in identifying Glen Abbey's attributes. For the most part, these are people who experience the golf course as a single, designed entity.

Appendix H: Agency and Peer Review Comments

Halton Region Technical Comments

OPA 1519.09, Z1519.09 and 24T-17003/O

LOPA, Zoning Amendment and Draft Plan of Subdivision – Preliminary FSR Comments

Clublink Corporation ULC and Clublink Holdings Limited
1333 Dorval Drive

Adam,

I have reviewed the above noted application for a LOPA, zoning amendment and draft plan of subdivision and have the following comments:

An Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd., dated October 2016, was submitted in support of the application. These preliminary comments will be in regards to this FSR.

Water Servicing:

Item #1:

The proposed subdivision is located on the boundary of two water pressure zones. These zones are Zone 3 and Zone 2. Currently the subject property is serviced from the Zone 2 pressure zone. The FSR proposes to connect the entire development to the Zone 3 pressure zone by providing to connections to the existing Zone 3 water system. One connection would be to the existing 750mm diameter watermain located on Upper Middle Road and the other would be to with a connection to the existing 200mm diameter watermain located at the end of Greeneagle Drive cul-de-sac where the 200mm diameter watermain crosses Dorval Drive. This proposal will only provide two watermain connections to this very large development and there is some concern that two connections may not provide enough security of the system should one of these connections be lost.

The FSR does provide some analysis on the proposed water system and some modeling was completed for Maximum Daily Demand conditions for two alternatives. One alternative was having both connections in operation and the other was with the connection to the 750mm diameter watermain on Upper Middle Road closed. There is some concerns with the pressures achieved with only the one connection in operation. Further consideration should be given to providing a further additional supply connection to the development for system security reasons.

Consideration should also be given to extending the 300mm watermain shown on Street C across Dorval Drive to connect to the existing 400mm diameter watermain on Oak Meadow Road instead of connecting this main to the 200mm diameter watermain as proposed.

The FSR should also be revised to provide additional water modelling for the Average Daily Demand and Peak Hour Demand and include node diagrams.

Issue:

That an additional secondary watermain feed be provided to this development in order to provide security of the system to this development.

Item #2:

The FSR shows that the proposed watermain connection to the existing watermain system on Greeneagle Drive will cross through the proposed SWM Pond facility located in this area. This will require a Regional easement. The location of this watermain in the SWM Pond is a concern to the Region due to the potential access and maintenance issues associated with such an alignment.

Consideration should be given to changing the alignment of this watermain to have it located within a municipal road allowance.

Issue:

That Regional watermains not be located within the SWM pond blocks.

Item #3:

The draft plan of this subdivision proposes a cul-de-sac for Street D. The proposed watermain required to service this roadway will result in a permanent dead-end watermain. This will result potential water quality issues, maintenance problems and additional costs to the Region. The Region prefers that cul-de-sacs be avoided due to this reason and that if they are to be included that provisions be made in the draft plan to allow for proper looping of the watermain.

Issue:

That looping of the proposed watermain system be provided on street cul-de-sacs to ensure that dead-end watermains are avoided.

Wastewater Servicing:

Item #4:

The FSR does provides analysis of the impact of the flows generated from this proposed development on the downstream sanitary sewer system that these drain to. This analysis indicates that there are sections of downstream sewer that will have capacity issues. The FSR notes that the hydraulic grade line analysis for these sections of sewer shows that there is no issue with the capacity being exceeded in these sewers. The Region has a concern with this and would require further analysis of this issue and may require upgrades and/or replacement of these sections of sewer to address this issue.

Issue:

The impact that the sanitary drainage flow from the proposed development will have on the downstream sanitary sewer system.

Item #5:

Please note that the sanitary drainage flow from this development eventually drains to the Third Line Pump Station. There is no mention of this pump station in the FSR and therefore the impacts to this pump station from the flows from this development have not been addressed. The FSR should be revised to provide analysis on the impacts this development will have on the Third Line Pumping Station and indicate if improvements and/or expansion of the station will be necessary to accommodate the proposed flows from this development. Should expansion of the station be necessary then the funding requirements and/or mechanism will also have to be determined prior to the development proceeding.

Issue:

The impact to the downstream Third Line Pumping Station from the flows generated by the proposed development has not been addressed in the FSR.

Stormwater Drainage on Dorval Drive and Upper Middle Road:

The FSR does not adequately address what the impacts of the development will be in regards to the existing storm drainage system on Dorval Drive and Upper Middle Road. The FSR does not note if any improvements to the storm infrastructure on Upper Middle Road or Dorval Drive will be required as a result of the proposed development. The FSR should be revised to address this issue.

Halton Region Transportation Planning Comments:

Transportation Planning has reviewed the above noted OPA, Zoning By-Law Amendment and Draft Plan of Subdivision and have the below transportation planning comments.

Based on the information provided, Halton Transportation Planning are not in a position to approve the Transportation Considerations Report by BA Group (October 2016) and the Noise Feasibility Study (October 2016) by HGC Engineering.

There is currently not enough information contained and/or analysed in the Transportation Reports (Transportation and Noise) to fully and accurately assess the development impacts and related mitigation measures.

Transportation Considerations Report – BA Group (October 2016):

The report has not been structured to be consistent with the suggested structure outlined in Halton Region's Transportation Impact Study (TIS) Guidelines.

1.Study Area:

Due to the development traffic volumes and impacts to the surrounding road network, the study area is insufficient as analyzed in the report.

2.Existing Traffic Counts:

The Study turning movement counts (used for existing conditions) show different volumes from Halton's 2016 traffic counts. Halton Transportation Planning cannot support the existing conditions traffic volumes used in the report.

3.Background Traffic Analysis:

A Sensitivity Analysis was not completed as part of the report to include area background development traffic, such as Bronte Green, Oakville Green, Cortel, etc.,

4. Study Analysis:

An appendix was not included with traffic signal timing and turning movement counts used (obtained from Halton Region and independent data collection contractor) in the Study.

Appropriate horizon years are required in order to best capture the traffic demands of total build-out as well as interim periods.

Clarification was not provided on which growth rate was used to calculate AM peak hour volumes in future Background scenario.

The trip generation calculations need to be revised using appropriate rates and appropriate peak periods.

The trip generation calculations need to be updated to include the use of ITE rates for the high density residential trip generation.

The statement is inaccurate that the intersection of Upper Middle Rd at Dorval/West Oak Trails is "operating under capacity", while showing the v/c ratio of 1.04 (over capacity).

Mitigation measures were not included to address movements which are approaching capacity for the intersection of Dorval Drive at Old Abbey Lane/site driveway.

The results of the link capacity analysis which are greater than v/c ratios of 0.85 and appropriate recommendations for mitigation, was not identified.

Growth rates used for both the Phase 1 analysis as well as the Future Total Analysis were not reviewed to ensure they are consistent to prevent inconsistencies in background growth volumes.

Figure 6 shows incorrect route map illustrations as per current Oakville Transit information.

5.Upper Middle Road at Street A:

A diversion has been assumed in the TIS for traffic by-passing the intersection of Upper Middle at Dorval Drive, by using the new development road Street A. The diversion percentage has not been stated, nor has it been justified. The diversion percentage works out to approx. 25%.

- there is a need to identify the volume and percent diversion assumed;
- there is a need to provide reasoning and justification for this diversion;

-there is a need to complete a sensitivity analysis with less diversion: at 10%, and at 0%;

The TIS assumes that Upper Middle Road will be widened “to 6 lanes in the year 2027.”

-a sensitivity analysis was not completed to assume Upper Middle Road will not be widened in 2027 (no widening to 6 lanes).

The Figure 17 total traffic volumes differ from the HCM analysis total traffic volumes at the Upper Middle Road at Street A intersection.

Upper Middle Road at Street A: The required design (storage, taper) of the development westbound left-turn lane for this new intersection is of concern, due to the limited spacing available (150m) from the new intersection easterly to the start of the structure. This leaves minimal space to design the left-turn lane without impeding onto the structure. **The structure space must be maintained without the westbound left-turn lane on it, in order to protect for the future widening of Upper Middle Road.**

6.Recommendations, Mitigation & Report Structure:

A summary of the recommendations was not included in accordance with Halton Region’s TIS Guidelines.

Queue analysis and recommended/required mitigation measures was not completed as part of the report, for all study area intersections.

7.Ministry of Transportation:

Due to the impacts to the QEW ramps at Dorval Drive, the Ministry of Transportation must review and approve the development impacts to their ramps.

Regional Right-of-Way:

Any lands within 47m measured from the north side of Upper Middle Road southerly that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

Any lands within **17.5m** of the centre line of the original 66ft right-of-way of **Dorval Drive (Regional Road 17)** that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

A daylight triangle measuring 15m along Upper Middle Road (Regional Road 38) and 15m along Street A shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

A daylight triangle measuring 15m along Dorval Drive (Regional Road 17) and 15m along Old Abbey Lane (north leg) shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

A daylight triangle measuring 15m along Dorval Drive (Regional Road 17) and 15m along Street B shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

All lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his designate.

Access:

Access is proposed at the following locations:

Upper Middle Road at Street A: This intersection is approximately 500m east of Dorval Drive, but only approximately 150m from the start of the 16 Mile Creek structure. The report did not address the potential impacts from the development traffic (westbound left-turn volumes) and the potential for impeding onto the 16 Mile Creek structure. **The structure space must be maintained without the westbound left-turn lane on it, in order to protect for the future widening of Upper Middle Road.**

Dorval Drive at Old Abbey Lane: The existing signalized intersection of Dorval Drive at Old Abbey Lane is a 4-leg intersection, with the golf course entrance on the east leg. This is proposed to become a full 4-leg intersection. The report did not consider or recommend the requirement for traffic signal modifications (signal heads, traffic controller upgrade), the requirement for a northbound right-turn lane, the requirement for the extension of the existing southbound left-turn lane, median works, and any other associated road works .

Dorval Drive at Street B: It is noted in the report that a restricted right-in/right-out intersection, located 300m north of Old Abbey Lane. Dorval Drive has an existing centre median in place for the access restriction (landscaped treed/grass median).

Agreements:

The owner must enter into a Servicing Agreement (through the Development Project Manager) for the completion of required Works for all development associated road improvements (traffic signals, turn lanes, intersection construction, existing traffic signal modifications (signal heads, traffic controller upgrade), median works, illumination, pavement markings/signage, utility/infrastructure relocation, etc.,). The owner is responsible for all costs associated with the improvements detailed as part of the works and must submit for approval detail design drawings and cost estimates.

Noise Feasibility Study – HGC Engineering (October 2016):

For noise studies to be reviewed and approved by Halton, every effort must be made to mitigate noise levels to as close to 55dBA as technically, economically and administratively feasible.

Halton's minimum recommended barrier height is **2.4m** and the maximum height is **3.5m**. All noise barriers shall be constructed of Western Red Cedar or Concrete and can be a combination of an acoustic wall and earth berm.

Lots with exposure to Dorval Drive traffic noise are Lots 35-39, 40, 43 and 49. The report does not review the impacts of road noise and whether noise mitigation is required for these specific lots.

Lots with exposure to Upper Middle Road traffic noise are Lots 1-4. The report does not review the impacts of road noise and whether noise mitigation is required for these specific lots.

Balconies and terraces in all apartment/condo buildings will be less than 4m in depth and will not require noise mitigation.

Townhouses will have decks or patios, but will be less than 4m in depth and will not require noise mitigation.

Block 142 – Townhouses at Upper Middle Road & Street A, recommendation for 2.4m noise barrier to achieve 56 dBA. The recommended noise barrier height must be to achieve 55 dBA.

Block 155 – Townhouses along Dorval/exposure to Dorval Drive road noise was not analysed.

Block 156 – Townhouse along Dorval/exposure to Dorval Drive road noise was not analysed.

Central Air Conditioning – Central Air Conditioning was not reviewed and considered for the Townhouse units (Block 142) with exposure to Upper Middle Road traffic noise. Central Air Conditioning was not reviewed and considered for the units with exposure to Dorval Drive traffic noise, as the Study only recommends forced air venting.

Warning Clauses A, B, C & D look accurate and acceptable. Town of Oakville must review and approve the warning clauses.

Conservation Halton Comments



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July 31st, 2017

Mr. Charles McConnell, MCIP, RPP
 Manager- Planning, Current Planning - West District
 Town of Oakville, Planning Services Department
 1225 Trafalgar Road
 Oakville, ON
 L6H 0H3

BY MAIL & E-MAIL

Dear Mr. McConnell,

Re: Application for Official Plan Amendment; Zoning By-Law Amendment; and Draft Plan of Subdivision – Glen Abbey Golf Course Lands
File Number: OPA 1519.09, Z.1509.09 and 24T-17003/O
1333 Dorval Drive, Oakville
Parts of Lots 17, 18, 19, and 20, Concession 2, S.D.S
ClubLink Corporation ULC and ClubLink Holdings Limited

Part A - Introduction

Conservation Halton (CH) staff has reviewed the above-noted application as per our responsibilities under Ontario Regulation 162/06; the Provincial Policy Statement (PPS) (delegated responsibility for comments relating to provincial interests under Sections 3.1.1-3.1.7 inclusive); the Memorandum of Understanding (MOU, 1999) with Halton Region; and as a public body under the *Planning Act*. These responsibilities are not mutually exclusive. Comments that pertain to items contained in the MOU may also apply to areas regulated under Ontario Regulation 162/06.

The following comments relate to the items marked as "applicable" for this specific application. Comments under Ontario Regulation 162/06 are clearly identified and are requirements. Other comments are advisory.

Ontario Regulation 162/06

- Lake Ontario/Burlington Bay/Hamilton Harbour Shoreline Hazards &/or allowances
- River and Stream Valley Hazards (flooding/erosion) &/or allowances
- Wetlands &/or Other Areas*
- Hazardous Lands (Unstable Soil/Unstable Bedrock)
- CH Permit Requirements

Applicable

-
-
-
-
-

One Window Delegated Authority under PPS

- Natural Hazards (Sections 3.1.1-3.1.7 inclusive)

-

CA/MOU

- Impacts on Lakes and Rivers

-

Wildlife Habitat
 Endangered & Threatened Species
 Fish Habitat
 Stormwater Management (as per Schedule D)
 Sub-watershed Planning/Master Drainage Planning

Other Comments (as a Public Body)

Niagara Escarpment Plan
 Watershed Plan
 Greenbelt Plan
 Source Protection Plan
 Hamilton Harbour Remedial Action Plan

Part B – Proposal

An official plan amendment, zoning by-law amendment, and draft plan of subdivision are being proposed for the Glen Abbey Golf Course lands in the Town of Oakville. The approximately 93 ha parcel of land is generally located in the south-east quadrant of the Upper Middle Road and Dorval Drive intersection. The lands include tablelands as well as a portion of the Sixteen Mile Creek and valley. A mixed use subdivision including low, medium, and high density residential, as well as other community amenities is proposed. Three stormwater ponds are proposed to serve the development, two of the ponds are proposed to outlet to Sixteen Mile Creek, the third is proposed to outlet to a tributary of Glen Oaks Creek – also a regulated watercourse. There is a woodlot near Dorval Drive that is proposed to be retained; there are 2 regulated wetlands (less than 2ha) within the woodlot.

Staff have received and reviewed the following documents submitted with this application:

- *Cover Letter for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision; prepared by Glen Schnarr & Associates; dated November 10, 2016*
- *Planning Justification Report, prepared by Glen Schnarr & Associates; dated November 2016; received June 23, 2017*
- *Functional Servicing and Stormwater Management Report, Proposed Re-Development of the Glen Abbey Golf Club, Town of Oakville; prepared by SCS Consulting; dated October 2016; received June 23, 2017*
- *Environmental Impact Assessment, Glen Abbey Golf Club Redevelopment, Town of Oakville, Ontario; prepared by Beacon Environmental; dated October 2016; received June 23, 2017*
- *Tree Vegetation Study and Tree Protection Plan, Glen Abbey Golf Club Redevelopment, Town of Oakville; prepared by Beacon Environmental; dated October 2016; received June 23, 2017*
- *Geomorphic Assessment; prepared by Beacon Environmental; dated October 2016; received June 23, 2017*
- *Preliminary Geotechnical Investigation, Glen Abbey Golf Club Redevelopment Oakville, Ontario; prepared by Golder & Associates; dated October 2016; received June 23, 2017*
- *Preliminary Hydrogeological Assessment, Proposed Residential Development, Glen Abbey Golf Course, Oakville, Ontario; prepared by Golder & Associates, dated October 2016; received June 23, 2017*
- *Draft Plan of Subdivision Clublink Corporation ULC & Clublink Holdings Limited; prepared by Glen Schnarr & Associates; dated November 1, 2016; received June 23, 2017*
- *Official Plan Amendment; prepared by Glen Schnarr & Associates Inc.; dated October 2016; received June 23, 2017*

- *Zoning By-Law Amendment; prepared by Glen Schmarr & Associates Inc.; dated October 2016; received June 23, 2017*
- *Figure 2, Existing Conditions (ELC communities), Glen Abbey Community; prepared by Beacon Environmental; dated October 2016; received June 23, 2017*
- *Figure 5.1, Preliminary Grading Plan, Glen Abbey Golf Club Re-development; prepared by SCS Consulting Group; dated October 2016; received June 23, 2017*
- *Figure 2.2, Post-Development Storm Drainage Plan, Glen Abbey Golf Club Re-Development; prepared by SCS Consulting; dated October 2016; received June 23, 2017*
- *Figure 2.7, Storm and Sanitary Servicing Plan, Glen Abbey Golf Club Re-Development; prepared by SCS Consulting; dated October 2016; received June 23, 2017*

In addition Conservation Halton staff also considered the following information on the Town of Oakville's website as part of our review process:

- *Phase 1 Environmental Site Assessment; prepared by Golder Associates; dated October 2016*
- *Phase 2 Environmental Site Assessment; prepared by Golder Associates; dated October 2016*

Part C – Recommendation

Conservation Halton staff are not in a position to support draft plan approval or provide conditions of approval. Similarly we are not in a position to support the official plan amendment and zoning by-law amendment. At this time, there are fundamental aspects of the subdivision which cannot be supported by Conservation Halton's regulatory and use policies. In addition many of the technical studies submitted are insufficient to support the proposed development. Conservation Halton's detailed comments are provided in Part D below, a summary of the key issues is provided in Part E.

Part D – Detailed Comments

Conservation Halton's detailed comments are provided in 3 parts. Part 1 are our requirements under O.Reg. 162/06 and the PPS, Part 2 are our advisory comments under the MOU, Part 3 are other advisory comments as a Public Body under the *Planning Act*.

D.1 - Ontario Regulation 162/06 & One Window Delegated Authority under PPS

Sixteen Mile Creek is a regulated watercourse pursuant to O. Reg. 162/02. Sixteen Mile Creek is considered a major valley system and therefore Conservation Halton regulates 15m from the greatest flooding or erosion hazard. The Sixteen Mile Creek system would be considered a Natural Hazard pursuant to Section 3.1 of the PPS. Glen Oaks Creek to which SWM Pond B is proposed to outlet to is also a regulated creek. The following comments are related to Conservation Halton's technical and policy responsibilities under O. Reg. 162/06 and Sections 3.1.1-3.1.7 of the PPS. These comments should be considered requirements and would need to be addressed prior to draft plan approval. We have provided the comments based on the report or drawing in which the information was primarily presented in.

D.1.1. Planning Justification Report dated November 2016

1. **Section 5.5, Natural & Cultural Heritage, Page 41** – Sixteen Mile Creek is a major valley system and Conservation Halton policy requires a setback of 15m from the greatest natural hazard. In this case, as the flooding hazard is contained within the valley, a 15m setback is required from the greater of the staked top of bank and long term stable top of bank. The development proposal, land use concept, and all supporting reports must be revised to provide the appropriate setback. An "effective" buffer as described in the Planning Justification Report is not

an acceptable alternative. Similarly, Conservation Halton staff strongly recommends that the setback be included as part of the natural area block as opposed to separate blocks designated and zoned open space. In addition we note that the tableland significant woodlot and buffer are proposed to be zoned open space, we would recommend that this significant woodland and appropriate buffer be designated and zoned natural area.

2. **Section 2.0, Site Description and Surrounding Land Use – RayDor Estate, Page 1** – Conservation Halton staff recognize that the Raydor Estate is not included as part of the application. However, by virtue of the application the block containing Raydor Estates is being created. The Raydor Estates block would be encumbered by the long term stable top of bank and 15m setback. PPS and Conservation Halton policies do not allow the creation of new lots containing hazard lands. However it is recognized that this is a unique situation. We require that it be demonstrated that there is a sufficient building envelope to replace the building or a portion of the building if required or that the development application would recognize that the block is suitable only for the current existing use and commit that the existing building cannot be replaced. This could be done through a rezoning or other appropriate instrument.

D.1.2. Functional Servicing and Stormwater Management Report dated October 2016

3. **Section 2.4, Proposed Storm Drainage, Page 11** – Although it is not explicitly described in the FSR or other technical reports we assume that for the outlets of Pond A & C an open cut of the valley wall is proposed. Please note that Conservation Halton Policy 3.51 j) requires the use of a drop shaft and tunnel technique for valleys greater than 6m. The land use concept, draft plan, FSR, EIA, geotechnical and other reports should be revised to reflect this requirement.
4. **Section 2.5.4, Water Budget and Infiltration Methodology Details, Page 12** - There are two small wetlands contained within the tableland woodland that need to be considered when discussing water budgets and infiltration. We note on Figure 2.3 the existing drainage area for the woodland is 1.21ha. However details on the wetland catchment areas are not included. A feature based water balance is required for these two features to ensure that there is no impact on the hydrologic function of these wetlands from the development. Mitigation measure may be required to ensure that pre to post conditions for the wetlands is maintained depending on the results of the water balance.
5. **Figure 4.1 - Watermain Servicing Plan** - The existing 300 mm diameter watermain to be removed may be located within the regulated erosion hazard. A permit will be required to support the removal and any excavation within the hazard. Depending on the location and extent of impact, a geotechnical assessment may be required to support the proposed removal.

D.1.3. Environmental Impact Assessment dated October 2016

6. **Section 2.5, Conservation Halton and the Conservation Authorities Act, Page 7** - Please note that in addition to the regulation and policies listed, Conservation Halton also regulates wetlands. There are two tableland wetlands within the woodland at the closest to Dorval Drive that need to be considered from a regulatory aspect which are not discussed. These wetlands are less than 2 hectares in size, therefore the regulated setbacks for these features are 30m from the wetland limit. Development may be permitted between 15 – 30m from this limit, provided there are no impacts on the hydrologic function of the wetlands. This should be added to this section of the report and the regulation limits shown accordingly on the draft plan. The need to evaluate the hydrologic functions of the wetlands are discussed above.

7. **Section 7.1, Effects Assessment and Figure 3 – Staked Features and Development Limit, Page 38a:** The provided 8.5 x 11 Figure was not at a sufficient scale to assess all constraints, nor did it contain all potential constraint limits associated with development of this parcel. To confirm that the proposed development respects all constraints, at a minimum a full-sized, scaled figure (1: 2000 or better) that includes the following information is required:
- o Topographic base mapping (contours)
 - o Aerial Photograph
 - o Proposed Draft Plan of Subdivision
 - o Top of Bank as staked by Conservation Halton (November 2, 2015) plus 15m setback
 - o Long term Stable Top of Slope (as evaluated by the Geotechnical Consultant and approved by Conservation Halton) plus 15m setback
 - o Extent and location of where a Toe Erosion Hazard is applied
 - o Cross Section Locations Analyzed relative to Slope Stability
 - o The staked wetland, woodlot dripline and appropriate setbacks
 - o Please note - additional elements would need to be shown should any of the Headwater Drainage Features present on site merit a management strategy involving protection or conservation.
8. **Section 8.5, Conservation Halton and the Conservation Authorities Act, Page 50 -** Our policies as it pertains to the stable top of bank of Sixteen Mile Creek and the wetlands within the woodland on the tableland have not been adhered to. Please revise the report to be in keeping with Ontario Regulation 162/06 and its associated Policies, Procedures and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document.

D.1.4. Preliminary Geotechnical Investigation dated October 2016

9. **Section 5.10.1, Background, Page 14 -** The referenced document "*Determining Regulatory Limits in the Conservation Halton's Jurisdiction*" dated August 2015 is intended to be a graphic and overview of Conservation Halton's policies only, it is not intended to be a technical guidance document. Conservation Halton requires slope stability analysis to be completed in accordance with Provincial Guidelines as indicated in MNR's 2002 *Technical Guide - River and Stream Systems Erosion Hazard Limit* and the attached *Geotechnical Principles for Stable Slopes* prepared by Terraprobe Ltd. and Aqua Solutions, dated June 1998. For slope stability assessments, we require achievement of a minimum Factor of Safety of 1.5 (for normal groundwater conditions) and 1.3 (for elevated groundwater conditions such as seasonally high water tables) based on an Effective Stress Analysis. The report should be updated to reflect this.
10. **Section 5.10.2, Methodology and Parameter Selection, Page 15 -** Clarification should be given as to why the loose fill material identified as part of Slope B had a different Bulk Unit Weight than the Loose Fill analyzed in Slope C, when both required a blow count of 7. This is noted, but evaluation of parameter selection has been deferred to the Town's Peer Review Consultant.
11. **Section 5.10.3, Slope Stability Results and Section 5.10.4, Erosion Hazard Limit Analysis, Pages 15 & 16 -** While stable inclinations ranging between 2.2H:1 V and 2.6H:1V may be appropriate, the provided report does not provide sufficient documentation of the analysis undertaken to confirm these inclinations. Additional documentation is required to demonstrate that overburden materials at the stated inclinations achieve a minimum Factor of Safety of 1.5 under normal conditions and 1.3 under a seasonally high water table. The recommended stable shale inclination of 1.6H:1V is accepted.

