

From: [Karl Tuira](#)
To: [Town Clerk](#); [Members of Council](#); [Carr, Gary](#); [Kevin Flynn](#); john.oliver@parl.qc.ca
Subject: Thank you again Mayor Burton, Council and Kevin Flynn
Date: Friday, September 29, 2017 2:00:45 PM
Attachments: [GlenAbbey_1980.jpg](#)

Thank you Mayor Burton and council for supporting the community and voting against the development of the Glen Abbey Course. And thank you Kevin Flynn for stating that you support us.

I appreciated hearing each of your individual comments on the development.

The road ahead is still long, with the OMB (non elected - and sadly - corrupt) and the Conservation Review Board in front of us.

As several of you mentioned, I believe we are on the slippery slope of no return regarding development versus quality of life in the town, and in the province (and democracy versus rampant capitalism).

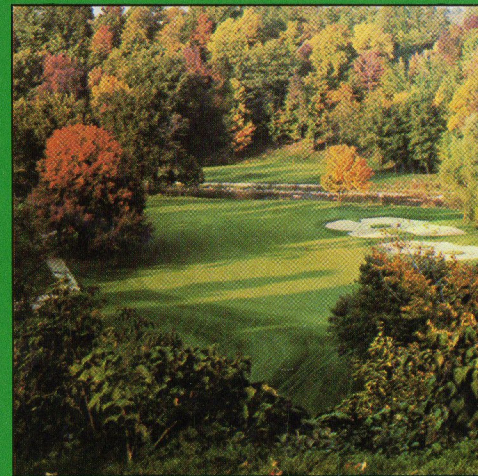
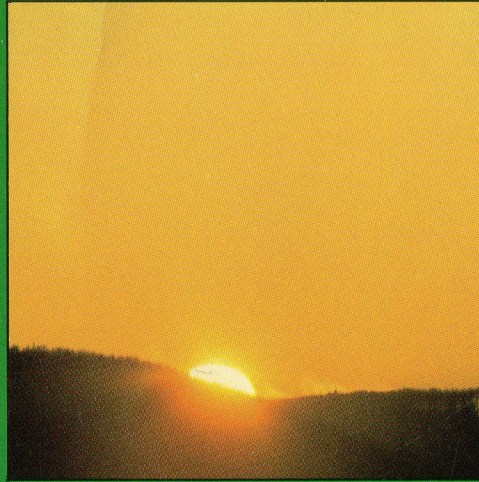
Council, we are behind you, and will support you all the way in protecting our quality of life, and more importantly, that of our children and grand children.

Thank you

Karl

(I am attaching the cover page of my 1980 Glen Abbey brochure. The town clerk scanned the whole document in after my speech.)

Introducing



Glen Abbey
the world class community
of the 80's



KEVIN FLYNN, MPP

Oakville

September 27, 2017

His Worship Rob Burton
Mayor of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mayor Burton:

I wanted to take this opportunity to express my admiration for the very professional conduct of your Oakville Town Council and staff in dealing with the very contentious and unpopular application to develop Glen Abbey Golf Course. I also want to acknowledge the strong advocacy by so many members of our community.

Recent reforms to the Planning Act implemented by our government have helped Oakville control its own land use destiny through decisions made by the elected officials on Town and Regional Council.

We've seen the end result of when the previous Progressive Conservative government sold Saw-Whet Golf Course to the private sector, and what potentially could have happened had they been successful in selling what is now Glenorchy Conservation area to the private sector for warehousing and employment.

Legislation to further reform the Planning Act and abolish the Ontario Municipal Board is currently before the Legislature and passed Second Reading today.

When this application was received, you asked that I allow you, Council and your excellent staff to take the lead in the defence of the Town's Official Plan. I fully support the actions you have taken to date, and you have my full support.

I look forward to continuing to work with you on ensuring that Council is successful in defending our Official Plan, and also ensuring that we formalize the retention of the Merton Lands and Deerfield Golf Course in public ownership very soon.

Thank you for the numerous meetings and keeping me informed on this very important issue. I look forward to continuing to preserve Oakville's heritage together. Please pass my regards to all members of council.

Sincerely,

Kevin Flynn
MPP for Oakville

Constituency Office

2318 Lakeshore Road West, Unit 2, Oakville, ON L6L 1H3
Tel 905-827-5141 | Fax 905-827-3786 | Email kflynn.mpp.co@liberal.ola.org

Queen's Park Office

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Mayor Burton, Town and Regional Councillors, my name is Janet Haslett-Theall. I am delegating on behalf of the Joshua Creek Residents Association and Chartwell Maple Grove Residents Association (Rick Snider is here on their behalf). We are delegating in regards to the Urban Structure, Cultural Heritage and Glen Abbey Recommendation Reports.

Tonight we are here to support all three of the Town Staff's recommendations. The quality of the reports is exemplary and demonstrates thoughtful consideration of the issues that must be assessed and balanced in the management of growth for our Town. We acknowledge and appreciate the extensive time and effort spent by Town Staff, including important community consultations to arrive at these recommendations.