12. **Section 5.10.4, Erosion Hazard Limit Analysis, Page 16** - Given the variations in depth of fill and elevation of the top of bedrock, application of a composite Stable Slope Angle of 1.7H:1V to determine the location of the stable top of slope line universally across the property is not supported unless additional documentation is provided to demonstrate that this composite inclination fully contains the hazard across the entire property.
13. The attachment *Important Information and Limitations of This Report* identifies that the report has a validity of 18 months, unless Golder is requested to review and, if necessary, revise the report. The attachment indicates the report is for the sole benefit of the client and "No other party may use or rely on this report or any portion thereof without Golder's express written consent." Golder's written consent was not received as part of this submission. The report is also identified as a 'Preliminary Investigation'. The Preliminary Investigation references the need to complete additional detailed assessments. Receipt of express written consent for Conservation Halton to rely on Golder's analysis as an approved user of this report and all subsequent reports, or addendums associated with development of this property is required. An assessment to extend the report validity for any reliance on the report should construction commence after April 2018 may also be required. To support detailed design, specific geotechnical assessment of the proposed stormwater management facilities, dewatering (should there be potential for slope stability impacts or hydrologic impacts to regulated wetlands) and any construction impacting the valley wall or long term stable top of slope will also be required.
14. **Figure 1 - Site and Borehole Location Plan** - The borehole spacing exceeds the 100m spacing recommended in the MNR Technical Guidelines. Per Table 3: Shale Bedrock Depths and Elevations, the bedrock elevation varies considerably across the tableland portion of the property from a reported low of 122.2 masl to a reported high of 135.8 masl. Bedrock Depths from boreholes 3, 5, 6, 7, and 8 (which are located closest to the edge of the valley wall and extend sequentially from north east to south west along the 16 Mile Creek Valley) are reported at 122.2 m, 126.5m, 127.3m, 124.3m, and 125.6m. The boreholes also display similar variability in the elevation of the top of till. Given the variability, additional boreholes should be advanced to refine the slope stability analysis. Failing that, discussion associated with the slope stability analysis should indicate how these discrepancies have been recognized in the analysis and what conservative factors have been incorporated in the design to account for this.
15. **Figures 2 through 5 – Slope A through D Stability Analysis (Static)** - The water surface elevation considered in the existing condition slope stability analysis has not been clearly documented by the provided Figure.
16. **Figures 2 through 5 – Slope A through D Stability Analysis (Static) and Figure 6 Slope Setback Analysis** - The source and sufficiency of the topographic mapping utilized in the analysis is unclear. The analyzed slope sections shown in Figures 2 through 5 all appear uniform (i.e. there is no variation in steepness along the slope face associated with each individual cut slope). Photos included in Appendix C show the slope steepness varies significantly, as is typical of natural slope conditions. Near vertical sections of slope were noted near the shale and overburden interface. The topographic information shown in plan view in Figure 6 is provided at a scale of 1:6,000, and does not clarify the source of the topographic information that was relied upon, indicating only Base Plan Received from SCS Consulting Group, Dated April 10, 2015. Please provide additional detail on the source and accuracy of the topographic information and provide a larger scale plan view with legible contour elevations. Please also clarify how the toe of slope was measured where the watercourse and toe of slope are co-incident, (i.e. is toe of slope the base of the channel at the outside bend or is it measured based on the water's edge?)

17. **Figure 6 - Slope Setback Analysis** –

- a. Figure 6 appears to indicate that 13 slope profiles may have been assessed, however analysis of existing conditions was only provided for sections A-D. Supporting analysis and/or cross section plots for sections 1-9 were not provided.
- b. The provided plan has not been provided at a scale sufficient to enable the reviewer to assess and confirm the accuracy of the placement of the Top of Stable Slope Line. Larger scale plans that more clearly identify the topography of the slope face are required.
- c. **RayDor Estate's Retained Lands** - the figure provides stable slope line through the RayDor Estate Site but does not show the location of existing buildings. Please include the location of the existing buildings on this figure.

18. **General Comment** - The preliminary geotechnical report fails to assess the impact that pond construction will have on long term slope stability. Per Figure 2.5 Stormwater Management Pond A, in SCS's October 2016's Functional Servicing and Stormwater Management Report, Pond A will involve construction of a pond berm up to 3 m high, with the toe of berm aligned with the proposed Limit of Development. Section 5.8.2 SWM Pond Berm Construction and Inspection and Maintenance of the Geotechnical Report identifies that prior to berm construction, underlying fill material (which is anticipated to extend to a depth of up to 4 m) must be stripped and replaced with engineered fill. Section 5.3 of the Geotechnical Report indicates engineered fill must be extended outward and downward in a 1:1 slope beyond any settlement sensitive area. This implies an anticipated disturbance area of 8 m or greater may be required extending beyond the limit of development. Additional disturbance may be required for the construction should the recommended detailed global instability analysis determine features such as shear keys will be required. Per Figure 3 Staked Features and Development Limit, contained in the Beacon EIA, the Limit of Development Line has been based on a 10 m Stable Top of Bank Buffer. The evaluation of the Long Term Stable Top of Slope failed to consider what impact proposed construction activities (particularly those with the potential to extend within the buffer) would have on bank stability.

19. **General Comment** - The preliminary geotechnical report did not evaluate the impact of outlet construction (associated with Ponds A and B) on the future Long Term Stable Top of Slope. Per Figure 2.5 of the SCS report and the Recommended Mitigation Measures in the EIA, the proponent is considering an open cut installation of the outfall. Per Conservation Halton's Policy 3.51 (j), outfalls to valleys with wall heights greater than 6 m should normally be constructed using trenchless methods. The Geotechnical Report should evaluate whether the outfalls could be constructed using trenchless methods. If trenchless methods cannot be used, the impact proposed trenched outfall construction would have on valley stability and the development envelope should be assessed, and the extent of the impacted area estimated and evaluated through the EIA.

20. **Slope Stability Analysis Summary Comment** - The conclusions of the Slope Stability Analysis is not sufficiently supported by documented analysis. Prior to supporting the conclusions of the report, the following will be required:

- Analysis of additional boreholes located adjacent to the slope crest and/or discussion indicating what conservative assumptions have been considered in the analysis recognizing the extent of the variation in overburden thickness and composition and top of bedrock elevation across the site

- Detailed Effective Stress analysis demonstrating that the indicated 2.2H:1V to 2.6H:1V will be stable and achieve a minimum Factor of Safety of 1.5 under normal conditions and a minimum Factor of Safety of 1.3 under temporary conditions (such as under seasonally high groundwater levels);
- Assessment of slope stability impacts associated with pond construction and pond outfalls; and
- Documentation must be presented at an appropriate scale to allow for a technical confirmation of the report conclusions.

D. 2 - CH/Halton Region MOU

The following comments are related to Conservation Halton's Memorandum of Understanding with Halton Region and the Area Municipalities. These comments should be considered advisory and we recommend that they be addressed prior to draft plan approval. We have provided the comments based on the report or drawing in which the information was primarily presented in.

D.2.1 Functional Servicing and Stormwater Management Report dated October 2016

21. **Section 1.1, Purpose of the Functional Servicing and Stormwater Management Report, Page 1** - This report indicates that both the RayDor Estate (Old Abbey Building) and the RCGA structures will be maintained on site outside of the Re-development application. The location of each of these separate buildings is unclear. Please provide clarification if these are a single or separate buildings and provide the location of these buildings. All other reports refer to the Raydor Estates building only.
22. **Section 2.1, Stormwater Runoff Control Criteria, Page 4** –
 - a. The provided document has not evaluated how development will impact downstream flood risk for the drainage contributing to the Glen Oak Tributary. Until a more fulsome assessment is completed, the selected quantity control criteria of post to pre control for the 1:2 year to 1:100 year storm events and no control for the Regional storm is not supported for the Glen Oak catchment area.
 - b. Section 4.1.2 Glen Oak Tributary of Beacon's October 2016 Environmental Impact Assessment, describes the Glen Oak Tributary as entrenched and subject to active erosion. The tributary is noted to originate off-site to the south of Dorval Drive. It is unclear how re-development of the Glen Abbey Golf Course will impact this headwater feature, and whether the proposed 48 hour Detention of the 25 mm rainfall event will adequately mitigate against the increased runoff volumes and flow durations that will be experienced by this drainage feature.
23. **Section 2.2, Existing Drainage, Page 5** - The text provided in this section indicates that Catchment 101 spills to Catchment 104, which drains to a DICB that is connected to a sewer that flows southeast along Dorval Drive. The ultimate watercourse receiver and location of storm sewer outfall is not identified. The existing conditions hydrologic model models catchment 101 as draining solely to catchment 102. The available contour information appears to show potential for a spill paths to both catchment 102 and catchment 104. It is unclear whether or not the existing conditions and associated stormwater management targets have been accurately modelled. It is unclear whether direction of excess flow from catchment 101 to catchment 102 as opposed to catchment 104 could represent an impactful diversion.

24. **Section 2.2.1, Existing Site Characterization, Page 5** - It is unclear why the selected runoff coefficient for Lawn is significantly lower than the runoff coefficient for forest (i.e. 0.13 vs 0.35).
25. **Section 2.3, Best Management Practices, Page 6** - mentions that a single in-situ percolation test was completed to estimate a percolation rate, which is used to estimate post development infiltration mitigation across the entire site. No details are provided in terms of location, soils encountered, how well the single test represents the conditions across the entire site, etc.
26. **Section 2.4, Proposed Storm Drainage, Page 10** - The adequacy of the proposed drainage plan, stormwater management strategy and hydrologic modeling cannot be confirmed in advance of documentation of the Headwater Drainage Feature classification and establishment of associated management recommendations for all of the headwater drainage features present on-site. Should evaluation and classification of features result in management recommendations of protection, conservation, mitigation, or recharge protection for any of the headwater drainage features identified on site, the proposed stormwater management strategy must be revised to demonstrate how the form and/or function of the headwater feature will be maintained.
27. **Section 2.5.4, Water Budget and Infiltration Methodology Details, Page 12** -
- Shallow groundwater contour map and proposed grading plan should be used to assess areas suitable for low impact development measures in terms of pre to post development loss of infiltration mitigation. Based on the above assessment a spatial assessment should be completed to estimate if there is enough area for different LID techniques to achieve required mitigation target.
 - This section references the Preliminary Hydrogeological Assessment by Golder, but the actual numbers for pre-development infiltration volume for pre-development and post development without mitigation scenarios differ from the Golder assessment (Table 5 and Table 7).
 - The third paragraph mentions that various LID measures, will be constructed where feasible, to maintain or increase pre-development infiltration rates, and then it states that through construction of the proposed measures it is anticipated that a post development infiltration volume of approximately 109,000 m³ can be achieved. This is a reduction of infiltration volume by some 10,900 m³. Staff would appreciate a clear message of what is actually proposed.
 - It is unclear why all infiltration mitigation measures are proposed to capture 100 % of 15 mm rainfall and if this is sufficient to meet the pre-development infiltration. Please note that the water budget calculations provided in the Golder hydrogeological assessment were based on infiltrating 85% of available rooftop surplus. For example: what is the relationship between the 15 mm rainfall captured from rooftops on annual basis and 85% of rooftop water surplus as proposed in the Golder report?
28. **Section 2.6.4, General Pond Design Criteria, Page 16** -
- It is recommended that the ponds be sized to maintain a minimum 0.3 m freeboard above the anticipated design high water level. It is further recommended that to account for construction tolerances, climate change, etc. a minimum of 0.1 m freeboard be accounted for

between the invert of the emergency spillway and the controlled water level. As the Regional storm has not been modelled, it is unclear whether or not the pond blocks have been sized to provide the recommended degree of freeboard. For Ponds A & C, which are located adjacent to the Sixteen Mile Creek Valley, conveyance of all flows, up to and including the Regional Storm, through the outlet control structure, may be supported, however, it is advised that the outlet structure be designed to reduce potential for blockage, and that a passive overland flow route to the valley also be provided as a fail-safe mechanism.

- b. Recent research has demonstrated that, due to winter salting practices, stratification occurs in SWM wet ponds and the coolest water that is released from the bottom also has elevated salt levels. Therefore, in order to minimize potential salt concentrations and provide some thermal mitigation, we recommend the use of submerged outlets which are to be located approximately at the midpoint of the permanent pool depth, and a minimum of 0.6m from the bottom of the facility, and 1.0m below the surface of the permanent pool. A multiple outflow configuration that blends flow from the top and bottom of the permanent pool between the depths noted above is preferred. A salt management plan is also recommended. Other factors that can assist with temperature mitigation and should be explored include cooling trenches, underground cooling chambers, cooling towers, providing shading, increasing permanent pool depth. In addition to the multiple outflow configuration recommended, ponds should be designed with a minimum length to width ratio of 5:1 to minimize large open areas of water or filtration media; appropriate orientation and perimeter planting to maximize shade coverage throughout the facility and cooling trenches.
 - c. This section states that a '*rock wall feature along portions of the pond perimeter*' may be included in the final design of the ponds. Please note that Conservation Halton would not be supportive of the use of rock walls / urban pond design in this location.
 - d. This section states that vegetation in the SWM ponds will be in accordance with the Town of Oakville Sustainable Development Checklist. We suggest that the appropriate standard for SWM pond plantings should be in accordance with Conservation Halton's Landscaping and Tree Preservation Guidelines.
29. **Section 2.7, Phosphorus Budget, Page 17 & Appendix H** – The review of this information is deferred to Town of Oakville staff.
30. **Section 2.8, Storm Servicing, Page 17** - It is recommended that the allowable depth velocity product along the major overland flow route be established in accordance with MNRF's Guidelines for low risk, which flags that safety is generally maintained when the depth velocity product is less than $0.4\text{m}^2/\text{s}$, with flow depths less than 0.3m (to prevent vehicle buoyancy) and flow velocities less than 1.7 m/s.
31. **Figure 2.1 - Existing Drainage Plan** - The Figure 2 Existing Conditions Plan prepared by Beacon Environmental indicates the presence of an ephemeral drainage connection (headwater channel) that bisects the boundary between existing drainage catchments 103 and 104. The topographic information in the vicinity of the Headwater Features should be reviewed to confirm the drainage boundary and flow paths associated with catchments 103 and 104 are fully characterized. Given the scale of the information presented in Figure 2.1, the presence of the drainage feature and its impacts on the drainage patterns cannot be confirmed. A larger scaled plan showing pre-development drainage boundaries is required to facilitate review.

32. **Figure 2.1 - Existing Drainage Plan** - The catchments presented in Figure 2.1 may need to be further refined to inform assessment of impacts related to the loss of Headwater Drainage Features. (Note: Per Beacon's EIA, 5 Headwater Drainage Features were identified on site, however only two were mapped.)
33. **Figure 2.3 - Woodlot Drainage Plan** - The drainage to the Woodlot should be re-assessed should the ephemeral drainage connection (identified in Beacon's Figure 2 Existing Conditions) drain to the woodlot. Additional undocumented drainage sources are referenced in Section 7.1 Effects Assessment, Changes to Hydrology/Water Balance to Wetlands, page 39 of the Beacon EIA, which states "...one wetland pond in Unit 7b receives storm drainage from two sources that likely originate from an old pipe system related to the tableland development." The reference to Unit 7b should be verified with Beacon to confirm if there are other contributing flow sources to the Mineral Shallow Marsh that is to be retained.
34. **Section 5.2, Proposed Grading Concept, Page 22 -**
- a. The report indicates that the southwest corner adjacent to the woodland will require additional fill due to infrastructure needs. Consideration of how this will impact the woodland is not included or discussed in the FSR or EIA and needs to be quantified, with mitigation measures proposed as necessary.
 - b. Discussion is needed in this section to address the grading and any associated filling that will be required for the SWM ponds adjacent to the NHS. It is our expectation that no grading for these ponds will be required within the NHS buffer or regulated allowance. Please provide a figure which more closely shows the SWM pond and NHS interaction and provide discussion on this point.
35. **Appendix E – Hydrology Modelling** - Given the storage available within the existing golf course ponds, the following comments are not anticipated to have significant impact on target flowrates, particularly to Sixteen Mile Creek, and have been provided as information only to help guide future studies:
- a. Given the undulating topography, presence of irrigation storage ponds, sand traps etc., insufficient detail has been presented to support the selected existing conditions IA values of 5mm for the golf course lands, particularly in light of the use of 5mm IA depth for residential lawns post construction.
 - b. The golf course irrigation ponds in Catchment 101 appear to have been modeled based on a CN value of 98, as opposed to a more industry standard value of 50 for wetlands and ponds. This is contrary to the modelling approach taken for the post development pond blocks, where ponds were modelled as 50-55% impervious.
36. **Appendix E – Proposed Conditions Percent Impervious Calculations** - It is recommended that additional documentation be provided to support the proposed impervious coverages for all development forms. For instance, it is unclear why single detached homes with 60' frontages are anticipated to be more impervious than single detached units with 32' to 50' frontages. Review of impervious coverages, however, is ultimately deferred to the Town.

37. **Appendix F** – Additional information is required to confirm it will be feasible and acceptable for entire rooftop from two buildings to be drained to the woodlot. The slight excess in drainage area may be needed as the proposed drainage area will be flatter than the golf course area draining to the pond and so less runoff may be generated. We will also need to ensure that there is sufficient space to spread flows – so as not to cause erosion within the woodlot. If the Town is in agreement, this issue could be deferred to detailed design.
38. **Appendix G – SWM Pond A Control Structure** – Based on the provided Hydrologic Model, a 25 mm storm event results in 2,456m³ of storage within Pond A, which per the pond control summary would have a draw down time of approximately 47 hours. The control structure should be refined at detailed design to achieve the full 48 hour drawdown proposed.
39. **Appendix G – SWM Pond A, B, and C Control Structure Design** – Given that a standard DICB Type A has been specified, why was a grate size length of 1.338 m selected, when the internal width of the DICB is only 1.2 m? The Ditch Inlet Overflow Calculation could not be replicated using the standard weir equation. The calculation for the Ditch Inlet Overflow did not appear to transition from a weir to orifice equation once the ditch inlet overflow fully became submerged or fully submerged at depth.
40. The Functional Servicing and Stormwater Management Report failed to assess potential climate change. The functionality of the proposed stormwater management system should be assessed relative to anticipated climatic conditions.
41. **Stormwater Management Plan Summary Comment** - The proposed stormwater management plan not been demonstrated to sufficiently mitigate impacts associated with the proposed development. The report is not accepted for the following reasons:
- The stormwater management targets failed to assess downstream impacts for drainage discharging to the actively eroding headwater tributary of Glen Oak Creek.
 - The evaluation of Headwater Drainage Features was not completed, as classification and management recommendations were not provided. The stormwater management strategy will need to be altered if headwater features or functions need to be maintained.
 - Questions remain regarding the existing condition outlet for Catchment 101 and the contributing drainage area to the tableland significant woodlot/wetland located near Dorval Drive which is to remain.
 - Sizing of the proposed stormwater management ponds could not be confirmed to be sufficient as:
 - Targets needed to be re-assessed
 - Sizing failed to consider freeboard requirements relative to the design high water level associated with the Hurricane Hazel Storm; and
 - Elements of the control structure design could not be replicated.

D.2.2 Environmental Impact Assessment dated October 2016

42. Section 3.1, Field Investigations, Page 8 -

- a. Table 1- Please include the timing of the surveys and weather conditions in this summary table of the field studies. As per Conservation Halton's Guidelines for Ecological Studies, all field data sheets from the surveys should be included as an Appendix or in electronic form.

- b. Subsection Feature Staking - It is noted that features were staked on the site on November 2 and December 3, 2015, specifically the woodland features. The two wetland in the tableland woodland were not delineated at that time and will need to be during the appropriate field season (June to late-September) in order to establish the limits of development associated with those features. It is recognized that the adjacent land use is a park, however the regulated limits do need to be established or a 15m setback applied to the dripline rather than the 10m currently proposed around these wetlands.
- c. For clarity, please separate 'Aquatic Habitat' and 'Headwater Drainage Feature Assessment' entries in Table 1 into separate rows.

43. **Section 3.2, Aquatic Resources, Headwater Drainage Feature Assessment (HDFA), Page 13-14** - The report did not demonstrate that Headwater Drainage Features were assessed in accordance with the TRCA/CVC's *Evaluation, Classification and Management of Headwater Drainage Features Guidelines* (January 2014, hereafter referred to as the HDF Guidelines). Specifically:

- a. Headwater Drainage Features SMC-H3, H4, and H5 do not appear to be mapped and should be included on Figure 2 Existing Conditions. A map indicating the location of the features described in the text is requested. In addition, CH mapping identifies hydrologic connections not described in Beacon's EIS. CH can provide this information but require a data licensing in place in order to supply these data. See our website for more information (<http://www.conservationhalton.ca/mapping-and-data>).
- b. This section notes that the HDFA was completed over two site visits, April 28th and June 4th, 2015. The HDF Guidelines directs assessors to time site visits to capture spring freshet conditions, ideally between February and March – were freshet conditions occurring during the late April site visit? Per the HDF Guidelines and related Ontario Stream Assessment Protocol procedure, the assessment is “*best applied in the short period of time following a major freshet event*”, which corresponds to the period between March and the middle of June in Southern Ontario (Stanfield, 2013).
- c. A key component of the protocol is to consider what alterations are proposed for an HDF and then assess the impact of that alteration on the functionality of each feature. The guidelines note that only mandatory information (as opposed to more detailed) can be collected where no negative alterations to the HDF are proposed, i.e. the additional data requirements should be collected if HDFs are proposed to be eliminated. This allows adequate documentation of the conditions that will need to be replaced or restored, and to evaluate the project. Additional details on what alterations are considered for these features should be included.
- d. Per the HDF Guidelines, HDFs are classified according to hydrological, riparian, fish/fish habitat and terrestrial habitat conditions, then these components will translate into the management recommendations for the protection, conservation or mitigation of the HDF through the proposed development. Please provide this information.
- e. The document does not provide any field notes or detailed summaries of site findings to enable a reviewer to confirm feature classification.

- f. The report contained no evidence that features were classified or that feature specific management recommendations were made in accordance with the HDF Guidelines.
- g. The classification and management recommendations associated with the Headwater Drainage Features should inform the development potential and stormwater management strategy for the site.

Given the above concerns supplemental data interpretation and possibly field work is recommended to be conducted for these reaches before the conclusions in the report and land use plan can be supported.

- 44. **Section 3.5, Amphibian Surveys, Page 10** - Staff question the discussion on not needing to undertake the final amphibian survey. The third survey would assist in fully assessing the amphibian community using the site. We note very low calling numbers provided in Table 4, which could have benefited from an additional survey, as per the protocol. Will this lack information alter the recommendations of the report? Were the mitigation measures developed to ensure that this missing survey is not an issue?
- 45. **Section 3.7, Incidental Wildlife Observations, Page 10** - We note that bats were not surveyed for. While discussion as it pertains to bats and the *Endangered Species Act* is provided in Section 4.3, the report did not consider those species whose habitat may be considered Significant Wildlife Habitat. How will potential impacts be considered if no surveys occur to confirm if this is present? A precautionary approach could be taken, where it is assumed that this type of Significant Wildlife Habitat is present and mitigation measures developed accordingly if surveys are not completed.
- 46. **Section 4.1, Aquatic Resources** - Additional details regarding the aquatic habitat assessment completed should be provided as per the following:
 - a. It is Conservation Halton staffs' position that a four-season Aquatic Ecosystem Assessment is appropriate for a development of this scale.
 - b. Information regarding the thermal regime within the various water resources on the property was anticipated as part of the biophysical inventory.
 - c. Aquatic invertebrates in intermittent and permanently flowing watercourses should be assessed at an appropriate scale and intensity within the study area using the Ontario Benthos Biomonitoring Network Protocol.
 - d. Surface water chemistry monitoring is requested at an appropriate number of sampling locations within the study area. Samples should be collected using grab sampling for a minimum of three wet weather and three dry weather events, between the months of March-September, in order to capture seasonal variations in surface water chemistry.
 - e. Water temperature monitoring should be collected using the Ontario Stream Assessment Protocol using continuously recording temperature data loggers. The temperature data should be presented and analyzed using the nomogram produced by Cindy Chu et al. 2009 <http://www.trca.on.ca/dotAsset/124131.pdf>.

- f. Analysis and interpretation of geomorphic data and its relevance to aquatic resources were also anticipated, especially information related to the meander belt of Sixteen Mile Creek, specific areas of erosion and deposition, sediment supply, flow regime and identification of dominant stream processes.
- g. Photographs and field sheets are also requested.

47. Section 4.1.3, Headwater Drainage Feature Assessment (pp. 13-14): Section 4.1.4, Golf Course Features/Irrigation ponds, Page 14 –

- a. Staff recognize that artificial waterbodies that are not connected to a waterbody that contains fish at any time during any given year do not require review by Fisheries and Oceans Canada (DFO). However, proponents are still required to avoid causing serious harm to fish. Following best practices such as those described in the measures to avoid harm will help avoid causing harm and ensure compliance with the *Fisheries Act*.
- b. The pond referred to in Section 4.2 (Ecological Land Classification, p. 22) as Unit 9 is an online waterbody connected to the main Sixteen Mile Creek. Given that the impacts may constitute serious harm to fish. A request for review to the relevant fisheries protection office should be submitted.
- c. It is understood that the four ponds present on the tablelands are constructed waterbodies, created for the functioning of the golf course (i.e. irrigation, hazards). However, the function of these features as supporting aquatic resources should be characterized in order to understand the cumulative impacts of the development on the ecological form and function of the site. There is evidence that golf courses can contribute to the support and conservation of wetland fauna, i.e., amphibians and macroinvertebrates (Chester & Robson, 2013).

48. Section 4.1.6, Species at Risk - Silver Shiner, Page 15 - Staff recommend that the General Habitat Protection prepared by the Ministry of Natural Resources and Forestry (MNRF) be summarized in this section. In addition, we note that until such time as a formal Habitat Regulation is enacted or other advice tailored to this species can be prepared by Ministry staff and other experts, the MNRF has recommended that the advice in the *Guidance for Development Activities in Redside Dace Protected Habitat* be followed for proposed developments in Silver Shiner habitat.

49. Section 4.2, Ecological Land Classification and Flora, Page 15 - It does not appear that the text of this section and the ELC communities presented on Figure 2 are consistent. For example, the descriptions for Unit 5 and 6 do not match their locations on the figure. Nor does it appear that Units 7, 8 or 9 are correct, while Unit 10 is not present on the mapping. This inconsistency makes this section challenging to comment on. Please note that additional comments may be warranted once revised.

50. Section 4.2.2, Regionally Rare and Uncommon Species, Page 25 –

- a. Virginia Bluebells is noted as being present in Unit 5a (which in the previous pages is a meadow marsh) as well as the valley. Figure 2 show them within 6a (also a marsh or SWD), however this is typically a woodland species. Please clarify where this species was observed on the site and update accordingly. When developing the restoration plan for the valley, this location will be an important consideration.

- b. Kentucky Coffee-tree were documented. We recommend that consultation with the Ministry of Natural Resources and Forestry (MNR) occur to determine if there are any *Endangered Species Act* requirements for this species.
51. **Section 4.2.6, Mammals, Page 29** - As noted above, while we appreciate the discussion pertaining to bats as they relate to the *Endangered Species Act*, species not protected under the ESA were not discussed nor surveyed for, therefore we question what impact the development may have on these species. As described above, a precautionary approach should be considered when assessing impacts and developing mitigation.
52. **Section 4.2.8, Butterflies and Odonates, Page 30** - The reports notes that Monarch were observed in the site however it notes that this species is only a S4 species. Monarchs are listed as Special Concern at a Provincial level and Endangered at the Federal level. We understand that provincial direction on their potential reassessment has been deferred until the end of 2017. Discussion on this species should be included as it pertains to the proposed development.
53. **Section 4.3, Endangered and Threatened Species, Page 33** -
- a. The letter referred to from the MNR in Appendix C is not in regards to this project and is from 2015. We recommend that consultation with the MNR be initiated specific to this proposal.
 - b. Please provide a discussion on Barn Swallow in this section, given that it is a listed species observed on the site.
54. **Section 5, Proposed Development, Page 35** - The location of the belvedere and the location of the SWM outfall are shown in the EIA as unknown. However they should be discussed in the EIA with some certainty at least to a potential zone of impact. Without this information, the full impacts of the proposed development are unknown and the assessment incomplete. We note that the Tree Preservation Plan and Functional Servicing Report have locations provided.
55. **Section 6, Key Natural Heritage Features and Functions, Page 35** -
- a. While we appreciate that the slopes were not inventoried due to safety considerations, a discussion on what could be present along the slope should be included in the report. If the significance of these areas cannot be determined, we recommend a conservative approach be taken, where it is assumed that they are significant and they should therefore be buffered appropriately.
 - b. There is very little discussion included in the report as it pertains to Significant Wildlife Habitat. Given that this is a Key NHF in the Region's official plan as well as a significant feature under the Provincial Policy Statement, more discussion on this feature as it pertains to the site is warranted. Please provide and make reference to the Natural Heritage Reference Manual (2010) and associated Ecoregion Criteria Schedules (2015).
 - c. It is unclear why wetlands are listed as "Other Wetlands" in Table 8. These are unevaluated wetlands and they should simply be labelled as wetlands.

56. Section 7.1, Effects Assessment, Page 38 –

- a. **Stormwater Discharge to Sixteen Mile Creek and Glen Oaks Creek Tributary, Page 40** - CH staff recommend that further effort be taken to incorporate low-impact development measures into the proposed stormwater management approach, especially given the status of Sixteen Mile Creek as habitat for Silver Shiner. Per MNRF advice, potential impacts from stormwater can change hydrologic regimes, raise water temperatures and introduce deleterious materials into receiving watercourses. Stormwater management approaches should aim for discharged effluent consistent with Silver Shiner habitat requirements, based on consultation with MNRF. Further, staff note that the threat status for the Sixteen Mile Creek population of Silver Shiner was assessed to be high for contaminants and toxic substances, nutrient loading and flow management (Bouvier et al., 2013). Staff suggest this underscores the need for a treatment-train approach to stormwater management that mimics the pre-development (i.e. prior to golf course operation) hydrological cycle.
- b. **Stormwater Discharge to Sixteen Mile Creek and Glen Oaks Creek Tributary, Page 40** - We note that the current bypass/irrigation pond is proposed as an outlet for the northern pond. The benefit of discharging the SWM water to the existing pond is unclear. Why is this the preferred approach to the management of this water? Will this result in further warming of the water before it enters the creek? What impacts are anticipated from this? Our preference is that as part of the overall restoration of the valley, the need for this pond be examined to determine its need in the system. Should it be determined that it is detrimental to the NHS, having the outfall lead to it could be problematic. Additional information characterizing the pond's existing ecological form and function should be required before it is confirmed that this approach will not impact the ecology of this feature.
- c. **Loss of Golf Course Habitats, Page 38** - Given that the actively maintained greens and fairways associated with the course have reduced wildlife values for both terrestrial and aquatic resources, CH recommends that a comprehensive restoration plan for the valleylands be explored with all stakeholders.

57. Section 7.2, Recommended Mitigation Measures –

- a. **Mitigation by Design, Page 41** - Staff suggest that the key natural heritage functions and features of the subject property have not been characterized sufficiently to conclude that the site specific effects have been mitigated by the design of the development plan.
- b. **Watercourse Buffers, Page 45** - Please provide more information regarding the ephemeral drainage feature close to Dorval Drive that will be piped. Is there any potential to retain this feature on the landscape? Similarly, staff understand that there are currently a series of water features draining through the golf course into the Glen Oak Creek watershed. This represents an excellent opportunity within the property for rehabilitation and compensation. Staff recommend that the potential removal of the existing infrastructure and implementation natural channel design be explored, especially within the discussion in the HDFA.
- c. **Significant Woodland Buffers Page 40** - While we acknowledge that the determination of the woodland buffer is the responsibility of the Region of Halton for this property,

there are concerns that should be raised within this section that pertain to Conservation Halton's regulation and policies. The final buffer conclusion paragraph notes that buffer proposed is 5m less than that required by Conservation Halton. Given that the 15m allowance is not driven by ecology, the discussion provided therefore cannot direct the regulated allowance in this area. Please revise the document to indicate that this policy will be achieved and ensure that direction as it pertains to what can be permitted in this regulated allowance be in keeping with Conservation Halton's Policies, Procedures and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document.

- d. **"Other" Wetlands, Page 45** - It is indicated that the wetlands within the tableland woodland will be adequately protected by the woodland buffer, however the woodland buffer is 10m while the regulatory setback for the wetlands is at minimum 15m. It is premature at this stage to suggest that they will be protected by this as the features have not yet been delineated on the site by Conservation Halton staff. The staking and delineation of these wetlands remains outstanding.
- e. **Other Wetlands – Hydrology, Page 45** - Please submit a feature based water balance for the wetlands in the tableland woodland, to ensure that the proposed development will not have an impact on their hydrologic function. Figure 2.3 of the FSR provides some detail on the proposed water that will be directed to the woodland, however further details are required.
- f. **Stormwater Outfalls, Page 45** - As raised above, in order to full assess the impacts of the proposed development, the locations of the outfalls should be known and their impacts understood. Otherwise, the report is not comprehensive in that not all of the potential impacts are understood. We recommend that the location of the outfalls be assessed and note that their design and location must be in keeping with Conservation Halton's policies.
- g. **Stormwater Outfalls, Page 45-46** - Please see earlier comments above regarding stormwater management and impacts to Silver Shiner populations.
- h. **Restoration Opportunities and Monitoring, Page 48** – Technical documents in support of a draft plan of subdivision should outline pre-, during and post-development monitoring requirements, including but not limited to the proposed frequency and duration of monitoring, parameters to be assessed and proposed analysis approaches. The monitoring plan should discuss management actions that will be taken in the event that the environmental systems or the impacts of the proposed development itself are not functioning or transpiring as predicted. The monitoring plan should have adaptive management contingencies incorporated that will trigger modifications to any aspect of the system (e.g. LID measures, SWM pond, wetland restoration, groundwater dynamics) if the predicted absence of impacts is not borne out. Staff have found performance measures or triggers to be an important part of an effective monitoring plan such as this. Metrics can be used for each of these categories (i.e. % change in initial value, actual threshold value, etc.). Staff suggest that percent threshold approach is valuable because it offers an impartial, tangible decision metric that provide the proponent, Town and relevant agencies with an a priori decision rule to help decide whether any problem areas need to be remediated or not. This approach is consistent with advice from the MNRF (*Guidance for Development Activities in Redside Dace Protected Habitat*), who note that

a best management practice to avoid impacts to Redside Dace is to ensure that adaptive management is part of the subwatershed plan. Please indicate what actions are proposed to be taken, in the event that the design of any aspect (realigned channels, swales, SWM facilities, etc.) is not functioning as intended.

- i. **Restoration Opportunities and Monitoring, Page 48** - As outlined in the Town's signed pre-consultation form (dated November 18, 2015) Schedule A, a Natural Features Restoration Plan, restoring altered valley back to natural valley conditions would be required. Currently the EIA suggests that a Restoration Plan will be developed in consultation with the agencies. While staff are not looking for the specific details of restoration at this time, it is our expectation that guiding principles and a concept plan would have been included in this report. This is key to understanding how the valley will function in the future. It would also indicate the appropriate location for outfalls and the belvedere at this time, ensuring that conflicts do not arise between the proposed infrastructure and the suitable restoration in the valley. The Cultural Heritage Landscape and Master Planning Strategy (prepared by SGL) indicates that there will be restoration that includes a series of recreated/curated landscapes, however without a Restoration Plan, we cannot confirm if this is in keeping with the naturalization.
58. **Section 8.1, Federal Fisheries Act, Page 48** - Staff note that work to construct stormwater outfalls to the main branch of Sixteen Mile Creek may be considered in-water work.
59. **Section 8.2, Provincial Policy Statement, Subsection Significant Wildlife Habitat, Page 49** - As noted above, there is very little discussion included in the report as it pertains to Significant Wildlife Habitat. Given that this is a Key NHF in the Region's official plan as well as a significant feature under the Provincial Policy Statement, more discussion on this feature as it pertains to the site is warranted. Please provide and make reference to the Natural Heritage Reference Manual (2010) and associated Ecoregion Criteria Schedules (2015). Mitigation measures may be warranted and should be in keeping with the SWH Mitigation Support Tool (2014). Where surveys were not completed to determine if SWH is present on the site and suitable habitat exists, we recommend that a precautionary approach be taken, wherein it is assumed that the SWH is present and protected appropriately as per the PPS, until such time that surveys are completed to confirm it is not.
60. **Section 9, Review of Recommendations, Page 51** - Staff recommend that efforts be made to reduce impacts associated with the stormwater outfalls on the ecological form and function of Sixteen Mile Creek and associated valleylands. Potential mitigation measures include trenchless installation methods, retention of or restoration with native vegetation, avoiding permanent access into the valley, etc.
61. **Appendix A - Breeding Birds, Page A-1** - The breeding bird discussion on page 30 indicates that a single wood thrush was heard calling from the woodlands along the Sixteen Mile Creek valley, yet this species is not included in the breeding bird list. Wood thrush as listed as Special Concern in Ontario and Threatened at the federal level. Their habitat on the site may be Significant Wildlife Habitat, therefore it is important to consider this species in the baseline and impact assessment.
62. **General Comment** - The EIA should incorporate direction from the Region (Environmental Impact Assessment Guidelines, Regional Official Plan Guidelines) to apply a 'Systems Approach' that considers the importance of protecting and enhancing ecological features,

ecological functions and ecological interactions in the environment. This approach is also recommended to demonstrate that the cumulative impact of the proposed development has been evaluated.

D.2.3 Tree Vegetation Study and Tree Preservation Plan

63. **Section 2, Methods, Page 1** - Please note that Conservation Halton did not delineate the dripline in the field, rather it was the Region of Halton who completed this.
64. **Section 5.1, Tree Removals, Page 4** -
 - a. The EIA report did not indicate the location of the SWM outfall, although the tree assessment in this report indicates that the route has been selected. As noted above, the impact assessment for the property needs to be comprehensive and consistent between all of the reports. We are not supportive of clearing a 12m wide swath of trees for the outfall. Conservation Halton policies would not support an open cut of the valley to install the SWM pond outfalls. A drop shaft and tunnel installation will be required.
 - b. A multiuse pathway is proposed within the woodland on the tableland, however this is not discussed in the EIA. Further, there are two wetlands present within the woodland that need to be protected from development. The location of this proposed pathway will need to be established not only with just Conservation Halton, but also the Region of Halton and the Town of Oakville.
 - c. Landscaping Plans are referred to in this section, as prepared by ERA Architects, however these do not appear to have been included in our circulation package.

D.2.4 Preliminary Hydrogeological Assessment

65. Hydrogeological investigations in Conservation Halton's watershed should be completed in accordance with *Requirements for completion of hydrogeological studies to facilitate Conservation Halton's reviews* document, which is available on Conservation Halton's website at: <http://www.conservationhalton.ca/policies-and-guidelines>
66. Conservation Halton Staff note that this is a preliminary hydrogeological investigation only, and does not utilize and assess subsurface data collected for different studies, such as the Phase Two Environmental Site Assessment (ESA).
67. **Table 1 - Groundwater Levels, Page 3** – this table lists BH2 groundwater level for March 22, 2016 at 21.06 mbgs, although the well is only 6.1 metres deep – please correct.
68. **Section 4.4, Ground Water Level, Page 3** - Further work should be completed as recommended in the last sentence of this section: *that data loggers should be installed in selected monitoring wells to monitor the range of water level fluctuations over time*. It should be noted that 2016 was a dry year and the groundwater level measurements collected on three occasions in 2016 as reported in Table 1 on page 3 may not fully represent groundwater conditions at the site.
69. **Section 4.0, Site Characterization** - Shallow groundwater contour map should be presented in the report. This map is needed to estimate what portion of the site contributes to baseflow of Sixteen Mile Creek, feasibility to construct Low Impact Development measures to mitigate post

development infiltration loss, assess the needs for dewatering for site servicing and stormwater management pond design in terms of requirements for liner construction, subdrains, etc.

70. **Section 4.5, Hydraulic Conductivity, Page 4** – the hydraulic conductivity assessment is done using the Hazen method. The method is suited for larger particle size soils such as sands rather than silty clays/ clayey silts. The method is solely based on the soil grain size distribution and it does not take into account weathering processes which in terms of silty and clayey soils at surface can increase hydraulic conductivity a few orders of magnitude. Caution should be exercised in using these numbers.

71. **Section 7.0, Conclusions and Recommendations, Page 13** –

- a. Conservation Halton Staff support the recommendation to instrument monitoring wells with data-loggers to monitor the range of seasonal water level fluctuations.
- b. Conservation Halton Staff support the recommendation for a site reconnaissance to determine the locations of possible springs or seeps that discharge along the side of the Sixteen Mile Creek valley.
- c. Staff supports the applicant consultant's recommendation to collect additional information on potential groundwater surface water interactions around the area of ponded water adjacent to BH16 by installation of a staff gauge and mini piezometers in the pond area near the existing well. Please note that this information will be needed to establish hydrologic function of the wetland if development is proposed between 15 and 30 metres from the wetland limit.
- d. Last bullet states that even though mitigation measures are proposed, the site development could decrease the site infiltration by some 7% from present conditions. Considering the status of Sixteen Mile Creek as habitat for Silver Shiner an impact of the decrease of the onsite infiltration on the Silver Shiner habitat should be assessed and/or mitigation measures proposed.

D.2.5 Phase Two Environmental Site Assessment

72. Soil and groundwater information collected for the Phase Two Environmental Site Assessment should be used to supplement the Hydrogeological Assessment.
73. The Phase Two ESA identified soil and groundwater contaminants on the site. A risk assessment for the intended use and/or remediation will be needed before the proposed land use can be approved for the portion of the site. A clear plan how this will be resolved is needed. At this point it is not known if remediation is possible, and if not what land uses would be possible in the contaminated area.

D.3 - Other Comments

The following comments are related to Conservation Halton's role as a Public Body under the *Planning Act*. These comments should be considered advisory and we recommend that they be addressed prior to draft plan approval.

74. The Province completed a co-ordinated land use planning review in 2017 with the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan being updated. All decision on planning matters made after July 1st, 2017 must conform to these plans. For your consideration we note the following updates which may have an impact on this application:

- a. **Stormwater Management** – Section 3.2.7.2 of the Growth Plan requires that *“Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:…a) is informed by a subwatershed plan or equivalent.”* Although the application is supported by a stormwater management plan, there is no current subwatershed plan in place. As the subject lands are located within an urbanized area, at a minimum, impacts of the proposed SWM system to 16 Mile Creek should be fully considered.
- b. **Urban River Valley** – Sixteen Mile Creek is now designated as an Urban River Valley through the updated Greenbelt Plan. Although it is recognized that this designation only applies to publically owned lands, as it is proposed that these land would be dedicated to the municipality it is our recommendation that the policies be considered through this application. Specifically Section 6 of the Green Belt Plan includes policies related to Urban River Valleys, Section 3.2.6. includes policies on External Connections, many of which would apply to the Urban River Valleys.

Part E - Summary/Conclusion

The following is a summary of Conservation Halton’s comments on the application. These comments are provided to assist the reader only. For complete and detailed comments please see above.

- A. Conservation Halton requires a 15m setback from the greatest hazard; in this case the greater of the staked top of bank and the long term stable top of bank. This has not been provided.
- B. Conservation Halton recommends that the valley buffer be included in the natural area block and be designated and zoned natural area.
- C. Conservation Halton staff are concerned with the size and configuration of the retained Raydor Estates block as it relates to the ability for redevelopment with respect to the valley slope.
- D. Conservation Halton policies require that for valleys greater than 6m a drop-shaft and tunnel technique be used to install the stormwater outfalls. This has not been shown in the application.
- E. Conservation Halton staff are not in a position to support the geotechnical investigation and the slope stability analysis. The stable top of bank and limit of development cannot be confirmed
- F. The proposed SWM plan has not been shown to sufficiently mitigate the impacts of the development.
- G. Sizing of the SWM ponds cannot be confirmed.
- H. The form and functions of the ecological features of the site have not been adequately assessed through the EIA to confirm no impact. For example:

- The report did not demonstrate that headwater drainage features were assessed in accordance with the CVC/TRCA guidelines
 - The wetlands in the tableland woodlot are regulated by Conservation Halton. The staking of these features is outstanding. A feature-based water balance is required.
 - Additional grading information is required. It is unclear if the SWM ponds can be constructed without grading into the NHS and regulated area.
 - The development area is adjacent to the highly sensitive Sixteen Mile Creek and Valleylands, extremely significant in terms of its form and function. The scale of development and magnitude of potential negative impacts warrants a more comprehensive characterization than has been described in the EIA, FSR and Geomorphic Assessment.
 - Consideration of species covered by the Endangered Species Act is insufficient.
- I. The hydrogeological assessment is preliminary, and requires additional field work and integration with other technical studies before its conclusions can be accepted.
- J. The application has not demonstrated that it is in conformance with co-ordinated review of Provincial land use documents.

If you require additional information, please contact me at extension 2317.

Yours truly,



Sean Norman, PMP, MCIP, RPP
Environmental Planner

Copy: Ms. Rita Juliao & Mr. Phillip Kelly, Town of Oakville Engineering (via e-mail)
Mr. Adam Huycke, Halton Region Planning (via e-mail)

Hydrogeological Matters

Blackport & Associates

7839 Wellington County Road 45
RR2
Wallenstein, Ontario
N0B 2S0
(519-698-0134)

Memo

To: Charles McConnell, Town of Oakville

From: William Blackport, M.Sc., P.Geo.

Date: July 27, 2017

File: 1707

cc: Philip Kelly, Town of Oakville
Paul Barrette, Town of Oakville
Ron Scheckenberger, Amec Foster Wheeler

Re: **Peer Review of Hydrogeological Matters Related to
Proposed Development of Glen Abbey Golf Club, Town of Oakville**

Introduction

- ▶ The following technical memorandum documents a review of the methodology and interpretation related to:
 - Field data including borehole drilling, logging, monitoring well installation, groundwater level monitoring
 - Physical characterization of the groundwater flow system including groundwater surface water interactions
- ▶ Scope of work:
 - Background documentation review
 - Meetings with Town, Conservation Halton (CH), and Region June 29, 2017, July 12, 2017, July 25, 2017
 - Proponent meeting July 5, 2017.
- ▶ The following technical studies have been reviewed.
 - Preliminary Hydrogeological Assessment – Proposed Redevelopment, Glen Abbey Golf Club, Oakville, Ontario (Golder Associate’s Ltd., October 2016)
 - Preliminary Geotechnical Investigation – Glen Abbey Golf Club Redevelopment, Oakville, Ontario (Golder Associate’s Ltd., October 2016)
 - Phase One Environmental Site Assessment – Glen Abbey Golf Club, Oakville, Ontario (Golder Associate’s Ltd., October 2016)
 - Phase Two Environmental Site Assessment – Glen Abbey Golf Club, Oakville,

Fundamental Issues

- ▶ There is limited groundwater characterization and a lack of integration of the groundwater characterization with the ecological components. As a result the detail within the water management strategy may not be sufficient to protect the potential groundwater discharge function.

Other Issues and Concerns

- ▶ Transient groundwater level monitoring is limited and longer term seasonal trends are necessary for a more refined characterization of the horizontal and vertical groundwater gradients and related groundwater flow pathways, groundwater surface water interactions, potential dewatering, infrastructure design and water management.
- ▶ The incorporation of groundwater discharge observations and any additional groundwater monitoring to characterize the groundwater surface water interaction is necessary to refine the overall water management strategy.
- ▶ It has been presented that the removal of the more permeable fill or weathered shale will be necessary in some areas to address geotechnical constraints. This removal should be assessed in relation to any current preferential groundwater pathways through the fill and weathered shale which provide functional groundwater discharge.
- ▶ Any current water management (eg. Irrigation) for the Glen Abbey golf course must be incorporated into the current baseline characterization and groundwater level trend analysis.
- ▶ A more comprehensive hydrogeological report would be necessary combining the hydrogeological characterizations presented in the *Preliminary Hydrogeological Assessment – Proposed Redevelopment, Glen Abbey Golf Club, Oakville, Ontario (Golder Associate's Ltd., October 2016)* and *Phase Two Environmental Site Assessment – Glen Abbey Golf Club, Oakville, Ontario (Golder Associate's Ltd., October 2016)*. It is necessary that this report would further characterize the groundwater flow incorporating the data and interpretation gaps discussed above and integrate this refined characterization with the ecological characterization and water management strategy.

Fisheries and Aquatic Ecology Matters – Peer Review

Memo :

To: Charles McConnell, Town of Oakville

From: Cam Portt, C. Portt and Associates

Date: July 28, 2017

File: CP17-918

cc: Philip Kelly, Town of Oakville
Paul Barrette, Town of Oakville
Ron Scheckenberger, Amec Foster Wheeler

Re: **Peer Review of Fisheries and Aquatic Ecology Matters Related to Proposed Development of Glen Abbey Golf Club, Town of Oakville**

Introduction

C. Portt and Associates was retained to review fisheries and aquatic ecology matters related to proposed development of Glen Abbey Golf Club, Town of Oakville.

During the course of the review I reviewed the following documents:

- Environmental Impact Assessment Glen Abbey Golf Club Redevelopment Town of Oakville, Ontario prepared by Beacon Environmental Limited. October 2016.
- Geomorphic Assessment Glen Abbey Golf Club Redevelopment Town of Oakville, Ontario prepared by Beacon Environmental Limited. October 2016.
- Preliminary Hydrogeological Assessment Proposed Redevelopment, Glen Abbey Golf Club, Oakville, Ontario. Prepared by Golder Associates, October 2016.
- Preliminary Geotechnical Investigation Proposed Redevelopment, Glen Abbey Golf Club, Oakville, Ontario. Prepared by Golder Associates, October 2016.
- Proposed Re-Development of the Glen Abbey Golf Club, Town of Oakville Functional Servicing and Stormwater Management Report. Prepared by SCS Consulting Group Ltd., October 2016.