The foundation of these reports is Livable Oakville which was the result of careful thought, analysis and community consultation. The Guiding Principles in Livable Oakville provide assurances to residents that our community and neighbourhoods will be developed with regard for:

“Preserving and creating a livable community in order to:

preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods” ;

That principle alone speaks volumes about our expectations of what Livable Oakville and by its extension the Town Council must uphold when making decisions regarding development applications. Clublink's application is not consistent with this guiding principle.

As you know the plan appropriately identifies growth nodes making it clear where we will grow to be in compliance with Provincial and Regional mandates while achieving the vision for Oakville. From a resident perspective Livable Oakville provides important protection for stable residential neighbourhoods; an issue about which JCRA and CMGRA are passionate. It does this by directing development where intensification is supported by long term investments in infrastructure, including transit and by expressly emphasizing the importance of respecting the character of each neighbourhood.

So why are we supportive of the Urban Structure report? The Urban Structure report is consistent with the spirit and intent of Livable Oakville. In particular, the

recommendation to include the following in the Urban Structure Plan is exactly what residents expect of development applicants!

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.**
- 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.*

For us the facts speak for themselves: The Glen Abbey golf course area was not identified as a growth node when Livable Oakville was agreed to nor is it zoned for residential development. The location of the Abbey and its poor connections to main arterial roads would result in greater levels of intensification that are not planned for, significantly diminishing the quality of community that residents deserve. The application if approved would require channeling financial resources, away from other growth nodes which have already been agreed to and planned for. The magnitude of the Province, Halton and the Town's investments in the already approved growth areas is because they all support where the growth is planned. It is neither right nor appropriate to allow the proposed development at the Glen Abbey golf course to occur.

The Urban Structure review including Halton Region confirms that “the creation of new growth areas is not necessary to accommodate estimates of forecasted growth”. Therefore, we do not see a basis for the application to be granted.

In regards to Cultural heritage, we applaud the changes in respect to protecting Cultural Heritage Resources and in particular, the Town’s adherence to the following direction within the Provincial Growth Plan.

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

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

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

We have a plan that does just that: it’s Livable Oakville! We support the Urban Structure Recommendation and Cultural Heritage Recommendations as proposed by the Town Staff because they further frame the blueprint for growth in Oakville consistent with the vision of its residents. The Town staff’s Glen Abbey report fairly assesses the application and considers what is expressed in approved

planning documents. We concur with the recommendation to deny the application. We look to Town Council to make it clear by denying the application that development must comply with Livable Oakville, the expressed words, its spirit and intent.

To Clublink: we are appreciative and respectful of your operation of a world class golf course in our community. It is part of the fabric of our history and contributes on many levels to the Town. We hope you choose to remain a part of it for years to come.

Thank you for your time this evening and I will answer any questions you may have.

Presentation to Oakville Town Council on the Staff Report on the Development of
Glen Abbey Golf Course September 26, 2017 by Terence Young

I am here to speak in support of the staff recommendation to refuse the development request for Glen Abbey Golf course.

My wife Gloria and I have lived in Oakville for 32 years, in Glen Abbey for 25 years, and now in Lakeshore Woods: two communities so beautifully planned that daily, people from the other side of the world pull up roots and establish their future here. Oakville is not just livable. It is exceptional in the things that create a wonderful quality of life.

Our heritage was created by the residents who developed a culture of giving. The residents who helped their neighbours through thick and thin. People who contribute to the United Way, who founded and donate to organizations like our Community Foundation, The Fairshare Food Bank, Radius Youth services, and hundreds who dipped into their life savings and paid for equipment in our remarkable hospital.

The people who drive cancer patients to their appointments, or volunteer to run an annual Christmas party for children who otherwise wouldn't have one. The many who serve the rest of us on boards like Crime Stoppers, Oakville Green, Rotary and our residents' groups. That is our heritage.

Our residents also preserved our environment and made it accessible: Lake Ontario, trees, trails; and green space like Glen Abbey Golf Course which provides relief from asphalt, concrete, structures, roads, and traffic. That is our heritage as well.

The citizens of Oakville should have the right the **right to feel safe in their own home and community**. Not just from crime or flooding. Safe from outsiders coming in behind, or across the street, tearing up greenery to build roads and towers that change the entire character of their environment and local

community. Safe from putting too many people and cars in one place. Safe from losing privacy, peace and vistas we all enjoy.

People deserve to live without fear that the character of their community will not be 'demolished' because outsiders are in a hurry to make money.

They deserve ^{to} stay in their home as long as they want without being threatened, to enjoy the community they helped build, and leave it preserved for the next generation.

Because once it's gone. It's gone forever.