During the course of the review I attended the meetings with Town of Oakville, Conservation Halton and Region of Halton and other members of the peer review team on June 29, 2017, July 12, and July 25, 2017. I also attended the Glen Abbey kick off technical review meeting on July 5, 2017. George Coker, a senior biologist with C. Portt and Associates attended the site visit on July 19, 2017.

Fundamental Issues

There is no information presented regarding the aquatic habitat or biota associated with the pond located within the Sixteen Mile Creek floodplain. The Environmental Impact Assessment (EIA) states that this pond has an inlet and outlet to Sixteen Mile Creek and that it was discharging to Sixteen Mile Creek during both of the Beacon visits conducted to assess aquatic resources. The EIA states, in Section 7.1, "The drainage from the northeast portion of the

subject property will be piped down the valley slope toward the existing pond facility and discharge through the existing pond facility.” Although the EIA states that the locations of the stormwater facilities are provided on Figure 4, Figure 4 of the EIA does not show the facilities. The Functional Servicing and Stormwater Management Report (Figure 2.5) however, shows that stormwater management Pond A discharges directly to the existing floodplain pond. An assessment of the existing habitat and biota within the existing pond in the Sixteen Mile Creek floodplain, the relative contribution that stormwater could make to that existing pond and the potential impacts of the stormwater to the existing habitat and biota are required in order to assess the potential impacts of the proposed redevelopment.

Other Issues and Concerns

For existing fish community information for Sixteen Mile Creek, the report relies upon a report cited as Conservation Halton 2013. This document is not present in the References section (Section 11) of the EIA; therefore the information cannot be corroborated.

The fish community information in the EIA is very limited. It appears that the first paragraph of Section 4.1.5 is discussing the results of sampling conducted across the entire Sixteen Mile Creek watershed. The second paragraph is a single sentence describing the fish community at a sampling location downstream from the subject property in generalities (“high diversity”, “low number of total fish”). No list of the fish species present in Sixteen Mile Creek in the vicinity of the project is provided. The only fish species mentioned are the two species at risk, Redside Dace (*Clinostomus elongatus*) and Silver Shiner (*Notropis photogenis*) that are present in the Sixteen Mile Creek watershed. It should be noted that the scientific names of these species are incorrect (they are reversed) in the EIA.

The EIA states “A request for a Species at Risk (SAR) screening for the subject property was submitted to the MNRF and a response was received on May 20th, 2015 from A. Godfrey (Fish and Wildlife Technical Specialist, Aurora District).” That letter, provided as Appendix C, has as its subject line “Sixteen Mile Creek Bank Rehabilitation at Glen Abbey Golf Course”. Thus, it does not appear that the request for screening applied to the entire subject property. The adequacy of the SAR inquiry should be assessed by OMNRF.

The report states that the “assessment of aquatic resources and habitat within the subject property was completed following a modified version of the Rapid Assessment Methodology”. There is no reference provided for this methodology in the References (Section 11), which prevents the reviewer from assessing if the methodology was followed.

Table 8 of the EIA states “Fish habitat is restricted to the Sixteen Mile Creek. However, a fish rescue will be required for any golf course irrigation ponds that are removed.” The report should explain why, if fish are present in areas other than Sixteen Mile Creek, those areas are not considered fish habitat.

Section 2.2 of the EIA states “As described in Section 2.1 above, identification and verification of fish habitat is now self-regulated although enforcement of the related policies and regulations is still managed by MNRF and regulated by DFO.” It is correct that proponents are required to conduct a self-assessment of their project to determine if the project cause serious harm to fish and therefore will required DFO review, but it is not accurate to say that identification and verification of fish habitat is self-regulated.

Geotechnical Matters – Peer Review

Memo

To: Charles McConnell and Philip Kelly, Town of Oakville
From: Michael Patterson
Date: July 28, 2017
File: TBP178089S
cc: Paul Barrette, Town of Oakville
Ron Scheckenberger, Amec Foster Wheeler
Re: **Geotechnical Comments**
Peer Review of Matters Related to
Proposed Development of Glen Abbey Golf Club, Town of Oakville

Introduction

I have been retained by the Town of Oakville to review the geotechnical aspects of the application by Clublink Corporation ULC & Clublink Holdings Limited (Proponent), to redevelop the property known as the Glen Abbey Golf course into a mixed use community including residential, commercial and recreational zones.

In execution of this review I have engaged in a number of activities aimed at obtaining an understanding of the physical character of the site, the proposed infrastructure developments and the anticipated interaction of the proposed development with the surface and subsurface environment. These activities included the following:

- A review of geotechnically relevant reports submitted by the Proponent and supporting reference documentation.
- Technical group meetings with the Town of Oakville, Conservation Halton and Halton Region on June 29th 2017 and July 12th 2017.
- The Proponent's presentation on July 5th, 2017 where leaders of the Proponent's team explained their approach and fundamental conclusions of their respective studies.
- A tour of the Glen Abbey Golf Course accompanied by key members of the Proponent's team on July 19th 2017 to observe significant physical features on the site.
- Performed a slope stability analysis on a cross section modelling the proposed Stormwater Pond "A" and its theoretical effect on the adjacent slope.

I have reviewed the following report in detail:

"Preliminary Geotechnical Investigation Glen Abbey Golf Club Redevelopment Oakville, Ontario"
by Golder Associates, dated October 2016.

I have also reviewed selected sections dealing with geotechnical topics of the following reports:

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- *"Environmental Impact Assessment Glen Abbey Golf Club Redevelopment Town of Oakville, Ontario"* by Beacon Environmental, dated October 2016.
- *"Functional Servicing and Stormwater Management Report"*
- *"Geomorphic Assessment Glen Abbey Golf Club Redevelopment Town of Oakville, Ontario"* by Beacon Environmental, dated October 2016.
- *"Phase 1 Environmental Site Assessment"*
- *"Phase 2 Environmental Site Assessment, Glen Abbey Golf Club, Oakville, Ontario"* by Golder Associates, dated October 2016.
- *"Preliminary Hydrogeological Assessment Proposed Redevelopment, Glen Abbey Golf Club"* by Golder Associates, dated October 2016.
- *"Transportation Consideration Report"*

The following reference documents were also consulted for compliance criteria:

- *"Technical Guide River and Stream Systems: Erosion Hazard Limit"* by Ontario Ministry of Natural Resources (2002).
- *"Geotechnical Principles for Stable Slopes"* prepared by Terraprobe Limited and Aqua Solutions for Ontario Ministry of Natural Resources, June 1998.
- *"Town of Oakville Development Engineering Procedures and Guidelines Manual"*

Fundamental Issues

Based on the information and opinions outlined in the Preliminary Geotechnical Investigation Report, fundamental issues identified are discussed in the following paragraphs:

Scope of Investigation

- a) The preliminary Geotechnical Investigation by Golder Associates provides geotechnical engineering analysis and recommendations for foundations, road design, site servicing and general comments related to residential, commercial and community infrastructure based on twenty (20) boreholes drilled on the tableland above Sixteen Mile Creek. This is a low number for such a large site (approx. 1 borehole per 4.5 hectares) however it is recognized that the current land use as a golf course will have presented several constraints on borehole locations.

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- b) The MNR Technical Guide recommends a spacing of 100m for boreholes along the crest of the slope. The 4 boreholes along the crest vary from 140 to 425 m apart.
- c) Section 4.3.4 of the MNR Technical Guide indicates that topographic mapping on the site should be at a scale of 1:500 or better to establish positions of surface features. The topographic mapping presented in the geotechnical report is at a scale of 1:6000 and this is considered insufficient. According to the guidelines, detailed topographic surveying will be necessary to depict the important physiographic features as well as to measure slope profile (cross section) or configuration (inclination).
- d) The MNR Technical Guide also recommends that a profile showing the soil stratigraphy across the site should be prepared. Apart from the slope stability cross sections close to the crest of the west slope of Sixteen Mile Creek no overall stratigraphic profile is presented or referenced in the report.
- e) Standard Penetration Testing (SPT) was performed at regular intervals during drilling of the boreholes and selected samples were subjected to physical laboratory testing for water content, grain size distribution and Atterberg limits. Visual observations and laboratory test results were used to classify the soils encountered and to characterize the soils, behaviour, while the SPT tests provided useful indices for empirical correlations to engineering properties. However, no strength testing (triaxial or direct shear testing) was performed, but it should be noted that the very stiff to hard consistency of the native Till would have precluded the acquisition of conventional undisturbed (Shelby Tube samples which would have been required for laboratory shear strength testing.

Groundwater Conditions

Fourteen groundwater monitoring wells were installed in fourteen of the boreholes and results of the monitoring between February 16 and April 13, 2016 are tabulated. The reader is referred to the Preliminary Hydrogeological Report for further details. There is no discussion on potential perched water table or seepage on the valley wall which could lead to piping or gullyng and ensuing slope instability.

Foundation Recommendations

The recommended Limit States Design Parameters appear to be reasonable based on the stiff to hard native soils or bedrock which will support the foundations according to the results of the borehole investigations.

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Pavement Design

The recommended road pavement structure exceeds the minimum requirements of the Town of Oakville's Development Engineering Procedures & Guidelines Manual. It should be mentioned that, because of the relatively impervious nature of the cohesive subgrade, a sub-drainage system will be required.

Erosion Hazard Limits

The geotechnical report states that the Consultant used criteria defined in the Conservation Halton document entitled *Determining Regulatory Limits in the Conservation Halton's Jurisdiction* dated August 2015. This document provides a basic illustration of the components of the Regulated Area forming the Erosion Hazard Limit but does not describe or define the methodology for quantifying the value of each component which requires applying the methods detailed in Section 3.0 of the MNR Technical Guide. This implies that the total setback would consist of the Toe Erosion Allowance + Stable Slope Allowance + 15m for Sixteen Mile Creek which is considered to be a "major valley system".

The Toe Erosion allowance of 5m is based on the Geomorphic Assessment by Beacon Environmental which complies with Table 3 of the MNR Technical Guide River or Stream System, and is therefore considered to be acceptable. However it is possible that the accumulative annual recession rates of the creek channel over a 100 year period may result in a larger toe erosion having to be considered. The applicable study should be done to confirm the most appropriate toe erosion allowance.

The Stable Slope Allowance is based on 24 to 31m high slopes mainly comprised of shale bedrock with 4 to 5m of native clayey silt to silty clay till and variable thicknesses of fill. The report assumes a stable slope of 1.6H : 1V in the shale bedrock. Although this is within Conservation Halton's practice (not steeper than 1.4H : 1V), the report does not provide any justification for this selection, especially since the preliminary letter presented in their Appendix C recommends a stable slope allowance of 1.7H : 1V for the weathered shale slopes.

The geotechnical report assumes 2.2 to 2.4H : 1V as the stable slope in the overburden soil but does not show any example of Slope Stability Analysis which give a factor of safety of 1.5 or more to support these assumptions. Figures 2 to 5 inclusive presents slope stability analyses showing factors of safety ranging from 0.37 to 1.02 for existing slopes in the soil. No analyses are shown for the hypothetical slopes that would theoretically give a factor of safety of 1.5 or greater. This is usually derived from iterative trials using different slope inclinations until one compatible with the desired Factor of Safety is found.

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The effective friction angles for the site soils shown in the Table in Section 5.10.2 of the geotechnical report appear to be biased towards the higher end when compared to recommended values in Table 2.10 of Geotechnical Principles for Stable Slopes, however it is noted that the strength parameters chosen for cohesive soils have not taken advantage of inherent cohesion which is a characteristic of this type of soil. Inclusion of the effective cohesion would result in higher Factors of Safety.

Provided that the 2.2 to 2.4H : 1V slope are proven then a composite slope of 1.7H : 1V for the stable slope allowance is an approximation since, depending on the proportion of shale to soil in the applicable slope configuration, the value could be more or less.

The report acknowledges that the access allowance of 15m for the Erosion Hazard Limit is required for major valley systems, however, the development team has apparently applied 10m instead. This is a regulatory and logistical issue and may be acceptable if the developments between the 10 and 15m allowance is limited to public use and will not hamper access to the slope for maintenance and emergency repairs. Either one is acceptable from a geotechnical perspective and it would be up to the regulatory authorities to determine.

Other Issues and Concerns

Proposed Location of Stormwater Pond "A"

From a geotechnical perspective, the proposed location of Stormwater Pond "A" raises concerns on two levels:

- i. The location close to the crest of the slope at the northeast corner of the redevelopment area may encroach on the Erosion Hazard Limit defined as a 15 m setback from the Stable Top of Slope.
- ii. The Geotechnical Consultant has calculated a Factor of Safety of 1.02 for the existing slope (Slope A) in the vicinity of the proposed pond. Since the acceptable target for the Factor of Safety is 1.5, it is unlikely that this target will be achieved without significant modifications to the slope in the proximity of the pond or ensuring that the applicable setback is specifically established by more detailed topographic surveys and stratigraphic profiling.

I carried out a quick slope stability analysis of the post-construction configuration in the area and obtained a Factor of Safety of 1.1 which justifies the stated concerns.

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Stormwater Ponds "A" and "C Outfalls

According to the Functional Servicing and Stormwater Management Report, the redevelopment team proposes to pipe the outflows from the two ponds mentioned down the slope to an existing pond or swale respectively. It is not clear how this is going to be achieved, whether they intend to anchor the pipes to the surface, bury them in open-cut trenches or implement a trenchless installation or tunnelling method. Since a surface installation on an active slope is not recommended and an open-cut excavation is not feasible because of the inability to adequately restore the steep slope it is apparent that only a trenchless excavation or tunnelling method should be considered.

Excavations for Deep Service Installations

It is indicated that some service installations may be as deep as 10 metres. The proposed excavation methods and controls are basically feasible. Future structure-specific investigations will be necessary to facilitate final design.

It is not clear what protective/support measures are being recommended for the deeper excavations which could be up to 5 m through overburden and 5 m through shale bedrock. Cutting back the slopes to 1H:1V or sheet piles or other shoring techniques in the overburden is standard but nothing is said about the side walls in bedrock which will be vertical or near vertical and will require some form of temporary stabilization to protect workers in the trenches.

Prepared by:



Michael A. Patterson, M.A.Sc., P.Eng.
Amec Foster Wheeler, Environment and Infrastructure.
A division of Amec Foster Wheeler Americas Limited

Environmental Site Assessment – Peer Review



Memo

To: Charles McConnell, Town of Oakville
From: Tracey Schranz, Jeff Carson, Amec Foster Wheeler Environment & Infrastructure
Date: July 27, 2017
File: TPB178089S
cc: Phillip Kelly, Town of Oakville
Ron Scheckenberger, Amec Foster Wheeler Environment & Infrastructure
Re: **Peer Review of Environmental Site Assessment Reports Related to the Proposed Development of Glen Abbey Golf Club, Town of Oakville**

Introduction

Amec Foster Wheeler has been retained by the Town of Oakville to conduct a peer review of the following Environmental Site Assessment ("ESA") reports:

- Golder Associates Ltd. *Phase One Environmental Site Assessment Glen Abbey Golf Club, Oakville, Ontario*. Submitted to ClubLink Corporation, dated October 2016.
- Golder Associates Ltd. *Phase Two Environmental Site Assessment, Glen Abbey Golf Club, Oakville, Ontario*. Submitted to ClubLink Corporation, dated October 2016.

The following is a brief overview of the ESA reports and key findings to date with respect to the ESAs and applicable Ontario Regulation 153/04 for the proposed development of the Glen Abbey Golf Club (the "Site").

The intent of a Phase One ESA report is to determine Potential Contaminating Activities ("PCAs") at a Site and from surrounding land use and identify corresponding Areas of Potential Environmental Concern ("APECs"). The Phase Two ESA is to assess the APECs identified on the Site from the Phase One ESA, test soil and ground water for contaminants of concern, delineate any contamination which is above the applicable site condition standards and recommend remedial action (if needed), prior to filling a Record of Site Condition ("RSC") with the Ontario Ministry of Environment and Climate Change ("MOECC").

Phase One ESA – Report Summary

The Phase One Property appeared to have included agricultural fields and associated buildings since at least 1934 and was developed as a golf course between 1960 and 1966. The Site reconnaissance was completed in 03 December 2015 and a second reconnaissance was completed on an undeveloped landscaped yard area on 22 August 2016. The Site consisted of a 229 acre (93 hectare) parcel of land with various buildings including a clubhouse and event centre,

Golflogix (GPS service), residential dwelling, maintenance building and storage, maintenance office, pesticide/fertilizer storage shed, golf cart storage, indoor driving range and golf store, halfway refreshment house and two pump house buildings.

PCAs identified during the Phase One ESA activities included:

- Importation of fill of unknown quantity
- Commercial autobody shops
- Pesticides bulk storage
- Transformer manufacturing, processing and use
- Gasoline and associated products in fixed tanks
- Fertilizer bulk storage
- Other – vehicle wash station, oil/water separator

The Phase One ESA concluded a Phase Two ESA was required to support the submission of a Record of Site Condition for the Site.

Phase Two ESA – Report Summary

As noted in the report, the Phase Two ESA focused on the Maintenance Yard with the exception of the fill throughout the Site. Nine (9) boreholes with monitoring wells were completed on 25, 26, 27 January 2016. Six (6) of the boreholes used for concurrent geotechnical investigation drilled 20 January and 03 February 2016 were also sampled for soil. Soil and ground water samples were submitted for analysis of petroleum hydrocarbons (PHC), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene and xylenes (BTEX), trihalomethanes, metals and inorganics, organochlorine and organophosphate pesticides (OCP, OPP) and polycyclic aromatic hydrocarbons (PAHs). Analytical results were compared to the MOECC's Table 8 Site Condition Standards ("SCS") for Use within 30 metres of a Water Body in a Potable Ground Water Condition.

Exceedances of the MOECC Table 8 SCS were identified in soil for PHC F1, F2 and F3, ethylbenzene and xylenes in the area of the residential building. Exceedances of the MOECC Table 8 SCS were identified in ground water for PHC F2 and F3 and ethylbenzene in the area of the residential building. Sheen was observed in boreholes BH16-2, BH16-2B, BH16-12 and BH16-13. Golder states, "The [petroleum] impacts have been vertically and horizontally delineated as a result of the supplemental drilling and sampling activities" and "The completion of a risk assessment or remediation is required prior to the submission of a Record of Site Condition ("RSC") for the Site".

Fundamental Issues

The table below is derived from information from both the Phase I and II ESA reports. Comments and recommendations specific to each identified APEC are provided below. Please note that recommendations provided by Amec Foster Wheeler are intended only as a guide to assist in meeting regulation requirements, which may include further assessment work (such as additional field data collection) or report clarification/rationale in the ESA reports.

Memo
 Peer Review of Environmental Site Assessment Reports
 Proposed Development at Glen Abbey Golf Course, Oakville, Ontario
 27 July 2017



AEEC/PCA (AEEC # Inferred from Figures)	Boreholes In Vicinity (Based on Figures)	Infrared Analysis (Depth)	Phase I ESA Contaminants of Concern	Amecc Foster Wheeler Recommendations
#1 Widespread Fill over Site	BH4 BH7 BH11 BH13 BH14 BH19 BHESA-4	Soil: 7 OCP and Metals Site-wide (~0-2.2 m) (predominately silty clay soil)	Soil Metals	Although soil samples were below Table 8 SCS, additional coverage could be collected from topsoil and sand layers. Based on the Geotechnical Investigation, fill was noted in twelve boreholes ranging in depth from 0.3 to 4.1 m thick. Metals analysis was carried out in two of the geotechnical boreholes that noted fill (BH 3 and BH7) at a depth of 0.8 – 1.2 m for each.
#2 Turf Maintenance Shop (Vehicle Maintenance)	ESSA-BH16-3 ESSA-BH16-4 ESSA-BH16-5 ESSA-BH16-6 (Outside building footprint)	Soil: 1 Metals/OCP (~1.9-2.2 m)	Soil and Ground Water PHC, VOC, trihalomethanes	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend soil and ground water sampling within building footprint (in particular, near the in-ground hoist exact location unclear) or provide rationale for not assessing this area.
		1 PHC/VOC (~1.5-2.6 m)		
		Ground Water: 1 Metals/OCP, 2 PHC/VOC		
#3 Fertilizer Bulk Storage (and application)	ESSA-BH16-4 ESSA-BH16-3	Soil: 1 Metals/OCP (~1.9-2.2 m)	Soil and Ground Water Phosphorus, Nitrate, Nitrite, Ammonia	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend soil and ground water sampling for site-wide application of fertilizers and addition of metals as a COC.
		Ground Water: 1 Metals/OCP		
		Soil: 1 Metals/OCP (~1.9-2.2 m)		
#3 Pesticide Bulk Storage (and application)	ESSA-BH16-4 ESSA-BH16-3	Ground Water: 1 Metals/OCP	Soil and Ground Water OCP, OPP, Metals	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. However, does not address site wide application of pesticides. Recommend soil and ground water sampling for site-wide application of pesticides.
		Soil: 3 PHC (~0.1-2.4 m) 1 VOC (~0.2-0.5 m) 2 BTEX (~1.5 – 2.5 m)		
#4 Turf Maintenance Shop – Gasoline and Diesel ASTs	ESSA-BH16-7 ESSA-BH16-8 ESSA-BH16-9	Ground Water: 3 PHC, 2 BTEX, 1 VOC	Soil and Ground Water PHC, ETEX	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend lead and PAHs in soil and ground water as additional COC.

Memo
Peer Review of Environmental Site Assessment Reports
Proposed Development at Glen Abbey Golf Course, Oakville, Ontario
27 July 2017



APEC/PCA (APEC # Inferred from Figures)	Boreholes in Vicinity (Based on Figures)	Inferred Analysis (Depth)	Phase I ESA Contaminants of Concern	Amec Foster Wheeler Recommendations
#5 Residence Southwest Corner – One Heating Oil AST, Two ASTs removed	ESSA-BH16-1	Soil: 1 PHC/BTEX (1.8-2.5 m)	Soil and Ground Water PHC, BTEX	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend PAHs in soil and ground water as an additional COC.
		Ground Water: 1 BTEX/PHC		
#6 Residence Northwest Corner – One Heating Oil AST, two ASTs removed	ESSA-BH16-2 ESSA-BH16-2B ESSA-BH16-10 ESSA-BH16-11 ESSA-BH16-12 ESSA-BH16-12B ESSA-BH16-13 ESSA-BH16-14	Soil: 7 PHC/BTEX (~1.2 – 7 m)	Soil and Ground Water PHC, BTEX	Soil exceedances of PHC F1, F2 and F3, ethylbenzene and xylenes were identified in BH16-2 and BH16-12. Ground water exceedances were identified in BH16-2, MW16-12 and MW16-13 for PHC F2, F3 and F4 and ethylbenzene. Ground water sheen was noted in BH16-2, BH16-2B, MW16-12 and MW16-13. Recommend PAHs in soil and ground water as an additional COC.
		Ground Water: 7 PHC/BTEX (1 deep BH)		
		Soil: 1 PHC/VOC (1.5-2.3 m)		
		Ground Water: 1 PHC/VOC		
#7 Turf Maintenance Building – Heating Oil AST and UST	ESSA-BH16-5	Soil: 1 PHC/VOC (1.5-2.3 m)	Soil and Ground Water PHC, BTEX	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend PAHs in soil and ground water as an additional COC. Consider electromagnetic (EM) or ground penetrating radar (GPR) survey to aid in confirming present/absence and location of former UST.
		Ground Water: 1 PHC/VOC		
#8 Maintenance Building – Waste Oil AST	ESSA-BH16-6	Soil: 1 PHC/VOC (~2.2.6 m)	Soil and Ground Water PHC, VOCs, trihalomethanes	Soil and ground water samples met the Table 8 SCS for the parameters analyzed. Recommend PAHs and metals in soil and ground water as additional COC.
		Ground Water: 1 PHC/VOC		
#9 Vehicle Wash Station and Oil/Water separator	No boreholes appear in vicinity.	n/a	Soil and Ground Water PHC, VOCs, trihalomethanes	Soil and ground water sampling required as this has been identified as an APEC. Recommend metals as an additional COC.



APEC/PCA (APEC # - Inferred from Figures)	Boreholes in Vicinity (Based on Figures)	Inferred Analysis (Depth)	Phase I ESA Contaminants of Concern	Amec Foster Wheeler Recommendations
#10 Maintenance Yard - Historical Diesel and Gas USTs	Area unclear. No BHs in assumed area	n/a	Soil and Ground Water PHC, BTEX	Soil and ground water sampling required as this has been identified as an APEC.
#11 - Turf Maintenance Building - Historical Diesel AST	Area unclear. No BHs in assumed area	n/a	Soil and Ground Water PHC, BTEX	Soil and ground water sampling required as this has been identified as an APEC.
Historical Transformers	N/A	Unknown location. No PCB sampling conducting during assessment	Soil PHC, PCBs	PCB sampling required as this has been identified as an APEC.

Note: AST/UST – above/underground storage tank; COC – contaminant of concern; PCBs – polychlorinated biphenyls

Additional comments noted in review of the Phase One and Two ESA reports is provided in the table below.