I believe this is an important issue for all of Ontario, and the Provincial government should act sooner, rather than later to intervene in Oakville; to set a precedent that the fate and future of Ontario communities such as ours should be decided by the ratepayers, and put an end to our democratic self-determination being over-ruled by developers.

September 26, 2017

Delivered

Mayor Rob Burton and Members of Council
Town of Oakville
Oakville Town Hall
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Attention: Vicki Tytaneck, Town Clerk

Dear Ms. Tytaneck:

Re: 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 Nos. OPA 1519.09, Z.1519.09 and 24T-17003/1519 - 1333 Dorval Drive, Oakville

Background

We are counsel to ClubLink Corporation ULC and ClubLink Holdings Limited ("ClubLink"), the owners of the Glen Abbey Golf Club property at 1333 Dorval Drive in the Town of Oakville (the "Lands") and the applicant in the above matters.

We are writing in response to the Recommendation Report of the Planning Services Department dated September 12, 2017 (the "Staff Report"), which we received on September 15, 2017, and is to be considered at this evening's Special Planning and Development Council meeting.

Please note that this submission is not intended to attempt to address each and every point in the Staff Report. Nor does this submission attempt to respond to the various agency and peer review comments appended to the Staff Report, other than to say that based on a preliminary review we do not agree with many of the comments and that we are confident that many other comments could be resolved simply through discussions among the technical experts, which has not yet happened for reasons that are discussed later in this submission.

Rather, at this time, we intend to focus our comments on five key topics.

Public Benefits of the Redevelopment Proposal

The first topic is one that is largely omitted from the Staff Report; namely, the numerous public benefits that would result from the approval of the redevelopment proposal.

Chief among these benefits is the potential for a significant amount of land to come into public ownership as publicly accessible green space, including the entirety of the valleylands and a significant portion of the tableland portion of the Lands.

Many of those who are in opposition to ClubLink's redevelopment proposal are characterizing the redevelopment plan as a loss of green space for the Town. However, in its current form, the only people who are able to enjoy the use of the Lands are ClubLink members, those who play golf and are prepared to pay the relatively high greens fees, or those who attend during the one week of the year in which Glen Abbey might host the Canadian Open – and we already know that Glen Abbey's days as host of the Canadian Open are numbered.

By contrast, as part of the redevelopment proposal, 54% of the land area, equivalent to approximately 124 acres, are proposed to be conveyed to a public authority as permanent green space for the benefit not only of those who might live in the proposed new housing units, but for the benefit of the entire community. This is a significant public benefit and an incredible opportunity for the Town and yet it attracts virtually no mention in the Staff Report.

In addition, from an environmental perspective, ClubLink's redevelopment plan achieves a tree canopy of 42%, which exceeds the Town's target of 40%.

The proposed redevelopment also includes a range of housing forms, including apartments, townhomes and single detached houses. The central location of the Lands within the built boundary allows area residents the opportunity to stay in their community as their housing needs change over their lifetime. The existing housing stock in the vicinity is largely comprised of single detached houses with limited choice for the alternative housing forms and higher densities being encouraged in the Growth Plan. Migration to these new housing forms will also allow the existing housing stock to turn over and accommodate the demand by younger families for larger houses, adding to the vitality and sustainability of the entire community.

From an economic perspective, according to the report prepared by the Town's economic consultant, the proposed development is estimated to generate approximately \$126 million in development charges. Given the site's location within the built boundary and its ability to readily access and efficiently utilize existing infrastructure, the proposed redevelopment will both pay for itself and contribute to other planned infrastructure projects by the Town and the Region to facilitate the servicing of both existing and new growth areas.

Further, the Town's consultant estimated the following economic benefits that would result from the redevelopment: Up to 6775 person years of employment during construction and approximately 300 person years of employment on an ongoing basis at build out; employment income of up to \$428 million for redevelopment and total spending of up to \$1.2 billion.

The redevelopment proposal is also expected to generate approximately \$30 million in incremental property taxes for various public agencies each year, including approximately \$9 million for the Town of Oakville.

Prior Contemplation of Redevelopment of the Golf Course

On page 43, the Staff Report seems to suggest that it has always been understood that the Lands would remain as a golf course or some other open space use, essentially as a permanent feature of the landscape, and cites a long-since repealed Town policy that referred to the golf course in this manner.

What staff has failed to note in conjunction with this statement are the various instances involving the Town where the redevelopment of the Lands has been contemplated, all well in advance of ClubLink's applications.

First, in the February 10, 1993 report of the Conservation Review Board (the "Board"), when the property was first proposed to be designated by the Town under the *Ontario Heritage Act*, the Board recommended that some land surrounding the RayDor Estate House be included within the designation to ensure that it would create a suitably sized lot if the golf course were to be redeveloped in the future:

"If a property envelope of some size is not associated with the designation of the house, then it becomes more difficult to preserve in the future when land-use or zoning changes might occur. In the Board's opinion, it would be more appropriate to include a small portion of land around the house. This can be accomplished by a registered plan or a metes and bounds survey and would basically create a suitably sized lot for such a large home, should a subdivision or other use be the ultimate fate of the golf course."

Second, in a report to Town Council regarding proposed Official Plan Amendment No. 139 in September 1998, Town staff noted that the Royal Canadian Golf Association (the owner of the Lands at that time) had requested that the Town's Official Plan recognize that if the existing golf course use ceases to exist, that the Lands may be used for future residential purposes. In response, Town staff advised that any future use of the Lands aside from the golf course should be subject to a detailed study/review, a separate amendment application and a public consultation process – of course, that is exactly what has happened in the context of the ClubLink applications.

Third, in a report commissioned by the Town in June 2006 and presented by the Town in evidence at an Assessment Review Board hearing in 2009, a professional land use planner retained by the Town concluded the following in respect of the Lands:

- (a) “The residential use of the tableland portion of the site would be a valid and reasonable alternative use of the lands”;
- (b) “A residential development consisting of a mix of housing forms would represent the highest and best use of the site”;
- (c) “An application submitted to develop the Glen Abbey Golf Club tablelands for residential uses would have merit and would be given serious consideration by the Town”; and
- (d) “Amendments to the Oakville Official Plan and Zoning By-law would be necessary. Based on existing policy in the Official Plan and recent decisions, it is reasonable to expect that these amendments would be approved.

Cultural Heritage Resources

With respect to the cultural heritage comments in the Staff Report, there appears to be a failure on staff’s part to recognize that to “conserve” cultural heritage resources does not mean that no change is permissible, or that cultural heritage resources must be retained in their entirety *in situ*.

ClubLink strongly disagrees with the contention in the Staff Report that the entirety of the golf course has cultural heritage value and that “any development resulting in removal of the golf course would not retain the cultural heritage value or interest” of the Lands. If the implication is that ClubLink would be required to operate and maintain the golf course in perpetuity, this represents a fundamental misreading of Ontario’s cultural heritage legislation and policies.

Simply put, the Town cannot use the *Ontario Heritage Act* to dictate a specific land use for the Lands. Indeed, the Town’s Planning Director has previously acknowledged that the Town cannot force ClubLink to continue to operate the golf course, just as the Town has no control over whether or not Glen Abbey hosts the Canadian Open in any future year.

Growth Management and Urban Structure

With respect to the growth management and urban structure comments in the Staff Report, Town staff continues to mischaracterize ClubLink's applications as establishing a new "Growth Area" in the Town, as that term is used in the Official Plan. In fact, ClubLink's application does not propose any change whatsoever to the Town's urban structure.

As noted in the Staff Report, "the Glen Abbey Golf Course is recognized as a 'Residential Area' on [the Town's Urban Structure Map in the Official Plan], and Residential Areas permit low, medium and high density residential development, public open space, as well as limited commercial and institutional/community uses, all of which are proposed uses within ClubLink's redevelopment plan.

The Town's Failure to Engage ClubLink in the Technical Review Process

Following the circulation of ClubLink's application materials to various Town departments and external agencies, we understand that the Town's Planning Services Department requested that comments be received by July 31, 2017.

As a result, ClubLink's planning consultant contacted Town staff shortly thereafter to request copies of all comments received. The initial request was not responded to, so a follow up request was made.

On August 10, 2017, Town planning staff advised ClubLink's consultant that copies of the technical comments received by the Town would be provided to ClubLink at the "earliest available opportunity". Regrettably, that assurance was not honoured.

As a result, ClubLink's planning consultant followed up with Town staff yet again, but still the Town did not provide ClubLink with copies of any of the technical comments received.

Rather, the first time that ClubLink and its consultants saw any of the technical comments was when the Staff Report was issued on September 15, 2017, which recommends refusal of the applications based in part on those same technical comments that had been withheld from ClubLink.

Ordinarily, technical comments received by a municipality will be provided to the applicant as they are received, or shortly thereafter, and the applicant will then be given an opportunity to review and respond to those comments in the form of a resubmission, and only after which would the municipal planning staff consider a recommendation report.

By contrast, in this instance, ClubLink was given no opportunity to respond to these technical comments before Town planning staff issued their recommendation to refuse the applications, which is now before Council.

Conclusion

ClubLink rejects the analysis of the applications as presented in the Staff Report and maintains its position that the redevelopment proposal has appropriate regard for matters of provincial interest, including the conservation of features of significant cultural interest and the appropriate location of growth and development; is consistent with the *Provincial Policy Statement*; conforms to the *Growth Plan for the Greater Golden Horseshoe*, conforms to the Halton Region Official Plan and the applicable policies of the Town's Livable Oakville Official Plan; and otherwise constitutes good planning.

Accordingly, we request that Council reject staff's recommendation to refuse the applications and, instead, we urge Council to endorse the redevelopment proposal submitted by ClubLink and to approve the applications.