Summary of Comments – Phase One and Two ESA		
Item No.	Report	Comment
<u>Phase One ESA</u>		
1.0	Section 4.2	The Freedom of Information (FOI) response from the Ministry of Environment and Climate Change (MOECC) regarding the environmental condition of the Site was noted as pending. No request appeared to have been submitted to the Town of Oakville or Region of Halton.
1.1	Section 4.1.6 and 4.2.2	Correspondence with the Technical Standards and Safety Authority (TSSA) was noted in the 2006 Phase I ESA whereby four (4) fuel tanks were noted to be located at the Site; however, the current correspondence with the TSSA indicated no records were available for the Site. A copy of the email correspondence with the TSSA was not included in the report.
1.2	Section 4.3.4	Although four (4) ponds are noted to be present, five (5) ponds appear to be located on-Site.
1.3	Section 4.2	Noteworthy records were obtained from EcoLog ERIS including a spill from Oakville Hydro and water wells located in the area; however no comments were provided as to the relevance to the Site.
1.4	Section 7.3	APECs are numbered on the figure; however they are listed as a description in the text of the report. Numbering APECs in the text assists in understanding the assessment of the Site.
1.5	Figure 4	Two APECs were not listed in the colour block legend; however, two coloured blocks are shown on the inset map with no APEC identification.
1.6	N/A	Wash water from the maintenance yard was noted to flow into a three phase oil/water separator which discharges to the west irrigation pond. The discharge into the pond may represent an APEC.
1.7	N/A	Septic tanks were noted to be present for the maintenance, Golflogix and residence buildings. Although they are currently noted as tanks, septic beds may have been present historically. The maintenance building septic system may represent a PCA due to the potential historical discharging of vehicle maintenance-related contaminants into the system.
1.8	N/A	Oil spraying may have been conducted at the Site in parking lots, vehicle wash areas and cart paths.

Summary of Comments – Phase One and Two ESA		
Item No.	Report	Comment
1.9	APEC Table	Sediment is recommended to be included as media potentially impacted by oil/water separator discharge and run-off of pesticides, fertilizer and fill contaminants.
1.10	APEC Table	Polycyclic aromatic hydrocarbons (PAHs) may be as COC for maintenance activities and waste oil.
1.11	Section 7.2	Three (former) oil filled transformers were located on-Site and were listed as a PCA. The transformers are not listed in the APEC table and their location is unknown. As the transformers were listed as an APEC, soil and ground water testing is required.
<u>Phase Two ESA</u>		
2.0	Section 1.0	The Phase II ESA was noted to focus mainly on the maintenance yard where all the APECs were identified with exception of the fill and former transformers located on-Site. As pesticide and fertilizer application may have been widely used across the Site additional assessment or rationale would be expected to address shallow fill and native soils and ground water. As previously noted, the ponds also represent an APEC from on-Site activities.
2.1	Section 2.4	Further rationale is required for “There are no features on the Phase Two Property that would meet the conditions of an environmentally sensitive site as described in Section 41”. The Site was noted as an environmentally sensitive area in Golder’s Hydrogeological Investigation (2016). The Region of Halton also indicates environmentally sensitive areas at Glen Abbey. Sensitive areas should be clarified and the use of Table 8 SCS should be confirmed (versus Table 1 Background).
2.2	Section 3.2.1	Polychlorinated biphenyls (PCBs) were noted as a COC for the former on-Site transformers in the Phase I ESA; however, no PCB sampling was undertaken and no rationale was provided.
2.3	Section 4.2	“No sediment was present within any of the APECs at the Site and therefore no sediment sampling was completed”. Further clarification and rationale is required as sediment may be a media potentially impacted by oil/water separator discharge and run-off of pesticides, fertilizer and fill contaminants. Sediment COC may include PHC, VOCs, metals and inorganics, OCP, OPP and PAHs.

Summary of Comments – Phase One and Two ESA		
Item No.	Report	Comment
2.4	N/A	Electrical conductivity (EC) and sodium adsorption ratio (SAR) samples have not been collected in areas where salt may have been deposited (i.e. walkways, vehicle wash stations, parking lots and areas adjacent to roads). Rationale for not sampling should be included and identify whether bulk salt storage was present (potentially-contaminating activity).
2.5	Figure 6	The ground water contour plan focuses on the maintenance building and is not representative of the conditions at the Site.
2.6	Figures, Borehole Logs, Analytical Tables, Monitoring Well Data	Naming conventions for the boreholes and monitoring wells is not consistent between figures, borehole logs, sample analysis list and analytical tables. For example ESA-BH16-2 as noted on borehole logs and ground water exceedance figure is also labelled as MWESA-2 on soil and ground water summary tables, MW16-2 on the soil exceedance figure, and BHESA-2 on analytical tables.
2.7	Figures, Monitoring Well Data, Borehole Logs, Analytical Tables	Deep well ID ESA-BH16-2B and shallow well ID ESA-BH16-12B are used interchangeably between figures, monitoring well data, borehole logs and analytical tables.
2.8	N/A	Lead was a possible constituent of historical fueling operations. No soil or ground water sampling was conducted for this COC.
2.9	N/A	Metals analysis in ground water was limited to the area of former pesticide storage. Additional metals analysis is recommended for pesticide/fertilizer application, widespread fill and bulk fuel storage.
2.10	N/A	Pesticide and metals analysis in ground water was investigated in the area of storage and not in the area of application (i.e. across site).
2.11	Geotechnical Report	Based on the Geotechnical Investigation, fill was noted in twelve boreholes ranging in depth from 0.3 to 4.1 m thick. Metals analysis was carried out in two of these identified boreholes (BH13 and BH7) at a depth of 0.8 – 1.2 m for each. Recommend additional sampling of fill materials from these boreholes at varying and deeper depths and/or rationale to clarify lack of fill samples across the property.
2.12	Figure 7	Vertical delineation of PHC appeared to end at shale in BH16-2B; however, no ground water samples were taken from the deeper BH. Further clarification/rationale/evidence should be provided to illustrate PHC migration within the shale has not occurred.

Summary of Comments – Phase One and Two ESA		
Item No.	Report	Comment
2.13	Plan of Survey	Plan of Survey denotes a “chemical storage”, “pest control”, “golf cart garage” and “hydro” buildings. It is unclear whether these areas were assessed during the Phase I ESA. No sampling appears to have been conducted in these areas.
2.14	N/A	Geotechnical borehole logs where environmental sampling was conducted (i.e. all metals and pesticides with exception of MWESA-4) are not included in the report for soil stratigraphy review.
2.15	N/A	In reference to the requirements listed in the “Protocol for Analytical Methods Under in the Assessment of Properties under Part XV.1 of the <i>Environmental Protect Act</i> ,” dated 01 July 2011; relative percent differences are not provided or commented on and missing samples include a pH duplicate, trip spike for VOC analysis and methanol trip blanks during soil sample collection.
2.16	Table 5C	Only two soil samples analyzed for pH, both greater 1.5 m depth. Additional pH sampling or data may be needed to confirm soil pH range is applicable to site condition standards utilized.
2.17	Borehole Logs	ESA-BH14, BH-16 and BH-17 measured high organic soil vapour levels (up to 2,200 parts per million [ppm]); however no VOC sampling was conducted near these depths.
2.18	Borehole Logs	A headspace combustible soil vapour measurement of 540 ppm was detected in ESA-BH16-12 around 6.5 m; however the well screen was placed roughly 2 metres above this vapour (~2.5-4.5 m). Petroleum odour with no staining was observed at this level. A soil sample taken around 2.5 m confirmed petroleum contamination. Vertical delineation of this borehole may not be complete. A second borehole is inferred to be drilled in this vicinity (ESA-BH16-12B). The borehole log for ESA-BH16-12B is not provided.
2.19	Table 2	The ground water level in ESA BH16-12B is noted to be 4.8 metres below ground surface (mbgs) in April then drops to 11.0 mbgs in June of the same year. Suggest providing rationale for drop in water level (appears limited to this well) and effect on analytical results.
2.20	Borehole Logs	In reviewing borehole logs, it appears solid stem augers were utilized to drill the deeper borehole BH16-2B to 13.7 m, which was located directly beside BH16-2 with noted sheen and PHC contamination. An explanation of how this may affect soil and ground water should be discussed including potential conduits created and potential for contamination to reach deeper depths due to soil cave etc.



Summary of Comments – Phase One and Two ESA		
Item No.	Report	Comment
2.21	Table 6A	Monitoring well MWESA-2, PHC F2 and F3 concentrations seem to fluctuate widely between seasons. Ground water levels also appear to fluctuate between seasons. A discussion should be provided to compare and evaluate these conditions as it may relate to migration and potential receptors.

Other Issues and Concerns

Editorial oversights were identified in the Phase I and II ESAs as noted in the table below. These comments may assist in improving the clarity of the reports.

Editorial Comments		
Item No.	Report Location	Comment
1.0	APEC Table Phase I ESA	In the APEC table, fertilizer storage is listed as PCA #28 Gasoline and Associated Products Storage in Fixed Tanks (editorial comment).
2.0	N/A Phase I ESA	Aerial photographs were reviewed during the Phase I ESA; however, copies were not included in report.
3.0	Table 2 Phase II ESA	Ground water elevations taken on 12 June 2016 were cut off on the table.
4.0	Figure 4 Phase II ESA	MW16-17 is shown twice and MW16-15 and MW16-16 are missing.
5.0	Figure 7 Phase II ESA	Horizontal ground water contamination should extend past ESA-BH16-13.
6.0	Phase II ESA	The summary of soil samples submitted for laboratory analysis does not match the analytical tables.
7.0	All Tables Phase II ESA	Review sample IDs and duplicates as various inconsistencies noted (i.e. Table 3: Dup13B noted as a duplicate of sample BH16-13SA2B; however on Table 5A, Dup13B is shown with sample BH16-12BSA2B and there are no results shown for BH16-13SA2B on the table [results are available]).
8.0	Analytical Tables Phase II ESA	“Table 3” site condition standards noted on analytical tables (inferred to be a typo).

Editorial Comments		
Item No.	Report Location	Comment
9.0	Table 4 Phase II ESA	As a general recommendation, duplicate samples should be clearly identified to avoid confusion (i.e. sample BH16-16 and duplicate MW16-16 appear to be from different well locations).

Conclusions

Overall, Amec Foster Wheeler has identified several information gaps as detailed above, in particular with the Phase Two ESA report, which in our opinion will require additional work and/or clarification. As noted by Golder, additional remediation and/or risk assessment work will also be required prior to filing a record of condition.

The current primary concerns identified during the peer review include:

- Lack of testing for pesticides and metals across the property to address widespread application of pesticides and importation of fill;
- Further clarification/rationale is needed for the application of Table 8 SCS, including correspondence with appropriate agencies such as Halton Region and Conservation Halton. Sixteen Mile Creek and the associated valley lands are depicted as an environmentally sensitive area in Golder's Hydrogeological Investigation (2016). Other environmentally sensitive areas may also be present. Table 1 background SCS are typically applied when sensitive areas present. Table 1 SCS provides more stringent soil and ground water standards for some parameters.
- The presence or absence of former underground storage tank(s) and associated petroleum impacts;
- A headspace combustible soil vapour measurement of 540 ppm was detected in ESA-BH16-12 around 6.5 m; however the well screen was placed roughly 2 metres above this vapour (~2.5-4.5 m). Petroleum odour with no staining was observed at this level and continued to the depth of the borehole. A soil sample taken around 2.5 m confirmed petroleum contamination above Table 8 SCS. Vertical delineation of this borehole may not be complete.
- Delineation of petroleum impacts in soil may not be complete as sheen was identified in BH16-13. Soil sample BH16-13SA2B at a depth of 2.3-2.7 m was non-detect for PHC and BTEX parameters.
- Vertical and horizontal delineation in soil for petroleum contamination is not complete as deeper soil samples were not collected west of the exceedances identified in BH16-2 and BH16-12).



- No sediment sampling was conducted in any of the five (5) on-Site ponds;
- Soil sampling in area of former transformers was not conducted although it was identified as an APEC; and
- Boreholes ESA-BH14 and BH-17 measured high organic soil vapour levels (400 parts per million [ppm] and 1,548 ppm); however no VOC sampling was conducted near these depths. Borehole BH-17 ended with the highest vapour reading at 1,548 ppm.

Recommendations

Amec Foster Wheeler has identified several information/data gaps in the Golder Phase One and Two ESA reports (October 2016). Recommendations provided above are intended for consideration only, which may include further assessment work (collection of additional field data) or simply report clarifications/rationale in order to meet RSC requirements under Ontario Regulation 153/04.

As noted by Golder, further remediation and/or risk assessment is required to be completed before an RSC can be filed with the MOECC.

Natural Heritage Matters – Peer Review

Memo

To: Adam Huycke, Region of Halton; Charles McConnell and Philip Kelly, Town of Oakville
From: North-South Environmental Inc.: Mirek Sharp
Date: July 25, 2017
File:
cc: Ron Scheckenberger, Amec Foster Wheeler
Re: Peer Review of Natural Heritage Matters Related to
Proposed Development of Glen Abbey Golf Club, Town of Oakville

This memo provides our comments based on our review of the application as of 24th July. Further review of the application material and/or discussion with others involved with this application may result in refinements to these comments.

Introduction

We have been retained by the Region of Halton and the Town of Oakville jointly to review the application for the redevelopment of the Glen Abbey Golf Course as it relates to natural heritage issues. The primary documents reviewed in this regard were:

- Environmental Impact Assessment prepared by Beacon Environmental (2016), and
- Draft Plan of Subdivision prepared by Glen Schnarr & Associates.

We have also referred to several other reports as needed to comment on the natural heritage issues including:

- Proposed Redevelopment of the Glen Abbey Golf Course, Urban Design Brief

We have attended a presentation by the applicant's team (July 5th) and a site visit (July 19th). We have also met with and discussed various aspects of the file related to natural heritage with staff from the Region of Halton, Town of Oakville and Conservation Halton. Sal Spitale, attended two meetings of the review agencies on June 29th and July 12th on behalf of Mirek Sharp and also attended the site visit.

We have a number of comments on the reports that are categorized as "Fundamental Issues", that, in our opinion need to be resolved prior to the approval of a draft plan of subdivision, and "Other Issues and Concerns" that should be addressed, but would not likely preclude approval of a draft plan.

Fundamental Issues

1. Woodland Buffers

The lack of analysis for determining woodland buffer widths, and the recommendation that the 10 m minimum required by the Livable Oakville policies is adequate, are major concerns with

the application. Because of the importance of this issue, we have provided a relatively long explanation of our concern.

We agree with the Beacon EIA (page 43) where it notes that the policy requirement of 10 m from drip-line is a minimum and that any need for a wider buffer needs to be determined through an EIS (or in this case an EIA). The Beacon report (page 43-46) provides a discussion of buffers, largely taken from the study Beacon undertook for Credit Valley Conservation, and notes there have been very few studies on the effectiveness of various buffer widths for woodlands and conclude that this, "... makes it very difficult to recommend appropriate buffers to forested areas based on the science." We do not totally agree with this conclusion because while we acknowledge the lack of specific guidance on buffer widths in the scientific literature, as ecologists, we have an understanding and knowledge of the ecology of many woodland communities and species that make them significant and/or vulnerable to disturbance, as well as a general understanding of the impacts that result from human use. Thus, while science does not provide us with definitive guidance on buffer widths for various woodlands, it does equip us with a sufficient understanding to provide a science-based best judgement on appropriate buffers.

Beacon conclude that, "... the subject property should have a no development buffer of 10 m width measured from the drip-line." No rationale is provided in the EIA that explicitly supports this conclusion. A short and general discussion on "Sensitivity of Functions and Features" is provided (page 42), but not in reference to why the minimum of 10 m is adequate.

In our opinion, the EIA needs to provide a rationale for a woodland buffer that discusses:

- the significance of the woodland and its function (including site-specific and regional functions and/or significance), as well as any wildlife that inhabits it that may be affected by the proposed development (i.e., any species with limited tolerance for urban development as proposed),
- the vulnerability of the woodland to impacts with consideration of the entire development (i.e., not just the lands immediately adjacent to the feature); as well as
- the compatibility of the proposed adjacent land use which is provided in the EIA.

The determination should recognize the context provided by the applicable policy frameworks. The policies of the Town and the Region, in addition to conforming to the necessary Provincial guidance, represent community values and collectively reflect a vision for the community. In its Vision, the ROP recognizes its natural heritage system as part of a "permanent landscape" (s. 26 and 27), and speaks to "*increasing certainty that the biological diversity and ecological functions within Halton will be preserved.*" (s.114). One of the Town's Guiding Principles is "*Achieving Sustainability in order to: b) preserve, enhance and protect the Town's environmental resources, natural features and areas, natural heritage systems and waterfronts*" (Livable Oakville, s. 2.2.3). Enhancing the Town's natural environment is the first direction listed in the Mission Statement (Livable Oakville, s.2.1). The inclusion of these directions in the guiding statements for the Region's and the Town's official plans indicates the importance the community places on the protection of natural heritage, and in our opinion, justifies providing a high level of confidence that features will be protected.

With regard for providing high confidence, we note that the Beacon (2012) report referenced in the EIA provides a range of possible buffer widths for different functions and features (Beacon 2012, Table 7). For Upland Woodlands, for the two functions where guidance is given, the

recommended buffer range to achieve a low probability of not achieving buffer function (using the wording in the Beacon report) is 21-30 m for "Screening of Human Disturbance/Changes in Land Use" and 31-40 m for "Core Habitat Protection". We are not commenting on or proposing these as appropriate buffer widths for the Glen Abbey application, but we do suggest that the Region's and Town's policies warrant aiming at achieving a high confidence that features will be protected. In light of this, providing buffers that achieve only the minimum amount of protection is deemed inappropriate.

Moreover, it is logical that the Livable Oakville policy that specifies a minimum 10 m buffer for woodlands would be intended to apply to situations where the woodland is least significant and sensitive, and the least impacts are expected from adjacent land use. This might be characterized by a woodland without slopes, with no significant or sensitive species or features or local or regional functions, and with a compatible adjacent land use. Any situation where there is a greater susceptibility to impacts, presence of significant features or functions or less compatible land uses, such as the proposed Glen Abbey development, the minimum buffer would logically be insufficient. This speaks to achieving the level of confidence that is sought by the policy framework. The Beacon EIA notes that, "... it is important to consider site-specific factors (e.g., local hydrologic dynamics, soils, slopes, woodland/forest type and size), species and functions which the buffer is expected to protect, as well as land use context as part of buffer determination." (Beacon 2016, page 44). An analysis that incorporates these considerations has not been provided.

Also from a policy perspective, we note the guidance from the Greenbelt Plan (2017), which identifies Sixteen Mile Creek Valley as an Urban River Valley. Although the Urban River Policies (s. 6.0) indicate that only publicly owned lands are subject to the policies of the Urban River Valley designation, it also notes that for lands falling within the Urban River Valley, the policies of the Protected Countryside do not apply except for 3.2.6 and 3.3. Section 3.2.6, subsection 2 notes, "*In recognition of the function of the urban river valleys, municipalities and conservation authorities should:* b) *In considering land conversions or redevelopments in or abutting an urban river valley, strive for approaches that:* i) *Establish or increase the extent or width of vegetation protection zones [i.e., buffers] in natural self-sustaining vegetation, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank);* ..."

Regarding the consideration of adjacent land use, we recognize the proposed plan design incorporates a substantial area of park and open space uses immediately adjacent to the buffer, as part of the approach to protecting the woodland edge. However, the other important consideration of plan design is the overall high density of the proposed development. The proposed plan will accommodate well over 6000 residents and their pets (the Justification Report predicts 6345 residents), the majority of whom can be expected to use the proposed Open Space system to varying extents. In addition, a "key element" of the Open Space Structure is connectivity with surrounding neighbourhoods and trail systems (SGL 2016, page 38). Thus, in addition to use from residents of the future community, there is the expectation of use from residents throughout the general area. It is worth noting that hitherto, the site has been largely protected from this level of recreational pressure through its management as a prestige Golf Course. We anticipate that with the proposed change in land use the proposed open space system will be more intensively used, especially that area adjacent to the top of slope owing to the appeal of the dramatic slopes and periodic vistas over the valley. This further indicates the need for buffers that are greater than the proposed minimum. We also request

that the EIA provide specific recommendations regarding the treatment and use in the open space where it abuts the setback to the stable top of bank and/or buffer to the drip-line of the Significant Woodland. We also note that there are two development blocks (Blocks 163 and 164) which abut the stable top of bank/trail system, which may require a greater buffer than the area assigned as open space.

The EIA (page 44) also indicates a 10 m buffer from stable top of bank is provided (even though 15 m is mapped on Figure 3 and the draft plan indicates the greater of 10 m from woodland or stable top of bank or 15 m from physical top of bank). The EIA acknowledges this is less than the 15 m from top of stable slope buffer requirements of the Town and Conservation Halton, but no rationale for the reduction is provided other than from an ecological perspective the EIA claims the difference is "not measurable". We especially note in this regard the Livable Oakville policy 16.1.9 g), which indicates that geotechnical studies may be required to determine stable top of bank, but this will not result in a reduction in the specific setbacks (our underscore).

In summary, we suggest that the EIA re-evaluate the buffer requirements for the significant woodlands on the site taking into consideration all of the discussion provided above. This should include a detailed and site-specific rationale for the recommended buffer. The stable top of bank buffer needs to be 15 m to conform to policy requirements; there is no provision for a reduction from this that we are aware of.

As part of the field visit we examined the woodland near the entrance road at Dorval Drive, where minimum buffers cannot be achieved, and agree with the Beacon EIA that if the road geometry requires the proposed alignment, it will be impossible to provide minimum buffers in this specific area. Because of this we have no issue with the proposed reduction/lack of buffers at the entrance, but encourage the protection of the edge of the significant Woodland in this area to the extent possible.

2. Identification of Key Features

Section 6 of the EIA addresses "Key Natural Heritage Features and Functions". This same terminology is used in the title of Table 8 which summarizes the findings. The terminology used in the Region's Official Plan is "Key Features" (s. 115.3(1)) and it is unclear if this is what is meant in section 6. If the intent is to demonstrate conformity with the ROP, then the EIA should use the Region's terminology. Table 8 presents a mix of Key Features and another component of the RNHS (other wetlands), but omits watercourses. The Table or text should indicate the Key Features and other components of the RHNS that are not present on the site.

Also, the identification of Key Features is not complete, as it is missing, or incompletely addresses, at least bats and Significant Wildlife Habitat, as noted in the comments below.

3. Evaluation of Tableland Woodlands

There is no evaluation to demonstrate which woodlands are significant and which are not. Table 8 says only that, "*The subject property supports portions of woodlands that have been identified in planning documents as significant.*" (Beacon 2016, Table 8). The table notes this includes the valleyland woodlands and extension, and tableland woodland 8a (marked as 5a on Figure 2).

There is no evaluation or rationale for the exclusion of the other woodlands. This evaluation is needed, especially because several of the tableland woodlands are identified for complete or partial removal.

The future need to undertake a feature-based water budget for the woodlands on the south slope of the valley is acknowledged in the EIA to determine if existing hydrology regime can be maintained. We suggest this is needed now, rather than at a future time, to fully characterize woodland sensitivity.

4. Wetlands

There is a lack of correlation between the ELC descriptions in Section 4.2 of the EIA and what is mapped on Figure 2. There appear to be mistakes in the text, but with the confusion in labelling, it is difficult to tell.

Several small wetlands have been identified associated with tableland woodlands. Although noted in Table 8, it is unclear if they are acknowledged as components of the RNHS (see ROP 115.3(6)). All three of these wetlands, 6h, 7a and 7b on Figure 2, appear to be retained (confirmation that 7a will be retained is requested as the text in the section on "hydrology/water balance" is unclear). However, there is no identification of wetland buffers identified per Livable Oakville and Conservation Halton policies, just a statement that the woodland buffers will be adequate to protect them (page 45). There is no discussion or mapping that addresses the relationship between the minimum required buffers for wetlands per Livable Oakville and Conservation Halton policies, and the 10 m woodland buffer. A water balance should be undertaken on at least the two wetlands in woodland 5a to enable a discussion on how they will be maintained post development.

The text and/or mapping needs to be revised so they agree, and the wetlands need to be clearly identified as components of the RNHS with appropriate buffers per existing policies.

5. Significant Wildlife Habitat

The EIA does not provide an analysis of Significant Wildlife Habitat (SWH). SWH is addressed in Table 8 and notes Sixteen Mile Creek Valley "could" be considered SWH, but does not indicate if it is for the purpose of the EIA. Likewise it acknowledges Wood Thrush, amphibian breeding and turtle habitat could meet the test of SWH, but no analysis was undertaken to confirm this.

Given that knowledge of SWH would contribute to the understanding of the significance and function of the valleyland, including the woodlands (and thus could influence buffer determination), it needs to be evaluated. Moreover, rehabilitation will be required in the valley before conveyance to a public agency, and an understanding of SWH as it pertains to the valley will be necessary to develop a Rehabilitation and Monitoring Plan.

6. Threatened and Endangered Species

We note that bat surveys are needed to provide a complete understanding of the site, especially as several species are designated as Endangered. We acknowledge that the EIA indicates the requirements to the Endangered Species Act (ESA) will need to be met and the EIS recommends deferring this until just prior to buildings and woodland are removed. We suggest this approach should be discussed and confirmed with MNRF, and preferably a letter from MNRF confirming it is an acceptable approach can be provided in the EIA.