Please ensure that we receive formal notice of any decision(s) made by Council regarding this matter.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client
Glen Schnarr / Colin Chung / Mark Bradley, Glen Schnarr & Associates Inc.
Michael McClelland, ERA Architects Inc.

September 26, 2017

The Town Clerk
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Good evening your Worship, Mayor Burton, Town Councillors, Town Staff and fellow Oakville Citizens. Thank you for allowing me the opportunity to speak in support of Oakville Town Council's approval of the recommendations as outlined in the Report from the Town Planning Services Department dated September 12, 2017 relating to Official Plan Amendments for Urban Structure Review (File 42.15.52. with related By-Laws 2017-079, 2017-080 and 2017-081), and the Cultural Heritage Policy Updates (File 42.24.016 with related By-Law 2017-089 for Livable Oakville). In addition, I am in support of Oakville Town Council's rejection of the Development Application for 1333 Dorval Avenue (Glen Abbey Golf Course) with its associated Official Plan Amendment and Zoning By-Law Amendment requests.

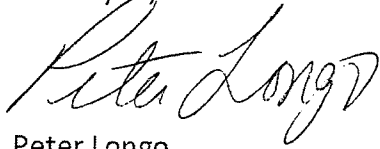
In reviewing the Town Planning Services' reports and recommendations relating to Urban Structure, Cultural Heritage Policy Updates, and the Development Application for Glen Abbey Golf Course, I recognize the thoroughness to which Staff considered all aspects of Provincial, Regional and Town policy requirements. This includes consideration of the Town's Growth Plan (2017), Provincial Policy Statement on land use planning (2014), the Halton Region Official Plan,

and the Livable Oakville Plan to name a few. The depth of review and analysis, including third party peer review, underlines the extensive process undertaken by Town Planning Services, which gives me great comfort as a concerned citizen that the correct steps and processes are being undertaken to effectively provide guidance to our Town Council.

As someone with an urban environmental planning background, a parent of four children, employed as a businessperson in the public healthcare sector, and being a long-time volunteer in the community, I view options for places to live slightly differently than your average citizen. The lens in which I scrutinize all aspects of a community factors in economic, social and environmental considerations – all of which the Town of Oakville historically and presently does an excellent job of managing. We should be proud of how the Town of Oakville is considered in the Top 5 most liveable cities in Canada. We should be proud of how the Town is within the safest regions of Canada. We should be proud that the Town has a Natural Heritage System that is the envy of other municipalities across the GTA, Provincially, Nationally and Internationally. It is with great confidence that I have chosen to live and raise my children in the Town of Oakville. I know that the Town Planning Staff, with careful and well thought out consideration, recommends that Town Council reject the Development Application for Glen Abbey Golf Course. Both Staff and Council know that if the Glen Abbey Golf Course is allowed to be developed, it will tear the heart out of this amazing Town. All the previous careful consideration of balancing the various tangible and intangible aspects of what defines and differentiates this amazing community will be unravelled to unparalleled proportions.

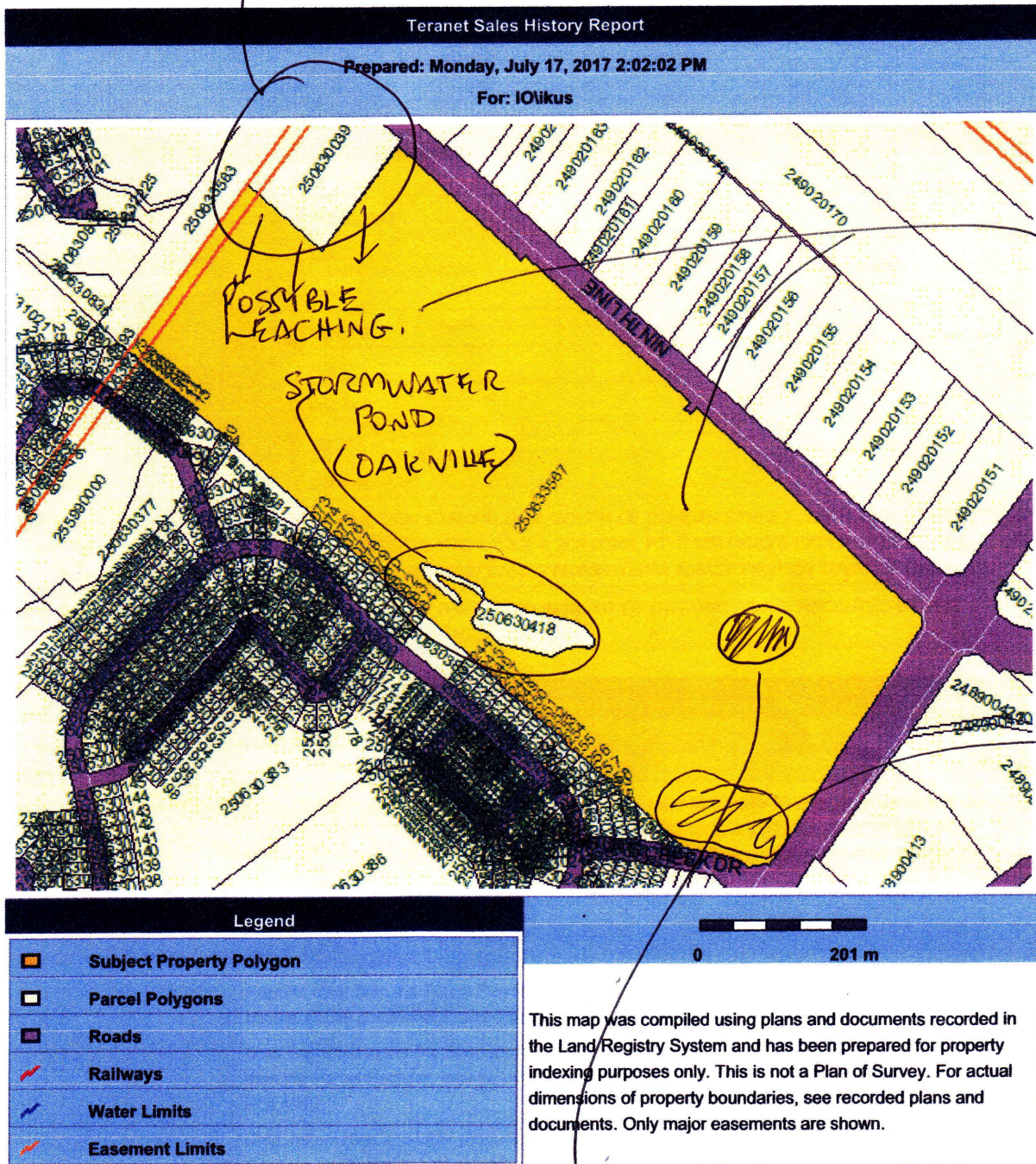
Your Worship, Mayor Burton, members of Town Council, please continue to nurture and protect those aspects of Oakville that define it!

Thank you,

A handwritten signature in black ink that reads "Peter Longo". The signature is written in a cursive style with a large, looping initial "P".

Peter Longo
[REDACTED] Denfield Terrace
Oakville, Ontario
L6M 1Z8

3 SEPARATE OWNERS OF "THE PARKWAY"
 NINTH LINE DUMP (INDUSTRIAL)
 OWNED BY OAKVILLE - NEVER
 ADMITTED IN ANY WAY.



AREA OF VERY RECENT
 ILLEGAL DUMPING
 (APPROX 50 TRUCKLOADS).

From: [Ed Langill](#)
To: [Town Clerk](#)
Subject: Redevelopment of Glen Abbey lands - 1333 Dorval Drive
Date: Tuesday, July 18, 2017 8:16:46 AM

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

From: [Carol Dineen](#)
To: [Town Clerk](#)
Subject: From Oakville resident
Date: Tuesday, July 18, 2017 7:42:27 AM

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

From: [Salim Bhanji](#)
To: [Town Clerk](#)
Cc: salima.esmail2@gmail.com
Subject: Re: Let's Keep Glen Abbey Golf Course - A Heritage /Cultural Jewel of Oakville, Ontario and Canada
Date: Monday, July 17, 2017 1:37:09 PM

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 [REDACTED] 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] GOLFWIEW CRT

Salim Bhanji & Salima Esmail

From: [Neil Huddleston](#)
To: [Town Clerk](#)
Cc: pchuddleston@aol.com
Subject: Proposed Glen Abbey redevelopment
Date: Saturday, July 15, 2017 1:59:16 PM

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 its quest to be Canada's most livable city.

Please reject this proposal

Thank you

Neil & Pauline Huddleston

From: [Walter Moran](#)
To: [Town Clerk](#)
Subject: Club Link™s development
Date: Friday, July 14, 2017 9:32:45 AM

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



From: [Robyn Dafel](#)
To: [Town Clerk](#)
Subject: GLEN ABBEY GOLF CLUB
Date: Friday, July 14, 2017 1:35:15 PM

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

From: [Grace Cleary-Yu](#)
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
Date: Thursday, July 06, 2017 1:48:54 PM

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 [REDACTED] 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]

On Apr 24, 2017, at 11:26 AM, Jill Marcovecchio <jill.marcovecchio@oakville.ca> wrote:

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

From: [Barbara Macpherson](#)
To: [Town Clerk](#)
Cc: [Jim Grant](#)
Subject: July 19th Meeting to discuss Glen Abbey Golf Course Development Plans
Date: Thursday, July 06, 2017 6:18:22 PM

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



From: [Scott Stevenson](#)
To: [Town Clerk](#)
Subject: Keep Glen Abbey Golf Course!
Date: Tuesday, July 18, 2017 8:52:40 AM

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.