However, there are also Region and Town policies regarding threatened and endangered species that need to be addressed. For example significant habitat of endangered and threatened species constitutes a Key Feature in the RNHS (ROP s. 115.3(1)). Although surveys associated with existing buildings that are proposed to be removed could be deferred, a bat survey would contribute to a fuller understanding of the significance and sensitivity of the valleyland and tableland woodlands. This is necessary to fully evaluate woodland significance with respect to the buffer determination as described above. Section 4.3 in the EIA notes that no forest is being removed by the proposed development (page 34), however, woodland 5b (per Figure 2) will be completely removed, as will portions of some of the cultural woodlands.

We note that the Livable Oakville policy 16.1.6 provides an outright prohibition on development within the Significant Habitat of Endangered and Threatened Species. Strictly speaking, this necessitates an evaluation of the entire site to identify significant habitat. The EIA will need to provide a rationale for any exception to this policy.

We suggest that in order to avoid a full and complete survey that would likely need to be repeated in the future just prior to building removal, that a preliminary survey be undertaken that would at least indicate the species that are present, even if the features they are using are not confirmed at this time. The EIA could then take a "worst case" scenario and provide justification and commitments to compensation as part of addressing Regional and Town policies. At present, there is no indication of which species are present and would be impacted by the proposed development. Ultimately, the approval authority for issues related to Threatened or Endangered species is the MNRF and discussions will be required with MNRF to determine an acceptable approach to proceed, including the timing of surveys.

We note that with respect to the SAR letter provided in Appendix C of the EIA, dated May 20, 2015, is for a bank rehabilitation project, not this development application. We recommend a SAR letter be resubmitted to the MNRF regarding this development application.

7. Bird Strikes

In addition to the comments on impacts to features noted elsewhere in these comments, we note that the "effects" analysis (as noted below the term "impacts" is preferred in keeping with policy wording), does not address the potential for bird strikes against windows. Given the number of possible apartment structures and the proximity to Sixteen Mile Creek valley, which may serve as an important bird migration route and/or landbird migratory stopover area, this is a potential impact which should be discussed and mitigation provided (we note that there are glass products on the market designed to reduce the potential for bird strikes).

8. Lack of Restoration/Management Plan for the Sixteen Mile Creek Valley

The EIA recognizes that there are opportunities for restoration on the valley slopes and bottomlands (page 48), however, there is no corresponding recommendation to develop a Restoration Plan.

At present the valley supports manicured golf greens and fairways, as well as infrastructure such as hard-surface pathways, bridges, irrigation pipes, pumps and an on-line pond. Much of this, if not all of it, will likely need to be removed and a comprehensive restoration plan will need to be developed. Moreover, there is the potential for impacts associated with the removal of infrastructure that will need to be addressed. A Restoration and Monitoring Plan should be viewed in part as mitigation for the inevitable impacts associated with the removal of the golf course and associated infrastructure in the valley.

It is understood that such a plan cannot be developed until there is agreement on what has to be removed, and it is thus reasonable that a process for developing a detailed restoration and monitoring plan be a condition of draft plan approval. However, it is appropriate that the EIA provide guidance as to what the restoration plan should achieve. For example, the pros and cons from a natural heritage perspective of removing the existing on-line irrigation pond, and recommendations on the communities that should be re-created should be provided. Additionally, the EIA should provide a Vision for the bottomlands that enhances natural heritage values and provides a goals and possible principles for developing the final plan. We suggest the discussion on a Restoration and Management Plan be a separate section in the EIA.

9. Location of Stormwater Outfalls

We agree with the proposed general location of the eastern outfall route as it is located in a cleared area that traverses the slope from tableland to valley bottom. However, the western outfall route is located such that it will require a 12 m wide swath of mature trees on the southern valley slope to be removed. On the site walk, it was noted that impact could be substantially reduced if the route of the outfall I was moved to the west where the vegetation was younger and the slope appeared to be shallower. We recommend that the EIA address this alternative and explicitly recommend the relocation of the outfall to a location that minimizes impacts to the wooded slope, or provide an alternative construction method (e.g. trenchless technology) that avoids impacting the natural heritage features on the slope entirely.

The ultimate discharge of two of the stormwater outfalls to Sixteen Mile Creek is not addressed and defers dealing with them at a detailed design stage. The EIA acknowledges the presence of Silver Shiner, a threatened species, in Sixteen Mile Creek in section 7.1 "Effects Assessment", but this is not mentioned in the mitigation section on the stormwater outfalls. We recognize that detailed design is not needed for draft plan approval but a conceptual plan, including the location, should be provided in the description of the proposed undertaken, and any potential impacts identified in section 7.1.

10. Policy Conformity – Region of Halton

It is our opinion that at present the application does not conform to the natural heritage policies of the Region's Official Plan. Issues include:

- no recognition or use of the Region's EIA guidelines (s.141(2) and 141(3));
- no complete and clear identification of components of the RNHS, including identification of Key Features and mapping of the RNHS as it occurs on the property, per s. 115.3(1),
- insufficient demonstration that there are no negative impacts to natural features and areas or their ecological functions (s.118.2 and 118.3).

11. Policy Conformity – Town of Oakville

It is our opinion that at present the application does not conform to the natural heritage policies of the Town of Oakville's Official Plan, Livable Oakville. Issues include:

- insufficient information to evaluate Significant Habitat of Endangered Species and Threatened Species (s.16.1.6);
- no identification of buffers for wetlands and possibly development within the minimum wetland buffer width of 30 m (s.16.1.7);
- no demonstration that the minimum buffer width of 10 m is sufficient to avoid impact to woodlands on steep slopes (16.1.8);
- application does not provide the minimum setback of 15 m from stable top of bank (s.16.1.9).
- insufficient analysis of Significant Wildlife Habitat (s.16.1.10)
- the application does not conform with the requirements for Fish Habitat (s.16.1.13), in particular 16.1.13 a and b, which require determination of buffer widths.

Other Issues and Concerns

12. Section 2.2, (page 4) the EIA notes that it is a municipal responsibility to identify Significant Woodlands, Significant Valleylands and Significant Wildlife Habitat. This is partially true, but municipalities can implement that responsibility by requiring the identification of these features through the development process (e.g., as part of an EIA). It is the expectation of the Region and the Town that these features be identified and evaluated in the EIA report.
13. On page 5 the EIS makes reference to the Urban Area and Regional Natural Heritage System being overlays on Regional mapping. This is incorrect as neither of these are overlays.
14. Section 3.5 of the EIA is entitled "Amphibian Surveys". This would more properly be called "Frog Surveys" as other amphibians, notably salamanders were evidently not surveyed. That said, based on the site characterization and our field visit, we appreciate that there is no habitat on the tableland for salamanders, especially those that would constrain development. The EIA notes that one red-backed salamander was found on the wooded slopes, but we agree that their steepness precludes a thorough field investigation. Despite this, salamanders should have been discussed in the methodology, as some level of investigation must have occurred to have discovered the single individual noted in section 4.2.4.

15. It would be helpful to map the Glen Oak stream (which we understand is off-site), as well as the on-site tributary on the Figures.
16. Section 4.1.5, the scientific names of Red-side Dace and Silver Shiner are reversed.
17. As noted in discussion of the fundamental issues, the numbering of the vegetation communities for Units 5 through 8 in section 4.2 do not match the mapping on Figure 2.
18. For section 7, the term "impacts" is preferred over "effects" to clearly indicate that the report is addressing policy requirements.
19. In section 7, in the sub-section "Noise and Light Effects", it is unclear what is meant by the edges of the system being "well-sealed". Please provide a better description of what is meant.
20. Section 7.2, Recommended Mitigation Measures, includes discussion on Significant Woodland – Hydrology. This is not considered mitigation but is part of the characterization of the site.
21. Recommendation #2 (Section 9), indicates the need for chain link fencing between "ground-level" residential lots where they interface with natural area buffers, but excludes "multi-unit management units". We recommend that the fencing requirement also extend to these units (Blocks 163 and 164) to control human access to the buffer area and to clearly delineate it. In the area behind blocks 163 and 164, the fence should be between the lot line and the 5 m trail allowance.

Air Quality Matters – Peer Review



Technical Memo

To: Charles McConnell, Town of Oakville **Date:** July 31, 2017
From: Stephen Lamming and Alex Breido, Amec Foster Wheeler
CC: Paul Barrette, Philip Kelly, Town Of Oakville
Ron Scheckenberger, Amec Foster Wheeler
Ref: TPB1780895
Re: Peer Review of Air Quality Matters Related to the Proposed Development of
Glen Abbey Golf Club, Town of Oakville

INTRODUCTION

Amec Foster Wheeler Environment & Infrastructure, was retained by the Town of Oakville to conduct a technical peer review of the air quality report completed by Golder Associates (Golder) for the proposed redevelopment of Glen Abby Golf Club located in the south east quadrant of Dorval Drive and Upper Middle Road in the Town of Oakville, the 'Site'.

As part of the above requirement, the air quality review team has participated in the following meetings:

Date	Organization(s)	Description
July 05, 2017	Development Group, Town of Oakville, Peer Review Team	Development Group presentation of technical reports
July 12, 2017	Town of Oakville, Peer Review Team	General discussion of issues
July 17, 2017	Town of Oakville, Air Quality Review Team	Discussion of primary air quality issues in context of Town air quality objectives

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The air quality review team has reviewed the following documents¹ as part of this assessment:

- i. "Proposed Redevelopment of Glen Abbey Golf Club", Air Quality Report, No. 1547245, October 2016, Golder.
- ii. "Environmental Impact Assessment Glen Abbey Golf Club Redevelopment", Beacon Environmental Limited, October 2016
- iii. Glen Abbey Golf Club Proposed Redevelopment Transportation Considerations", BA Group, October 2016
- iv. Communication from Jeffrey Lee, Town of Oakville dated July 23, 2017

In addition, the following regulatory and guideline documents and public information sources have been referenced, where relevant:

- i. Ministry of the Environment and Climate Change (MOECC) Guideline D-6, 'Land Use Compatibility', July 1995;
- ii. D6 Guideline for Compatibility between Industrial facilities, accessed July 19th 2017 <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities>
- iii. The Region of Halton Land Use Compatibility Guideline;
- iv. The Region of Halton Air Quality Guidelines (2014) (referenced in the report)
- v. The Corporation of the Town of Oakville by-law 2010-187 (to amend by-law 2010-035 referenced in the report under review);
- vi. MOECC Access Environment database of current and historical ECAs for Air & Noise, Waste Disposal Sites, and others;
- vii. Ontario Environmental Bill of Rights database on applications for ECA (Air & Noise) and MOECC decisions; and
- viii. National Pollutant Release Inventory (NPRI), Environment and Climate Change Canada (ECCC).

An air quality review for any development will typically consider the following:

- Background air quality information for the study area;
- Impacts of the surrounding built environment on the project; and
- Impacts of the project on the surrounding environment and community;

Background air quality

In regards to background air quality, Golder² uses data available for the period 2009-2014 from the MOECC air monitoring station at 8th Line and Glenashton Drive (NAPS ID 61603), and

¹ Documents accessed from <http://www.oakville.ca/business/da-14541.html>

² Air Quality Report, October 2016



located approximately 3.5 kilometres north of the proposed development. Station data was available for fine particulate matter (PM_{2.5}) and nitrogen oxides (NO₂) and was referenced to the provincial (AAQC) and federal (CAAQS) ambient air quality criteria. Additional reference PM/PM₁₀ was calculated from the PM_{2.5} numbers. While all parameters were reported as below criterion levels, fine particulate (PM_{2.5}) was noted to be at 71% of the annual CAAQS limit. There was no information provided as to any exceedance frequency over the record period.

Impacts of the surrounding environment on the development area

In the *Livable Oakville Plan (2009 Town of Oakville Official Plan)* at S 10.5 Energy Generation 10.55(b) "Studies demonstrating no adverse impacts on existing or proposed development with regard to the natural environment, noise and vibration, plume, air quality and affected airshed, natural and cultural heritage, viewsheds, shadows, land use compatibility, public health and safety, risk, and soils stability and geotechnical engineering."

A number of existing industrial facilities were referenced in the consultant's report. Emissions from three of these were quantified based on NPRI data although one of these (Greif Bros Canada Inc) is no longer in operation. While we agree that the impacts of the remaining facilities on the development is limited, it is noted that to compare local criteria air contaminants (CAC) emissions to the provincial totals is essentially meaningless. In addition 14 other facilities were identified from the MOECC registry of Environmental Compliance Approvals as being within 1.5km of the development, however no further air emissions information (point or cumulative) was provided other than noting the type of facility and the stack height.

While O.Reg. 419/05 governs emissions impact for each individual facility at or beyond the property line this does not consider cumulative impact from all facilities and cumulative impact has not been considered in the present report.

Transportation sources – no analysis of potential mobile source impacts to the development was provided.

In the discussion on land use compatibility reference was made to the D6 guidance. The D-Series identifies "potential areas of influence" in which adverse effects 'may' be experienced within industrial use areas as follows:

Ministry of Environment: D-Series – INDUSTRIAL USES
Potential Areas of Influence and Minimum separation Distances*

Industrial Facility	Potential Area of Influence (metres)	Minimum Separation Distance (metres)
Class I	70	20
Class II	300	70
Class III	1000	300



The intent of the D6 guidance was to ensure that a sufficient buffer was established between any industrial facility and a sensitive area or development. Given the distances involved each separate industrial facility quoted in the report is outside a D6 zone of influence based on the proposed development location. However it is noted that the potential for cumulative impact from the list of facilities quoted, has not been assessed.

Impacts of the Project on the surrounding environment or community

The Town of Oakville through various planning documents and policies is trying to ensure the continuous improvement of air quality in the community. In particular:

- ***Town of Oakville Health Protection Air Quality By-law 2010-035, 2010.*** The by-law's purpose is to protect the health of Oakville residents from the negative effects of fine particulate matter measuring 2.5 microns or less (fine PM) by collecting emissions information from Oakville facilities and implementing regulatory controls for major emitters. In the introduction to Section 4 of the Bylaw Guidance documents it was also noted that: "*recent studies by the province have found that the residents of Oakville are living in a taxed airshed, which is defined as a geographical region covered by a volume of air that has similar characteristics and in which air quality is comprised of elevated levels of air contaminants. A key contributor to the poor air quality in Oakville is fine particulate matter*" (PM2.5) The section goes on to note that while "*Industrial facilities are major stationary sources of such emissions, commercial, institutional and residential buildings also emit fine PM and precursor pollutants. Vehicular traffic is another major source of emissions of fine PM and precursors.*" While the primary context of the bylaw is related to the impact of facilities and their emitted pollutants on the community, it is noted in the staff report that there was significant community concern related to the need to protect and improve the Oakville airshed. The bylaw also notes particularly in the definitions that a facility "*does not include a residential site that contains less than 25 dwelling units*". Since the current development project includes more than 3000 such units it is difficult to see why this definition would not apply. The Town should therefore reasonably expect that a project of the magnitude of the Glen Abbey redevelopment would provide the Town with an assessment on air quality impacts to the Oakville airshed in general and the adjacent community in particular, therefore allowing Council to make an informed decision on the application.
- ***Growth Plan for the Greater Golden Horseshoe, 2017 S4.2 Policies for Protecting What is Valuable S4.2.9.19(c)*** In the section of A Culture of Conservation, it is noted that "*municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives: air quality improvement and protection, including through reduction in emissions from municipal, commercial, industrial, and residential sources*"



Additional references provided by the Town of Oakville related to air quality management and improvement include:

- *Ontario Provincial Policy Statement, 2014 S 1.1.1c* Notes that "Healthy, livable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns"
- *OPPS S 1.1.3 Settlement Areas 1.1.3.2(a)3* "Land use patterns within settlement areas shall be based on densities and a mix of land uses which minimize negative impacts to air quality and climate change, and promote energy efficiency"
- *Livable Oakville Plan (2009 Town of Oakville Official Plan)S 10.11 Air Quality* "The Town will work to improve air quality through its land use and transportation decisions"
- *S 7.4.3 of the North Oakville East Secondary Plan and S 8.4.3 of the North Oakville West Secondary Plan* the plans shall work "to improve air quality and energy efficiency for development, such as, minimization of the amount of vehicular travel and emissions and the reduction of energy and residential combustion emissions"

There has been no attempt in the report to assess the impact of the development (e.g. space heating emissions, or vehicle traffic increase) on the surrounding area. The development is a change from a very permeable air quality environment to a 3000+ unit built-environment dominated by high density residential dwellings up to 12 storeys high.

FUNDAMENTAL ISSUES

The fundamental issues here are twofold.

- Firstly that the proponent has not conducted any cumulative assessment of existing industrial or commercial development on the project area and has also not provided any assessment of the impact of vehicle emissions on the project. The only information that could have been an indicator of cumulative impact was the ambient air quality data for the Glenashton Road station 3.5 kilometres to the north and away from any industrial development. In addition, no information related to potential criteria emission frequency at this station was provided.
- Secondly, since the current development includes more than 3000 residential units up to 12 storeys in height, it is difficult to see why the facility definition in the 2010 Oakville bylaw would not apply. The town should therefore reasonably expect that a development of this scale would provide an assessment of the impact of the development including building emissions, as well as the emissions from the increased vehicular traffic, on air quality impacts to the community and therefore allow Council to make an informed decision on the application.

OTHER ISSUES AND CONCERNS

Other comments on the consultant's report are provided in the table below.



Report Section	Comments
Section 3.3	<ul style="list-style-type: none"> The choice of the Glenashton station as the background reference, is appropriate given the limited data set. It is however noted that the annual PM2.5 level is 71% of the 2020 criterion and that levels of PM/PM10 were calculated from PM2.5 which may be biased. Given PM2.5 is the likely limiting criterion – there is no information provided in the study regarding the potential frequency of exceedance of the 24-hour PM2.5 levels over the data period.
Section 4	<ul style="list-style-type: none"> This section only references those facilities that report to NPRI. There should be a map that combines the information from this section with the ECA references from Section 5. This should be accompanied by an appropriate wind rose for the area. The section notes that <i>“These sources are minor contributors of indicator compounds when compared to provincial totals”</i>. In the context of CAC contaminants this statement has no meaning. It is noted that many of the Table 4 facilities and all of the Table 4 facilities produce or might reasonably be expected to produce VOCs, however there is no discussion on potential odour or other VOC impact. Transportation sources, and the likely increase in emissions were not mentioned, and effects not included in the air quality assessment Given the presence of a trunk sewer along Dorval Drive west of the site, are there any locations where sewer gas is vented that could potentially impact the site.
Section 5	<ul style="list-style-type: none"> It is agreed that D-6 is an important, although dated, guidance document. While the D6 setbacks are met for each individual nearby facility the question of cumulative impact still remains

Yours truly,

Amec Foster Wheeler Environment & Infrastructure
a Division of Amec Foster Wheeler Americas Limited

Stephen Lamming, Ph.D., EP
Principal Consultant, Air Quality

Alex Breido, Ph.D., P.Eng.
Associate Engineer, Air Quality

Town of Oakville
July 28, 2017

Stormwater Ponds "A" and "C Outfalls

According to the Functional Servicing and Stormwater Management Report, the redevelopment team proposes to pipe the outflows from the two ponds mentioned down the slope to an existing pond or swale respectively. It is not clear how this is going to be achieved, whether they intend to anchor the pipes to the surface, bury them in open-cut trenches or implement a trenchless installation or tunnelling method. Since a surface installation on an active slope is not recommended and an open-cut excavation is not feasible because of the inability to adequately restore the steep slope it is apparent that only a trenchless excavation or tunnelling method should be considered.

Excavations for Deep Service Installations

It is indicated that some service installations may be as deep as 10 metres. The proposed excavation methods and controls are basically feasible. Future structure-specific investigations will be necessary to facilitate final design.

It is not clear what protective/support measures are being recommended for the deeper excavations which could be up to 5 m through overburden and 5 m through shale bedrock. Cutting back the slopes to 1H:1V or sheet piles or other shoring techniques in the overburden is standard but nothing is said about the side walls in bedrock which will be vertical or near vertical and will require some form of temporary stabilization to protect workers in the trenches.

Prepared by:



Michael A. Patterson, M.A.Sc., P.Eng.
Amec Foster Wheeler, Environment and Infrastructure.
A division of Amec Foster Wheeler Americas Limited

6716876

Noise Matters – Peer Review

Memo

To: Charles McConnell and Philip Kelly. Town of Oakville
From: Frank Babic
Date: July 14, 2017
File: TBP178089
cc: Ron Scheckenberger, Amec Foster Wheeler
Re: Preliminary Draft Comments
Peer Review of Noise Matters Related to
Proposed Development of Glen Abbey Golf Club, Town of Oakville

Introduction

Amec Foster Wheeler Environment & Infrastructure, was retained by the Town of Oakville to conduct a technical peer review of the acoustic report completed by HGC Engineering Inc (HGC) for the proposed redevelopment of Glen Abby Golf Club located in the south-east quadrant of Dorval Drive and Upper Middle Road in the Town of Oakville.

As part of the above requirement, the acoustic review team has participated in the following meetings:

Date	Organization(s)	Description
July 05, 2017	Development Group, Town of Oakville, Peer Review Team	Development Group presentation of technical reports
July 12, 2017	Town of Oakville, Peer Review Team	General discussion of issues

The acoustic review team has reviewed the following documents as part of this assessment:

- i. "Noise Feasibility Study Proposed Redevelopment of Glen Abbey Golf Club Oakville, Ontario", October 13, 2016

In addition, the following regulatory and guideline documents have been referenced, where relevant:

- i. Ministry of the Environment and Climate Change (MOECC) Guideline NPC-300 "Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning", October 21, 2013
- ii. Town of Oakville Noise Bylaw 2008-098 and amendments 2009-081, 2011-100, 2013-028, 2016-016

- iii. Town of Oakville "Development Engineering Procedures and Guidelines Manual"
- iv. Region of Halton "Noise Abatement Policy for Regional Roads (Retrofit Locations) and New Developments"
- v. Region of Halton "Draft Noise Abatement Guidelines" April 2013

An acoustic review for this development should consider the following:

- Traffic Noise to the residential development;
- Industrial Noise to the residential development; and
- Noise to and from the community amenity areas.

Traffic Noise Impacts of the Project on the Residential Development

HGC completed a review of the traffic noise impacts to the proposed residential community. They identified the applicable NPC-300 MOECC guideline for traffic noise criteria and assessment, and from that determined warning clauses and building façade construction upgrades to the townhouse developments.

The HGC report applied NPC-300 noise guidelines to the outdoor living areas for both daytime and nighttime noise impacts from traffic from Upper Middle Road West, Dorval Drive and Street A (new road). We did not confirm the traffic data provided in the HGC Report with any associated traffic studies, as it was taken as per the referenced AADT traffic information noted in the appendix of the report. However, we note that the AADT traffic volumes are for 4 lanes on Dorval (30,600 AADT) and 6 lanes for Upper Middle Road (45,900 AADT) to the ultimate year 2031. Street A (new road) is expected to have a total of 10,950 AADT for the 2031 ultimate year. Volume percentages between medium and heavy trucks were assumed but provided through supporting email correspondence provided in the appendix.

Based on the provided AADT traffic volumes, noise predictions using STAMSON were completed for noise sensitive receptor locations A through W, also shown on Figure 3 in the report. We note that there is no sensitive locations identified for the community park area. Based on these predicted sound levels and associate noise sensitive locations, some noise levels were noted to be in excess of MOECC criteria or reduce noise levels to MOECC criteria with a 2.4m noise barrier¹ (location O) provided MOECC recommended Warning Clauses (provided in the report) are included in the property and tenancy agreements for all units with anticipated road traffic sound level impacts.

Predictions of daytime indoor noise levels are provided in the HGC report for Dorval Drive (locations D and I), Street A (location M) and Upper Middle Road West (location Q to W). As

¹ A 2.4m high noise barrier was deemed the maximum height based on a review of Region of Haltons minimum noise barrier heights, Draft Noise Abatement Guidelines and Town of Oakville Development Engineering Procedures and Guidelines Manual

these are predicted to be in excess of MOECC guidelines, all apartments with exposure to these roads are to be equipped with central air conditioning systems to allow for closed windows. Predictions of daytime indoor noise levels for Dorval Drive (locations A, B, E, G), Street A (locations H, J, K) and Upper Middle Road West (location N and O) are in excess of MOECC guidelines, but will only require provision for future installation of central air conditioning systems. All remaining units do not require specific ventilation requirements.

As building facades with exposure to Upper Middle Road West are greater than 65 dBA, the windows, walls and doors were reviewed for these facades for upgraded constructions to meet MOECC indoor criteria. These upgraded constructions were based on a 'typical' window-to-floor area of 70% assumed by HGC, as they did not have detailed layouts at the time their report was prepared (2016). They do note in the report that detailed floor plans and building elevations for those buildings closest to Upper Middle Road West be reviewed when they are available. However, from this assumption, the HGC report proposes the glazing along the north façade facing Upper Middle Road must achieve an STC-30. Other windows that meet OBC requirements are considered acceptable.

The HGC report does identify that a detailed noise study is required to revise acoustic recommendations on a phase by phase basis, or when more detailed lotting information is available.

Industrial Noise Impacts of the Project on the surrounding environment or community

Industrial noise impacts were not identified in the HGC report. A review of local industrial facilities shows that there are none within 1km of the site that are likely to impact the proposed development based on stationary noise impacts.

Noise Impact of the Community Amenity Area

The HGC Report does not identify the community park area as a sensitive noise receptor. Therefore, there has been no assessment of traffic noise to this area, as a communal outdoor amenity area, or whether traffic noise impacts meet MOECC noise criteria at this location.

Further, there has been no discussion on the community use of this area, specifically with amplified noise impacts to surrounding residences, in accordance with the Town of Oakville Noise Bylaw.

Lastly, there has been no comment on potential sound scaping opportunities with the planning of the outdoor park area, that could enhance the enjoyment of the space for the residents.

Fundamental Issues

The fundamental issues here are as noted:

- The proponent has not identified the communal park area as a noise sensitive receptor with respect to traffic noise impacts, nor considered community use of the communal part with respect to noise intrusion to surrounding residences in accordance with the Town of Oakville noise bylaw
- The proponent did not provide all supporting calculations for either their traffic noise impacts nor building façade analysis (only a sample road noise calculation was provided). Therefore, we cannot review or comment on the results presented in the report, nor assess the recommendations based on those predictions.
- A base assumption in the building façade analysis is a 70% window-to-floor area. However, since the report was completed in 2016, we expect that detailed floor layouts and building elevations may now be available to validate this assumption, as this may change construction requirements for the building facades facing Upper Middle Road West

Other Issues and Concerns

Other comments on the report are provided in the table below.

Report Section	Comments
Section 5.1	<ul style="list-style-type: none"> • Page 8 paragraph 2 identifies the prediction location N with a noise level of 64 dBA. Table IV identifies an outdoor living area level of 63 dBA at this location. • Page 8 paragraph 3 identifies the prediction location O with a noise level of 57 dBA. Table IV identifies an outdoor living area level of 58 dBA at this location.
Section 5.2	<ul style="list-style-type: none"> • Statement "will be greater than 56 dBA and greater than 60 dBA during nighttime" seems incomplete. Suggest missing the word 'daytime' after 56 dBA
Section 6.1	<ul style="list-style-type: none"> • Recommendation #3 states that "certify that the noise control measures for the dwelling units have been properly incorporate, installed and constructed". We suggest this go further that as a condition of Building Permit that a detailed noise study be submitted and approved.

5
Town of Oakville
July 14, 2017

Yours truly,

Amec Foster Wheeler Environment & Infrastructure
a Division of Amec Foster Wheeler Americas Limited

A handwritten signature in black ink, appearing to read 'Frank Babic', written in a cursive style.

Frank Babic, P.Eng INCE
Acoustic Practice Lead

6716876

Stormwater Drainage Matters – Peer Review

Memo

To: Charles McConnell, Town of Oakville
From: Ron Scheckenberger, Aaron Farrell, Matt Britton, Amec Foster Wheeler
Date: July 27, 2017
File: TPB178089
cc: Philip Kelly, Town of Oakville
Re: Peer Review of Stormwater Drainage Matters Related to
Proposed Development of Glen Abbey Golf Club, Town of Oakville

Introduction

Based on direction from the Town of Oakville, Amec Foster Wheeler has conducted a peer review of the stormwater drainage system related to the Glen Abbey golf course and its proposed development. The primary reporting prepared by the proponent in this regard is the "Functional Servicing and Stormwater Management Report", October 2016 by SCS Consulting Group Ltd. (SCS) which provides details of the proposed Glen Abbey development storm servicing approach. The focus of the review summarized in this memorandum relates to stormwater drainage matters.

The parties to this review have included the following:

Ron Scheckenberger, Senior Water Resources Engineer, Principal Consultant
Aaron Farrell, Senior Water Resources Engineer, Associate Engineer
Matthew Britton, Engineering Intern, Design Analyst

The Town of Oakville has retained Amec Foster Wheeler to conduct this review; the scope of this retainer has included:

- ▶ Meetings with the Town of Oakville, Region of Halton and Conservation Halton (multiple dates)
- ▶ Attendance at a presentation of the project by the proponent (July 5, 2017)
- ▶ Review of available background material from the proponent, including:
 - "Functional Servicing and Stormwater Management Report" October, 2016, SCS Consulting Group
 - "Environmental Impact Assessment" October, 2016, Beacon Environmental Ltd.
 - Official Plan Amendment, Draft Plan and Zoning By-Law Amendment

Furthermore, Amec Foster Wheeler has also consulted with other Peer Reviewers specific to related disciplines to stormwater drainage, including: hydrogeology, natural environment (terrestrial and aquatic), stream morphology, and geotechnical engineering.

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Based on this review and consultation, Amec Foster Wheeler has assembled the following outline of issues and concerns, specific to storm drainage and related disciplines. These issues and concerns have been subdivided into those which are considered "fundamental" and "formative" to the specifics of the proposed land use and associated configuration, along with "other" issues and concerns, which while important, may not have a direct impact on land use and associated principles of use.

Proponent's Proposal for Stormwater Management

Using a locally-based assessment (local catchments only), SCS conducted a simplified analysis of development impacts which led to the proposed management strategy development. In short, the management strategy to mitigate the storm drainage impacts of urbanizing the site calls for post- to pre-development peak flow control at 3 drainage outlets (2 to Sixteen Mile Creek and 1 to Glen Oak Creek).

Furthermore, erosion impacts are proposed to be managed by SCS through the use of generic standard storage detention values (25 mm retained for over 48 hours), in the absence of detailed study or direct consideration of impacts to the receivers.

Water budget/balance for the overall development site is proposed to be managed per a suite of source controls, to be applied in both the public and private realm.

Fundamental Issues

1. A fundamental gap in the assessment documented in SCS's report relates to the lack of a holistic, system-based assessment of the respective drainage areas [as part of the whole of the Sixteen Mile Creek and McCraney Creek (Glen Oak)], in order to define the potential impacts related to converting the subject lands from golf use to fully urban.
2. Given the location of the Glen Abbey development within the Sixteen Mile Creek Watershed and in the absence of a more holistic system-based analysis, it is unclear as to whether any flood control storage would be required for the areas discharging directly to the Sixteen Mile Creek. It has been our experience that the provision of flood control storage and the associated attenuation (as proposed by SCS) can in fact exacerbate the flood peaks in the larger system. As such, it would seem reasonable to confirm the need for 2 to 100 year flood controls for this site.
3. The lack of a Regional Storm impact assessment and management strategy is considered a gap. There must be some form of acknowledgement of the potential for Regulatory impacts related to flood risk downstream; this should include both public and private lands and infrastructure. The recent document "Approaches to Manage Regulatory Event Flow increases resulting from Urban Development", June 2016, TRCA and Regional Storm Committee, should be considered in developing an appropriate management plan in the event of any predicted adverse impacts.
4. The portion of the site draining to the Glen Oak Creek system (headwaters of McCraney system) should be assessed on a subwatershed basis to ensure that the downstream impacts of urbanization of Glen Abbey lands is appropriately addressed. There are currently documented areas at risk of flooding in the downstream lands, and as such there is a need to consider the potential for impacts more holistically. There may in fact be some

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benefit (to the Town) of possible oversizing the proposed on-site controls. The Town of Oakville is in the midst of a Class EA for the Fourteen Mile and McCraney Creek system, hence there may be some value in considering this opportunity concurrently.

5. The rationalization for establishing the specific locations of the drainage outlets for the proposed Glen Abbey development needs to be more robust and integrated to consider other disciplines such as ecology and geotechnical stability, as certain aspects of the decision-making have not been fully documented. The explanation provided by SCS representatives at the July 5, 2017 Proponent's presentation proved helpful but needs to be better supported and documented.
6. The specific design details provided in the reporting for the Low Impact Development Best Management Practices (LID BMPs) are limited. It is understood that the proponent proposes a system of LID BMPs as follows:

Private Realm

- Soakaway pits (Rooftop capture)
- Water re-use (mid-rise)

Public Realm

- Infiltration Trenches

Long-term operations implications, loss of effectiveness over time, redundancy planning, and other considerations such as lack of control on private lands should all be reviewed in greater detail as part of an integrated water management strategy. Furthermore, the assignment should include commentary as to whether the groundwater levels noted in the Preliminary Hydrogeological Assessment would preclude implementation of certain LID BMP's. Given that groundwater depths (as low as 1.02 m) have been noted in the report, it is anticipated that some LID infiltration BMP's may intercept groundwater levels and should be screened from consideration.

In the absence of more detailed plans which depict the application and the spatial coverage of proposed LID BMPs, within the proposed land use fabric, it is unclear as to whether the land uses plans can suitably support the mitigation strategy.

Finally, Section 2.5.2 of the SCS report notes that retention/reuse of rainfall on 50% of all mid-rise blocks is proposed. It is unclear as to why this practice is proposed for only 50% of the mid-rise blocks, and cannot be implemented for all areas.

7. Stormwater Management Pond A appears to be proposed to be built up by way of berming along the east and south sides of the proposed facility. For infrastructure of this size, constructing a facility in this manner is considered an unnecessary risk for the Town to assume, particularly where depth to outlet is not an issue. From the reporting, it is unclear why the facility would not be entirely depressed, thereby not rely on any man-made berming which would obviously have some potential for failure in the event of prolonged and extreme water levels.

Furthermore, the siting of Stormwater Management Pond A, immediately adjacent to the development limit, adjacent to the steep valley is concerning; given its proposed siting, it is suggested that there be a geotechnical review of this proposed orientation. It is

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noteworthy that the Geotechnical Peer Review (ref. Patterson-Kelly) has raised similar concerns.

8. At the July 5, 2017 Proponent's meeting, SCS staff noted that under current site conditions, there are a number of locations along the Sixteen Mile Creek Valley edge (west side) where local surface flow discharges over the valley wall. No details are provided for these existing points of surface discharge, nor has there been any consideration, in either the SCS reporting or the Beacon reporting, of the possible reliance of water from these sources to support natural features in the valley; further assessment is warranted. Similar concerns have been raised by North South in its Peer Review of the Beacon EIS.

Other Issues and Concerns

1. The proposed stormwater management facilities draining to the Sixteen Mile Creek have been designed for the 100 year event; there need to be details provided in the proposed design(s) to address safe conveyance of floodwaters to the valley floor in the event of larger storms or blockages of the outlets.
2. The post-development impervious coverage for the urban areas, as documented in the SCS report, ranges from 65% to 69%. SCS confirmed these figures as representative of the actual proposed form by SGL Planning at the Proponent's presentation. These values nonetheless appear to be on the low-side for contemporary built form. Further details and precedent drawings and calculations are required to support these assumptions for hydrologic modelling.
3. It is unclear as to how the existing condition (as a basis of comparison) for flood, erosion, and water balance, has considered (or not) the Golf Course's current irrigation system. While it would generally not be expected for the development to mimic the operation of the man-made irrigation system, having some understanding of how this irrigation network currently operates (and its possible influence on the local ecosystem over the past 40 years) seems warranted, in the context of better understanding the current setting and establishing a future land use management system.
4. The hydrologic analyses have assumed that the portion of the golf course draining to the existing pond south of the clubhouse (ref. Catchment 101) drains toward Dorval Road, whereas the characterization provided in Section 2.2 indicates that a portion of the runoff from this area would drain toward the Sixteen Mile Creek. It would be anticipated that the existing ponds on the golf course would provide some attenuation of peak flow, hence the hydrologic analyses completed by SCS consulting are considered to potentially over-estimate the current pre-development peak flows at the catchbasin along Dorval Road. While it is acknowledged that the on-site ponds do not constitute formal flood control, there needs to be some consideration in practical terms of the existing operations to ensure no potential for off-site impacts.
5. The infiltration trenches proposed in the SCS report are recommended to be sized to fully capture runoff from a 15 mm storm event. Additional technical justification and analysis is required for this capture rate, since capturing an excessive amount of runoff for infiltration may result in higher groundwater levels, potentially impacting public infrastructure and utilities.

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6. The water budget calculation for the significant woodlot, south central on the site, has been based upon a simplified Rational Method calculation. This methodology does not consider potential seasonal considerations for managing the water budget to this feature, and depending on the ultimate approach may adversely affect the sustainability of the local hydrology supporting the woodlot. The water budget methodology should be based upon the characterization of that feature, and should thus be integrated with the terrestrial assessment of the feature.
7. Further explanation is required for the outlet conditions of the existing tableland pond located immediately south of Upper Middle Road. There is a concern that the current modelling over-estimates the pre-development release rate from Catchment 101. Consideration should be given to discretizing the drainage to this pond and modelling the pumped outlet.
8. The woodlot area located within Catchments 103 and 104 should be accounted for in the pre-development modelling.
9. The capacity of the existing 1500 mm diameter storm sewer under Dorval Drive should be stated within the report, and compared to the pre-development release rates from Catchment 103.
10. It is not clear how the east boundary of Catchment 102 on Figure 2.1 and Catchments 202, 205 and 208 on Figure 2.2 was determined. Figure 2.2 shows proposed impervious surfaces outside of the boundary that should be incorporated in the modelling.
11. The southeast corner of Catchment 103 needs to be reviewed. The report text and Figure 2.1 indicate this area of the site drains to the existing 1500 mm storm sewer under Dorval Drive, whereas Figure 2.2 indicates the drainage is directed to surface of Dorval Drive.

We trust the foregoing adequately captures the Town's needs with respect to the review of Storm Drainage matters related to the proposed development of the Glen Abbey Golf Course.

Fluvial Geomorphology Matters – Peer Review



MEMORANDUM

TO: Charles McConnell and Phil Kelly, P.Eng., Town of Oakville

CC: Ron Scheckenberger, Amec Foster Wheeler

FROM: John Parish, P.Geo., Matrix Solutions Inc.

SUBJECT: Peer Review of Fluvial Geomorphology Matters Related to Proposed Development of Glen Abbey Golf Club, Town of Oakville

DATE: September 13, 2017

1 INTRODUCTION

This summary memo provides the initial findings of the technical peer review of the Fluvial Geomorphology work that has been completed in support of the proposed development of the Glen Abbey Golf Club. I have been retained by AMEC Foster Wheeler, through the Town of Oakville as a member of the peer review team, specifically as it pertains to fluvial geomorphology. This discipline, in the context of the proposed development, would include the assessment and characterization of the drainage features and watercourses in and around the golf course. The geomorphology component provides insight on potential hazards from channel migration, which may influence the overall slope stability. The geomorphology component also ensures the proposed drainage and stormwater management will not have any detrimental effect of the features on site and the overall stability of receiving watercourses. In this study area, this would involve Headwater Drainage Features (HDF's) within the golf course and the receiving watercourses of Sixteen Mile Creek and Glen Oak Creek.

To date, I have participated in meetings with the Town, Halton Region, and Conservation Halton (June 29 and July 12); a meeting that involved a presentation from ClubLink and their consultants (July 5), and a site meeting on July 19. In addition to these meetings, background information on the watercourses in study area was also completed, including the Town-Wide Erosion Inventory, and recently completed work in support of the Enbridge pipeline crossing of Sixteen Mile Creek, south of Upper Middle Road.

In support of the proposed development, numerous technical reports had been prepared and submitted. From these, the following were studied as part of the fluvial geomorphology peer review.

- Geomorphic Assessment (Beacon Environmental; October 2016)
- Preliminary Geotechnical Investigation (Golder Associates; October 2016)
- Environmental Impact Assessment (Beacon Environmental; October 2016)
- Functional Servicing and Stormwater Management Report (SCS Consulting Group; October 2016)

Given the nature and size of the proposed development, a broader characterization of Sixteen Mile Creek, any tributaries, valley form, and active processes would typically need to be assessed. Generally this work would have including the following tasks such as those listed below:

- background review of any relevant reports and studies on the creeks in the broader study area
- desktop characterization, which would include reach delineation and quantification of channel migration/channel adjustments through historic aerial photographic interpretation
- field characterization, including synoptic level assessments (RGA/RSAT) and detailed field survey to quantify channel characteristics
- determination of erosion thresholds using standard approaches and compare results to background values
- support of natural hazards delineation (stable slope lines) through Provincial Policy Statement (PPS) approach and/or meander belt width delineation
- establishment of monitoring stations for long-term impact assessment

Based on an initial review of the provided reports, it is apparent that the level of assessment and characterization has been very limited in scope. While some of tasks described above have been completed, the spatial scale and overall rigour of the characterization has been minimal. As such, based on the review completed thus far, the concerns and issues could be divided into 'Fundamental Issues,' which may have a direct influence on the nature and feasibility of the proposed development; and 'Other Issues,' which should be considered, but likely would not have a direct bearing on the nature of the proposed development.

2 FUNDAMENTAL ISSUES

Fundamental Issues are those that may affect the principle of land use, the specific land uses as shown on the OPA, ZBA, and/or Draft Plan, or otherwise significantly impact the configuration/layout of the OPA, ZBA, and/or Draft Plan. Given this definition, there are several from a fluvial geomorphology perspective that merit further consideration.

These include the presence of HDFs and how their potential management strategy would be reflected in the proposed land use plan. Based on the completed reports, there were two identified, plus three large draws down the Sixteen Mile Creek valley. The proponents have initiated the TRCA/CVC protocol, but the reporting is incomplete. During the Landowner's presentation on July 5, it is mentioned that they had made several more visits to these features, which had not been reported. Ultimately, the HDF procedure will recommend a management strategy that may identify that the features may need to be maintained in place.

The next fundamental issue is the toe erosion allowance and implications on the stable slope delineation. The proponent has followed the PPS Guidelines for natural hazards and has used the maximum table value of 5 m (5 cm/yr). There is a concern that this value may under-estimate the actual migration rate and potential influence on the overall slope. There are locations within the general reach of Sixteen Mile Creek where channel erosion, incision, and migration have resulted in slope instabilities placing structures at risk. It is felt, that given the degree of channel hardening, additional efforts should have been completed to verify the appropriateness of the PPS Guideline value.

A similar issue is the potential slope stability for properties that currently exist on the eastern side of the golf course. As this was an existing development, no risk assessment was undertaken. However, if the existing channel migration and erosion rate potentially jeopardizes these properties, additional work needs to be completed to understand the risk and potential mitigation.

The Glen Oak Creek (also referred to as Glen Oak Tributary) has not been characterized. A stormwater management facility is proposed to discharge to this channel, yet an assessment on its stability and function has not been completed. Based on the Oakville Erosion Inventory, there are sensitive sites in the downstream area. An erosion threshold analyses should be completed and used to properly size the stormwater management facility, as additional storage and control for erosion may be necessary. This may result in a larger stormwater management facility than shown in the land use plan.

3 OTHER ISSUES AND CONCERNS

The technical geomorphic work completed thus far has been ad-hoc has resulted in a very site specific assessment and characterization. This poses challenges as there is uncertainty on the potential downstream impacts on the watercourses and slope stability. Thus, it is the general lack of thoroughness of the technical work that produces these concerns.

Specifically, the following is list of examples where additional assessment and characterization would be beneficial.

- Channel reach delineation doesn't seem appropriate and reach breaks have been added at the property limits.
- No assessment/consideration of downstream channel conditions has been completed; thereby there has been no evaluation of potential impacts.
- Discussion on the implications of the bank stabilization work on Sixteen Mile Creek. The concrete wall is leaning into the creek suggesting a loss of basal support and numerous gabions have failed or are failing due to channel migration and enlargement. These processes should be quantified in order to better understand and predict future channel form as well as the implications on future restoration.
- Erosion thresholds (especially for the banks of Sixteen Mile Creek) should be provided and applied for the stormwater management. This would include the need for continuous simulation.
- Based on the presentation to the Town, monitoring stations have been installed within the study area. Results/findings from repeated measurements (if completed) should be provided.

4 SUMMARY

To date, the technical review of the fluvial geomorphology work has involved meetings, a site visit, background review, and a review of the completed supporting studies. Based on this work, there have been several fundamental issues that pertain to fluvial geomorphology that may have a direct influence on the proposed land use plan. These include the HDF recommendations, erosion thresholds on Glen Oak Creek and verification of the toe erosion rates used in the delineation of the stable slope line. In addition to these, other issues and concerns were discussed that were the result of the supporting studies being focused solely on the proposed development site.

I trust you'll find this initial summary of the provided technical information to be helpful. I looking forward to providing further assistance as this project moves forward.

School Board Comments



Halton District School Board

Planning Department

July 24, 2017

Charles McConnell
Planning Services Department
Town of Oakville
PO Box 310
Oakville ON L6J 5A6

Dear Charles:

Subject: ClubLink Corporation ULC and ClubLink Holdings Ltd.
Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Application
Our File No.: 24T-17003/O
Your File Nos.: OPA 1519.09, Z.1519.09, 24T-17003/1519

Thank you for the opportunity to review the application dated June 22, 2017. Based on the circulated application, the Halton District School Board believes that an elementary school site is warranted at this point in time. This is based on the proposed number of 3222 residential units initially proposed in this plan (141 detached, 299 townhouses and 2782 apartments) and the unknown student yield that this new development will yield. If this development proceeded today, public elementary students generated from this proposal would be directed to Abbey Lane PS (1160 Old Abbey Lane) and Pilgrim Wood PS (1551 Pilgrims Way). Public secondary students would be directed to Abbey Park HS (1455 Glen Abbey Gate) and Thomas A. Blakelock HS (1160 Rebecca Street).

On November 18, 2016 a Pre-Consultation Technical Review meeting was held at the Town of Oakville to review the preliminary Glen Abbey Golf Course redevelopment proposal. Included in the proposal was the *Glen Abbey Heritage Landscape and Master Planning Strategy, September 2015* document. In the document a Concept Master Plan was shared and a Community Hub/New School was shown on the plan. This was described as "a Community Hub or a new school located on the existing clubhouse site is envisioned as an important community amenity space". It has been noted that the draft plan of subdivision dated November 1, 2016 that was submitted with this application does not show a Community Hub/New School.

In the *Glen Abbey Heritage Landscape and Master Planning Strategy, September 2015*, the Glen Abbey Master Plan is proposed to be a brand new complete community. One of the key components of the community includes "a pedestrian friendly and transit supportive community". A proposed mix of residential, retail and office uses should also include a potential elementary school site in order to develop a complete community.

In our letter dated February 10, 2017 in response to the November 1, 2016 draft plan of subdivision, it was stated that the Halton District School Board supports the need for an elementary school site to be reserved in the Glen Abbey Master Plan. It was also noted that it is unknown whether this will be a

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Email: choil@hdsb.ca

Public or Catholic school site but that the Halton Catholic District School Board also supports this request for a school site.

On July 5, 2017 a Technical Review meeting was held at the Town of Oakville to review the submitted development application (dated June 22, 2017) and to allow the developer's consulting team to provide an overview of the submission materials and to respond to any questions or points of clarification. It has been noted that the draft plan of subdivision submitted with the June 22, 2017 development application does not show a Community Hub/New School. Block 167 has been identified as a "Community Amenity" but at 0.50 ha (1.24 ac) the site is too small to accommodate an elementary school and is designed to be more for retail uses including a village market (*Planning Justification Report, November 2016*).

Please note that both the Halton District School Board and the Halton Catholic District School Board supports the need for an elementary school site to be reserved in the Glen Abbey Master Plan.

Ownership of the elementary school site will be determined at a later time and will be based on the total accommodation needs in the area. Both school boards support this approach.

For your convenience, below are our standard conditions of development that may be applied to the development proposal:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
 - c. Prospective purchasers of lots/units abutting, fronting and adjacent to the school site designated for the Halton District School Board are advised that temporary facilities/portables may be sited on the school site in order to accommodate pupils in excess of the school building capacity.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the Owner agrees in accordance with the Plan of Subdivision, that the Halton District School Board requires an elementary school site as identified as **Block ___** of the draft plan of subdivision. Prior to final approval, satisfactory arrangements have been made with the Halton District School Board to transfer title to the subject lands, identified as **Block ___** for public elementary school purposes in a condition acceptable to the Board.
4. That the Owner agrees to submit to the satisfaction of the Halton District School Board appropriate soil and environmental investigations, site grading plans, storm water management plans, site servicing plans (sanitary, water and utilities) and archaeological investigations. In the event of an identified

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concern, the Board may commission its own studies at the cost of the landowners. Prior to registration of the plan, the Owner shall certify that all properties to be conveyed to the Halton District School Board are free of contamination.

5. That the Owner agrees to the satisfaction of the Halton District School Board to erect chain link fence, in accordance with the Board's standards. The fence shall be located along the school block boundaries as determined by the Board and shall be erected at such time as the adjacent development proceeds.
6. That the Owner agrees to insert a restrictive covenant in every Transfer/Deed of Land of lots adjoining the sites intended for use or actually used for a school, prohibiting the installation or use for any purposes of a gate in any boundary line fence on such school property.
7. That the Owner obtain written permission from the Halton District School Board prior to placing any fill on the school Block ____.
8. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
9. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
10. That the Owner take responsibility for all required signage on the various blocks which are part of this plan of subdivision and further, that in the event that the Town installs any signs on the Owner's behalf, the Owner agrees to reimburse the Town for the supply, erection, and relocation of appropriate signs which depict land uses and other information on the subject and adjacent lands including notices relating to the bussing of children until the school sites are available and developed, that portables and/or portapaks may be required for student accommodation and that construction of a school is not guaranteed.
11. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board.
12. The Owner shall provide Halton District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

In addition the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,



Lauren Choi
Senior Planner

Cc: F. Thibeault, Halton Catholic District School Board

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Transit Strategy – Peer Review

Memo

To: Charles McConnell and Lin Rogers, Town of Oakville

From: Gene Chartier, Vice-President, Paradigm Transportation Solutions Limited

Date: September 8, 2017

File: 170179

cc: Jill Stephen, Senior Manager, Transportation Strategy, Town of Oakville

Re: **Peer Review of Transit Strategy for Proposed Redevelopment of Glen Abbey Golf Club, Town of Oakville**

Introduction

Paradigm Transportation Solutions Limited (Paradigm) has been retained by the Town of Oakville to complete a technical review of the Transportation Considerations Report (TCR) submitted by BA Group (consultant) and the draft plan of subdivision for the proposed redevelopment of the Glen Abbey Golf Club lands. A memorandum was submitted to the town on July 24, 2017 outlining initial findings.