From: [Laura Evans](#)
To: [Town Clerk](#)
Subject: Glen Abbey
Date: Friday, September 15, 2017 5:31:39 PM

We, as residents and taxpayers of Oakville, are very concerned about more urban sprawl at Glen Abbey Golf Course. We are requesting the town of Oakville NOT to rezone this 230 acre green space.

Than you,

Laura Evans
Jim Killip
Alison Bertrand

█ Creek Path Ave
Oakville
L6L6t5
█

From: Michael Ennis [REDACTED]

Sent: Thursday, September 14, 2017 7:30 AM

To: Mayor Rob Burton

Subject: Opposition to developement

Dear Mr. Mayor:

This is to register my opposition to the destruction of Glen Abbey Golf Course and the development proposed by Clublink.

Yours truly,

Michael Ennis

[REDACTED] Dorval Dr.

Oakville

From: [Harry Burgess](#)
To: [Town Clerk](#); [Members of Council](#); [Mayor Rob Burton](#); [Robert Burgess](#)
Subject: Glen Abbey
Date: Thursday, September 14, 2017 1:16:58 PM

Dear Sir or Madam

I fully support the Oakville Council's efforts in trying to keep Glen Abbey as green space and prevent its development.

I have spent some time in New Zealand. The development of communities there strictly protects green space, even the NZ "developers" support this. Are there no other communities in Canada to which one could point and say "look what was done here to prevent nearly ALL the green space being converted to bricks and concrete?"

Cheers,

Harry Burgess

From: [Linda Morawiec](#)
To: [Town Clerk](#); [Members of Council](#); [Mayor Rob Burton](#)
Subject: Save Glen Abbey Golf Course!
Date: Saturday, September 16, 2017 10:01:55 AM

Please do not rezone Glen Abbey Golf course. The present building being done on the north side of Dundas is bad enough(squishing in all that can be put in), but to destroy 1232 trees to put up condo's, apartments , townhomes, probably stacked townhomes will add too dense a population in that area. Glen Abbey is beautiful and full of vegetation & trees. It would be dreadful decision to change all that.

Please save Glen Abbey.

Linda Morawiec

From: [Angela Parsons](#)
To: [Mayor Rob Burton](#); [Members of Council](#); [Town Clerk](#)
Subject: Glen Abbey Golf Course Development
Date: Wednesday, September 13, 2017 5:03:14 PM

Dear Mr. Mayor and Members of Council,

I recently asked Google to tell me a joke. Always the helpful assistant, it responded with, "What is the difference between ignorance and apathy?" Hmmm, timely question Google.

I have been following the Glen Abbey development application since I first became aware of it about a year ago. I admit initially I was ignorant. My reaction was something like, "No, they couldn't. No, they wouldn't. Why would they want to destroy a beautiful course where, quite literally, 'the world comes to play'?" I carried on blindly hoping the developers would go away until I realized that the plan could indeed go ahead unchallenged unless private citizens got involved. I had to get the facts. Lucky for me, I was able to join a growing movement of people who were clearly better informed.

As I dipped my toe in I was surprised to see that there were many people who were even more uninformed than me when it came to the development. One of the more outrageous notions I have read is that Oakville needs affordable, high-density housing and developing Glen Abbey will be the solution. Well, the high-density idea hits close to the mark, but affordable I very much doubt. Living on a course where the giants of golf have walked the fairways nearly 30 times will come with a big price. I think we can dismiss the idea that this is an altruistic act on the part of the developers.

I have encountered people who think that Glen Abbey is 'just a golf course'. Yes, it is a golf course but not just any golf course. It is the unofficial home of the Canadian Open. It is the site where golf history has been made. It is a Canadian course that is known around the world. Still, some people remain unimpressed and say, "I don't follow golf so why should I care?" Those people care when they realize it is also approximately 229 acres of green space next to a flood plain. The devastation recently caused by Hurricanes Harvey and Irma is a reminder of why we need to preserve green space. We learned that lesson right here in 1954 when Hurricane Hazel tore through southern Ontario. To this day my parents' home, brand new in 1954, bears a scar from Hurricane Hazel in the form of a flood line along the cinder block basement walls. It is a reminder that water is a powerful and relentless force. There are guidelines in place to protect the Greater Golden Horseshoe from such natural disasters. Why would we want to put Oakville at risk by paving over such a large swath of green space next to a flood plain?

The other misconception I have heard when talking to people is the idea that a big corporation will always win. In fact, many people seem to believe they already have. With that mindset they think there is little they can do to affect the outcome so why bother. Perhaps this is the result of good marketing on the part of developers or the idea that might is right. I don't have the answer to that question but I believe it has led to many people throwing up their arms and saying, "Why bother trying to save the course because in the long run we won't win." Frankly, that just makes me sad. We live in a wonderful country where we have the right to express our opinion. Let us never forget it.