Subsequently, Paradigm was requested to complete a more detailed review of the transit strategy for the proposed redevelopment. The following summarizes the comments.

Commentary

The proposed Glen Abbey Golf Club development is not consistent with the transit planning principles articulated in the Livable Oakville Plan. Section 8.12.2 of the Plan states that:

Development plans shall be designed with specific regard to the safe, convenient and efficient provision of public transit as well as pedestrian and cycling facilities. In particular, to facilitate the development of a transit-supportive urban structure, the following measures will be reflected in all development proposals:

- a) *densities supportive of transit, which are commensurate with the type and frequency of transit service planned for the area and/or corridor, particularly near transit stops and stations;*

The Ministry of Transportation (MTO) **Transit-Supportive Guidelines** provide guidance on creating a pattern of development within existing communities and new development capable of promoting and supporting increased transit ridership in existing systems, such as Oakville Transit. The guidelines

recommend an urban structure based on transit nodes and corridors to best achieve transit-supportive development:

Identify higher-density, mixed-use nodes (Guideline 1.1.2) and corridors (Guideline 1.1.3) within each settlement area. Tie these areas into existing and planned transit investments and vary their size and intensity according to the level of planned transit service. (Section 1.1.1 (13))

Unlike the planned Growth Areas within the town (including Midtown Oakville, Uptown Core, Palermo West and Palermo Village), the Glen Abbey Golf Club lands are not located at a planned transit node or along one of the town's Busway Corridors – Trafalgar Road and Dundas Street – which are envisioned to enjoy higher frequency transit service. As such, the level and quality of transit service needed to facilitate transit-supportive development is unlikely to occur without diverting resources from existing and already planned services, or inducing additional cost for the town.

With the Glen Abbey Golf Club not being located in or near an existing or planned transit node or corridor, the "Glen Abbey Golf Club Proposed Redevelopment Transportation Considerations Report" (October 2016) prepared by BA Group (the Transportation Considerations Report) recommends a new primary transit route to serve the lands. The proposed route connects the Oakville GO Station to the Uptown Core (at the Oak Walk Drive/Taunton Road intersection) via Cross Avenue, Spears Road, Kerr Street, Dorval Drive, Upper Middle Road, Sixth Line and Dundas Street. The service is proposed to operate at 12-minute headways during both the morning and afternoon peak hours, and serve existing stops located on roads outside the development lands and new stops along Street "A", a major collector road, within the Glen Abbey Golf Club area.

The proposed transit strategy does not consider the orientation and design of the town's current transit system and how this new route would integrate with, duplicate and/or impact other existing and planned services. Decisions concerning transit service delivery like this lie solely within the town's purview as the system operator. Regardless, it is unlikely that any transit strategy would result in the level and quality of service needed to facilitate transit-supportive development, since:

- ▶ The route would be somewhat circuitous and lengthy given the relative location of the subject lands and the already planned transit nodes within the town. Orientations of this nature are not consistent with the alignments of the Bus Corridors designated in the Livable Oakville Plan. These corridors provide direct, linear connections along major arterial roads between identified transit nodes, thereby reducing travel times and minimizing both capital and operating costs of service delivery. It is also possible that the route would traverse existing residential communities, where this transit service frequency is atypical and could be a concern to local residents;
- ▶ It would be difficult to provide sufficiently frequent service needed to foster higher ridership. The proposed Glen Abbey Golf Club development would consist of 3,222 units, which equates to an average density of approximately 53 units per hectare. According to Section 1.1.7 of the MTO Transit-Supportive Guidelines, the proposed density exceeds the minimum 45 units per hectare suggested for "very frequent bus service", which is defined as 1 bus every 5 minutes (5-minute headway) with potential for bus rapid transit or light rail transit. Further, the **Growth Plan for the Greater Golden Horseshoe (2017)** defines "frequent transit" as service that runs at least

every 15 minutes in both directions throughout the day and into the evening every day of the week. The potential ridership is highly unlikely to warrant service levels this high ; and

- ▶ The route would primarily serve to connect the Glen Abbey Golf Club lands to existing transit nodes, more like a feeder service than a typical transit corridor. The service is unlikely to generate much additional transit ridership or foster transit-supportive development outside the development area, in part because the route would be within the catchment area of existing services operating in somewhat built-up locations. It would also duplicate the linear service connecting Mid-Town Oakville to the Uptown Core via the Busway Corridor designated on Trafalgar Road.

Overall, the proposed development is unlikely to foster a transit mode share beyond existing trends, at least not to the level contemplated in the Livable Oakville Plan and overarching Provincial and Regional planning policies for transit-supportive development. To achieve a mode share of this magnitude would require further intervention and investment by the town to provide more frequent transit service between the Glen Abbey Golf Club lands and already identified nodes, which is not likely justified or consistent with the town's transit planning principles.

Appendix I – Proposed Official Plan Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016- Official Plan Amendment

A by-law to adopt an Amendment to the Livable
Oakville Plan, Official Plan Amendment Number ____

WHEREAS the Livable Oakville Plan (2009 Town of Oakville Official Plan), which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by City Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 apply to such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to incorporate certain modifications to the text and schedules that implement the Glen Abbey Golf Club redevelopment proposal,

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number _____ to the Livable Oakville Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval.

PASSED this _____ day of _____, 2016

MAYOR

CLERK

**Official Plan Amendment Number _____
to the Town of Oakville's Livable Oakville Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number _____ to the Livable Oakville Plan.

Part I — Preamble

A. Purpose

The primary purpose of the proposed Official Plan amendment is to incorporate into the Livable Oakville Plan certain modifications to the text and schedules necessary to implement the Glen Abbey Golf Club redevelopment proposal.

The effect of the changes to the text will be to:

- Retain Exception Policy 27.3.4
- Revise existing policies specific to the Glen Abbey lands in Section 27, Exceptions, West Exceptions – Schedule H of the Plan;
- Add new policies specific to the Glen Abbey lands into Section 27, Exceptions, West Exceptions – Schedule H of the Plan; and,
- Provide for the protection of Natural Areas

The effect of the changes to the schedules of the Plan will be to:

- On Schedule H - West Land Use, identify the Glen Abbey lands and change the land use designations to implement the Glen Abbey Golf Club redevelopment proposal
- On Schedule H – West Land Use, identify the Exceptions, West Exceptions
- On Schedule H - West Land Use, retain Exception Policy 27.3.4

B. Background

- The Livable Oakville Plan was adopted by City Council on June 22, 2009, through By-law 2009-112. It was approved by the Regional Municipality of Halton (the Region) with modifications on November 30, 2009, as it was deemed to conform to the Growth Plan and the Region's Official Plan, as amended. It was also deemed to be consistent with the Provincial Policy Statement.
- Several parties appealed the Region's approval of the Livable Oakville Plan to the Ontario Municipal Board (the "Board").
- The Board approved the Livable Oakville Plan with further modifications on May 10, 2011. Settlements regarding most the remaining appeals were subsequently approved by the Board. Two site specific appeals that do not affect the subject lands remain outstanding.

- ClubLink Corporation ULC and ClubLink Holdings Limited submitted an application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a residential and commercial neighbourhood consisting of 141 detached dwellings, 299 townhouse, street townhouse, stacked and back-to-back townhouse dwellings, 2,782 apartment dwellings, 5,429 m² (58,438 ft²) of office commercial and 5,841 m² (62,871 ft²) of retail commercial uses in a mixed-use residential and commercial format, 546 m² (5,877 ft²) of neighbourhood amenity uses including a village market, and park and open space uses. Conveyance of Sixteen Mile Creek and its associated valley within the subject lands to a public authority is proposed. The RayDor Estate, which is shown for contextual purposes, will be retained but is not part of the application.

C. Basis

- The Livable Oakville Plan designates the subject lands "Private Open Space" and "Natural Area". Schedule H – West Land Use also indicates two "Exception Area" policies within these land use designations.
- The "Private Open Space" designation permits legally existing golf courses and recreational facilities, trails, existing cemeteries, conservation uses, and essential public works including transportation, utility, watershed management and flood and erosion hazard control facilities.

The "Natural Area" designation permits legally existing uses, buildings and structures including existing agricultural uses, fish, wildlife and conservation management including forestry management, essential public works including transportation, utility, watershed management, and flood and erosion control facilities, and passive recreation features such as trails, walkways, and bicycle paths.

- "Exception Area" policy 27.3.4 permits a hotel/conference centre, banquet and dining facilities, limited retail uses, service commercial uses, manufacturing and storage, recreational, educational and cultural facilities, administrative offices and publication facilities, and maintenance/groundskeeper facilities including existing residential uses, provided that the uses relate to the principal golf course. These uses will be retained under the subject Official Plan amendment.
- "Exception Area" policy 27.3.5 allows the existing golf course use to be restored and/or rebuilt to its previous condition if damaged or destroyed by a natural disaster, subject to the preparation of an environmental impact statement, the implementation of necessary mitigation measures, and the receipt of the necessary permits from Conservation Halton.
- An Official Plan amendment to re-designate the "Private Open Space" lands to "Low Density Residential", "Medium Density Residential", "High Density Residential", "Main Street 2 – Exception XX", "Community Commercial – Exception XX", "Open Space", and "Natural Area" is required to permit the requested uses. The existing "Exception Area" policy 27.3.4 is also to be retained.

- The proposed development has been assessed against the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Region of Halton Official Plan, and the Livable Oakville Plan. It represents good planning because:
 1. The proposal is consistent with Provincial Policy Statement, conforms to and promotes the policies of the Growth Plan, and conforms to the Greenbelt Plan, Region of Halton Official Plan and the Town of Oakville Livable Plan.
 2. The proposed redevelopment will be compact and is an intensification of use within the built-up area that will provide a mix of residential uses, employment opportunities, and park and open space uses.
 3. The proposed redevelopment will provide active and passive recreational opportunities while preserving significant natural features.
 4. Existing infrastructure will be efficiently utilized. Opportunities for additional community infrastructure will be provided including the central park, the greenway park system, the valleyland open space, and office commercial uses which provide opportunities for medical offices, walk-in clinics, dental offices and government offices.
 5. A multi-modal transportation system that promotes transit and active transportation to reduce dependence on the automobile will be provided.
 6. Natural features and cultural heritage features will be preserved, including the protection of the Sixteen Mile Creek natural heritage system.
 7. Development will occur outside of the erosion hazard limit associated with Sixteen Mile Creek.

Part 2 - The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table.

Item No.	Section	Description of Change
1	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 13.4, Community Commercial Block 167 uses may be located at the intersection of the Retail Main Street and a Local Road.

2	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Section 13.4.3 is not applicable to the subject lands
3	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Section 12.1.2 is not applicable to the subject lands
4	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 12.3, the Main Street 2 designation shall provide for mixed use development characterized by high quality design standards and an appropriately scaled pedestrian environment.
5	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 12.3.2.a), buildings within the Main Street 2 designation shall be a minimum of one storey in height and a maximum of 12 storeys in height.

B. Schedule Change

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Section	Description of Change
6.	Schedule H WEST LAND USE	Amend Schedule H as shown in Appendix 1 to: – Identify the land uses and proposed roads on the Glen Abbey lands
7.	Schedule H WEST LAND USE	Amend Schedule H as shown in Appendix 1 to: – Identify the Exceptions, West Exception Areas on the Glen Abbey lands

10/18/2018 10:00 AM 10 October 2018 10:00 AM 10/18/2018 10:00 AM





FIGURE 4 - EXISTING ZONING

— Subject Property

October 28, 2016

GLEN SCRIBNER & ASSOCIATES INC.
7000 KENNEDY ROAD, SUITE 200, MARKHAM, ONTARIO L3R 9W7
TEL: 905.947.1000 FAX: 905.947.1001

Appendix J – Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016-_____

A By-Law to amend Town of Oakville Comprehensive Zoning By-law 2014-014 as amended, to permit the development of residential and commercial uses, including mixed uses, community uses, parks, open space, natural heritage systems, and stormwater management facilities on lands known legally as Part of Lots 17-20, Concession 2, South of Dundas Street, Town of Oakville (File Z._____)

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes the Council of a Municipality to enact a Zoning By-Law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF OAKVILLE ENACTS AS FOLLOWS:

1. Map 19(14) of By-Law 2014-014, as amended, is further amended as shown on Schedule 'A' by rezoning the lands identified as O2 – Private Open Space, O2 – 114, and N – Natural Area Zone to:

RL3 – AAA

RL5 – BBB

RL8 – CCC

RL9 – DDD

RL9 – EEE

RM1 – FFF

RH – GGG

RH - HHH

MU3 – III

C2 - IIII

O1

N

SMF

2. Part 3 of By-law 2014-014, as amended, is hereby further amended by adding the following definition:

(i) "porch, inset" means a porch which is wholly or partially covered by the building rather than a roof.

3. Part 3, Table 5.2.1, of By-law 2014-014, as amended, is hereby further amended as follows:

Use	Minimum Number of Parking Spaces
Townhouse, Street Townhouse, Stacked Townhouse and Back-to-Back Townhouse Dwelling	1.0 parking space per dwelling
Community Centre	1.0 parking space per 30 square metres of net floor area
Apartment dwelling in the MU3 – III Zone	a) 1.0 parking space per dwelling where the unit has less than 75.0 square metres net floor area, of which 0.2 of the parking spaces required per dwelling shall be designated as visitors parking spaces; b) 1.25 per dwelling for all other units, of which 0.2 of the parking spaces required per dwelling shall be designated as visitors parking spaces
Non-residential uses in a Mixed Use Zone	1.0 parking space per 40 square metres of net floor area ⁽¹⁾
Commercial uses in the C2-III Zone	50% of the minimum number of parking spaces required in Table 5.2.1 of By-law 2014-014

Additional Regulations for Non-Residential Parking Spaces in a Mixed Use Zone:

(1) Parking spaces for non-residential uses in the MU3 – III zone may be permitted off-site within 300 metres of the lands zoned MU3-III to satisfy the minimum number of required parking spaces. Please refer to the site-specific provisions of the MU3 – III zone.

4. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(AAA)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision AAA may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL3

- (i) Regulations: Subject to the RL3 regulations for detached dwellings except where in conflict, the following shall apply:

1. Minimum front yard – 4.5 m
2. Minimum front yard to an inset porch – 2.0 m
3. Minimum flankage yard – 3.0 m
4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
5. Maximum number of storeys – 3
6. Maximum lot coverage – 35%
7. The maximum width of a garage door shall not exceed 50% of the lot frontage
8. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
9. Minimum front yard landscaped open space – 50%

5. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(BBB)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision BBB may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL5

- (i) Regulations: Subject to the RL5 regulations for detached dwellings except where in conflict, the following shall apply:
1. Minimum front yard – 4.5 m
 2. Minimum front yard to an inset porch – 2.0 m
 3. Minimum flankage yard – 3.0 m
 4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
 5. Maximum lot coverage – 35%
 6. The maximum width of a garage door shall not exceed 50% of the lot frontage
 7. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
 8. Minimum front yard landscaped open space – 50%

6. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(CCC)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision CCC may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL8

- (i) Regulations: Subject to the RL8 regulations for detached dwellings except where in conflict, the following shall apply:
1. The maximum residential floor area ratio of Table 6.3.3 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
 2. Minimum lot area, Interior Lot – 345 square metres

3. Minimum front yard to an inset porch – 2.0 m
4. Minimum interior side yard - 1.3 m on one side and 0.6 m on the opposite side
5. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
6. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
7. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
8. Maximum number of storeys – 3
9. The maximum width of a garage door shall not exceed 50% of the lot frontage
10. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
11. Minimum front yard landscaped open space – 50%
12. A coach house shall be permitted on a corner lot where the corner lot has access to a rear lane, provided the coach house:
 - a) is located a minimum distance of 0.6 m from the rear lot line;
 - b) is located a minimum of 1.2 m from the interior side lot line;
 - c) is setback a minimum of 5.0 m from the main building on the lot;
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 m
13. An accessory dwelling unit may be permitted within a coach house provided there is only one accessory dwelling unit on the lot.

7. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(DDD)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision DDD may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL9

(i) Regulations: Subject to the RL9 regulations for detached dwellings except where in conflict, the following shall apply:

1. The maximum residential floor area ratio of Table 6.3.4 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
2. Minimum front yard to an inset porch – 2.0 m
3. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
4. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
5. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
6. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
7. Maximum number of storeys – 3
8. Maximum height – 11 m
9. Minimum front yard landscaped open space – 50%
10. A coach house shall be permitted on a corner lot with a lot frontage of 9.2 metres or greater where the corner lot has access to a rear lane provided the coach house:
 - a) is located a minimum distance of 0.6 metres from the rear lot line;
 - b) is located a minimum of 1.2 metres from the interior side lot line;
 - c) is setback a minimum of 5.0 metres from the main building on the lot;
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 metres.
11. An accessory dwelling unit may be permitted within a coach house on a lot provided there is only one accessory dwelling unit on the lot

8. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(EEE)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision EEE may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL9

(i) Regulations: Subject to the RL9 regulations for detached dwellings except where in conflict, the following shall apply:

1. The maximum residential floor area ratio of Table 6.3.4 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
2. For the purposes of this section, the front lot line shall be deemed to be the lot line opposite to the lot line adjacent to a lane
3. Minimum front yard to an inset porch – 2.0 m
4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
5. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
6. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
7. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
8. Maximum number of storeys – 3
9. Maximum height – 11 m
10. Minimum front yard landscaped open space – 50%
11. A coach house shall be permitted on a corner lot with a lot frontage of 9.2 metres or greater where the corner lot has access to a rear lane provided the coach house:
 - a) is located a minimum distance of 0.6 metres from the rear lot line;
 - b) is located a minimum of 1.2 metres from the interior side lot line;
 - c) is setback a minimum of 5.0 metres from the main building on the lot,
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 metres.
12. An accessory dwelling unit may be permitted within a coach house on a lot provided there is only one accessory dwelling unit on the lot

- 9 Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(FFF)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision FFF may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RM1.

- (i) Regulations: Subject to the RM1 regulations for townhouse dwellings except where in conflict, the following shall apply:

1. Townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings and back-to-back townhouse dwellings shall be permitted
2. The private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
3. Minimum lot area per unit – 162 square metres
4. Minimum front yard – 4.5 m
5. Minimum flankage yard – 2.0 m
6. Minimum interior side yard – 1.5 m
7. Minimum distance from the rear property line to an attached garage building accessed off a lane rear – 6.0 m
8. Minimum separation distance between buildings containing dwelling units – 3.0 m
9. Minimum separation distance between a residential building and a detached garage building accessed off a lane – 7.5 m
10. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
11. Maximum number of storeys – 4
12. Maximum height – 16.0 m
13. Minimum outdoor amenity area per unit for lane accessed street townhouses – 30 square metres
14. Minimum outdoor amenity area for stacked townhouses accessed by a lane and back-to-back townhouse units accessed by a lane or underground parking – 11 square metres
15. An outdoor amenity area may include a deck located on the roof of an attached garage or a rooftop patio, but should not include a porch.

16. The maximum number of units per townhouse block shall not exceed eight
 17. Required parking for back-to-back townhouse dwellings may be provided underground or at grade provided that the at grade parking spaces are accessed by a lane that has no exposure to an adjacent public right of way.
10. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(GGG)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision GGG may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RH

- (i) Regulations: Subject to the RH regulations for apartments except where in conflict, the following shall apply:
 1. The maximum lot coverage of Table 6.3.4 shall not apply
 2. Permitted uses shall include townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, and apartment dwellings
 3. Minimum front yard – 4.5 m
 4. Maximum front yard – 6.0 m
 5. Minimum building step back above the fourth storey – 3.5 m
 6. Minimum flankage yard – 6.0 m
 7. Minimum interior side yard – 3.0 m
 8. Minimum rear yard – 7.5 m
 9. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments
 10. Maximum number of storeys – 12
 11. Minimum landscaping coverage – 40% of the lot area
 12. Minimum balcony depth – 1.5 m

13. If the height of the rooftop mechanical equipment exceeds 2.0 m, the mechanical equipment must be set back a minimum of 3.0 m from all roof edges
14. Where the rear yard or side yard of a lot containing an apartment building abuts a property in a RL3 - AAA, RL9 - DDD or RM1 - FFF zone, the building height above 12.5 metres shall be limited by a 45-degree angular plane measured from a height of 12.5 metres at the 7.5 metre setback from adjoining RL3 - AAA, RL9 - DDD or RM1 - FFF zone

11. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(HHH)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-

The lands subject to Special Provision HHH may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RH

- (i) Regulations: Subject to the RH regulations for apartments except where in conflict, the following shall apply:
 1. The maximum lot coverage of Table 6.3.4 shall not apply
 2. Permitted uses shall include townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, and apartment dwellings
 3. Minimum front yard – 4.5 m
 4. Maximum front yard – 6.0 m
 5. Minimum building step back above the fourth storey – 3.5 m
 6. Minimum flankage yard – 6.0 m
 7. Minimum interior side yard – 3.0 m
 8. Minimum rear yard – 7.5 m
 9. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments
 10. Maximum number of storeys – 12
 11. Minimum landscaping coverage – 40% of the lot area
 12. Minimum balcony depth – 1.5 m

13. If the height of the rooftop mechanical equipment exceeds 2.0 m, the mechanical equipment must be set back a minimum of 3.0 m from all roof edges
 14. Where the rear yard or side yard of a lot containing an apartment building abuts a property in a RL3 - AAA, RL9 - DDD or RM1 – FFF zone, the building height above 12.5 metres shall be limited by a 45-degree angular plane measured from a height of 12.5 metres at the 7.5 metre setback from adjoining RL3 – AAA, RL9 – DDD or RM1 – FFF zone
 15. Where the rear yard or side yard of a lot containing townhouse dwellings abuts a residential zone, the maximum height of the townhouse dwellings shall not exceed three storeys
12. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(III)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision III may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned MU3

- (i) Regulations: Subject to the MU3 regulations for mixed-uses except where in conflict, the following shall apply:
 1. Permitted uses shall include stacked townhouse dwelling
 2. Regulation 8.2.3.a) shall not apply
 3. The minimum height and maximum height provisions of Table 8.3.1 shall not apply
 4. Maximum front yard – 6.0 m
 5. Maximum flankage yard – 6.0 m
 6. Minimum interior side yard abutting a lot in any Residential zone – 3.0 m
 7. Minimum rear yard abutting a lot in any Residential zone – 7.5 m
 8. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments.
 9. Minimum number of storeys - 4

10. Maximum number of storeys – 12
 11. Maximum number of storeys for the podium - 4
 12. Minimum first storey height – 4.5 m
 13. A minimum of 75% of the façade of the first storey facing a public road shall be glazed
 14. The maximum floor area of an individual commercial use shall not exceed 372 square metres
 15. Where a surface parking area abuts a public road, a landscape strip with a minimum width of 3.0 m is required
 16. Parking spaces for non-residential uses may be permitted off-site within 300 metres to satisfy the minimum number of required parking spaces
 17. The maximum building footprint shall be 1,600 square metres
 18. If the height of the rooftop mechanical equipment exceeds 2.0 metres, the mechanical equipment must be setback a minimum of 3.0 metres from all roof edges
13. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(JJJ)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision JJJ may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

- a) For lands zoned C2
 - (i) Regulations: Subject to the C2 regulations for community commercial uses except where in conflict, the following shall apply:
 1. Minimum lot area – 0.5 ha
 2. Minimum front yard – 30 m
 3. Maximum front yard – 45 m
 4. Minimum flankage yard – 5 m
 5. Maximum flankage yard – 6 m
 6. The minimum interior side yard and rear yard provisions when abutting a lot in a residential zone, the maximum height provision, and the maximum total net floor area for all uses other than retail stores provision of Table 9.3 shall not apply

7. Minimum landscaping coverage – 50%

14. This By-Law comes into force upon the day it is passed if no appeal is filed pursuant to subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended. Where one or more appeals have been filed under subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this By-Law comes into effect when all such appeals have been withdrawn or finally disposed of, whereupon the By-Law, except for those parts which are repealed or amended by the Ontario Municipal Board pursuant to subsection 34(26) of the Planning Act, R.S.O. 1990, c. P.13, as amended, shall be deemed to have come into force on the day it was passed.

PASSED by Council this _____ day of _____, 2016

MAYOR

CLERK

**SCHEDULE 'A'
TO BY-LAW 2016-
PROPOSED ZONING
BY-LAW AMENDMENT**

SUBJECT LANDS
TO REZONE FROM "O2",
"O3 S", "M", & "N" TO
"R3.0AAA", "R3.5.BBB",
"R3.CCC", "R3.DDD",
"R3.EEE", "R3.FFF",
"R3.GGG", "R3.HHH",
"R3.III", "O2.JJJ", "O1", "N",
& "SMF"



October 31, 2018
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FIGURE 5 – PROPOSED ZONING