As for Google's joke, "What is the difference between ignorance and apathy?" The answer was, "I don't know and I don't care." Well, thanks to the hard work of a group of dedicated and passionate volunteers the people of Oakville do know and they do care. On behalf of thousands of citizens, I respectfully ask that Council continue to protect Glen Abbey Golf Course from development.

Yours sincerely,

Angela Parsons

From: [Stephanie & Jason Carne](#)
To: [Town Clerk](#)
Subject: Re: ClubLink Corporation ULC and ClubLink Holdings Ltd., File No. OPA.1519.09; Z.1519.09; 24T-17003/1519, Ward No. 4
Date: Wednesday, September 13, 2017 8:40:37 PM

Hi

I am writing in reference to the council meeting on Sept. 26/17 to discuss the re-zoning of Glen Abbey. I do not agree with re-zoning this land.

The land is an important cultural landmark in Oakville and is extremely valuable to the town in its current form as one of the top golf courses in Canada and home of the Canadian Open. I do not agree with the proposed development for the land as its too dense, too many houses, too much commercial space. There has not been sufficient environmental impact studies for the proposed development to proceed. I do not understand how the Ontario Municipal Board could have found in favour of Clublink in their decision, unless they were bribed. I don't know a single person in Oakville who is in favour of this proposed development. The entire country should be looking carefully at Clublink because it appears their business model is to run a golf course for a few years and then propose to develop it.

Kind Regards
Stephanie Carne

From: [Lesley Hugill](#)
To: [Members of Council](#)
Cc: [Town Clerk](#); [Mayor Rob Burton](#)
Subject: Opposition to the development of Glen Abbey
Date: Thursday, September 14, 2017 8:01:24 PM

I'm writing to express my concerns about the possible development of Glen Abbey Golf Course.

Oakville is no longer the "Town" that I moved to 25 years ago. I realize the Official Plan must accommodate tens of thousands of people for the future, but at what expense? It seems to be at the expense of green space (Saw Whet, Deerfield, all of the land North and East of the new hospital over to Sixteen Mile Creek). Every single larger tract of green space in Oakville is disappearing. This is your chance to save one small piece. Once it's gone, it's gone. We can never go back.

I do not live in the Glen Abbey area of Oakville. I don't even golf, but I am concerned about the development in so many ways:

IT WAS NEVER IN THE PLAN - The plan designated 5 areas in our town for development but Glen Abbey was NEVER part of that plan.

MAJOR CONSTRUCTION FOR YEARS - The proposed development construction in the middle of an established community will last many, many years causing dirt, noise and traffic delays. The trees will be demolished as the owners bulldoze the property to squeeze in over 3200 homes, including 9 to 12 story apartment buildings, retail, and commercial properties on the land.

MASSIVE TRAFFIC IMPACT - The long term impact of over possibly more than 9000 ADDITIONAL trips a day on Dorval Drive and Upper Middle Road will impact travel for everyone who use these streets. Think (3200 homes x 1.5 vehicles/home average x 2 trips/day + delivery and service traffic). The transit of everything from commuters, school buses to emergency vehicles will be slowed by the significantly increased traffic volume and the addition of a proposed exit/entrance on Dorval and additional traffic signals on Upper Middle road.

I don't live in the Glen Abbey area but I do drive around Oakville for work, shopping etc. It's already a traffic nightmare to travel around.

REZONING SHOULD BENEFIT THE COMMUNITY AS A WHOLE - This proposed rezoning profits the developer, not the town, or citizens of Oakville. It does not fulfill the Town's objective of being "the most livable town in Canada" and should be rejected by all citizens.

Sincerely,

Lesley Hugill

From: [ibarabas ibarabas](#)
To: [Town Clerk](#)
Subject: Save Glen Abbey
Date: Saturday, September 16, 2017 11:29:00 AM

Dear Town of Oakville,

I would like to express my concern about turning Glen Abbey golf course area into an extremely high density (3200 homes!!) residential area. This will drastically change the character of North Oakville for worse. The beautiful green area will disappear forever. Please act responsibly and with a vision for the future of Oakville.

Jaroslav Rybicky

Oakville, ON

From: [Gus Marquez](#)
To: [Mayor Rob Burton](#); [Town Clerk](#); [Members of Council](#)
Subject: No to Rezoning Glen Abbey
Date: Saturday, September 16, 2017 3:53:31 PM

Dear Mayor, Council, and Town Clerk of Oakville:

I grew up in Oakville, and attended elementary school (since grade 4) and all of Abbey Park High School, in Oakville. Since 1999, I have seen our town grow and develop and become home to thousands of more people. I am proud we are an inclusive community.

I remember in Grade 9, learning about Oakville being a planned community. We had a Grand Plan for development to ensure responsible development, balancing homes with wildlife areas (eg. our creek system) and parks and other green space for our community members to enjoy.

The development of Glen Abbey Golf Course into homes would not be in the community's interests. I am worried that developing this area is a consequence of the recent property price boom, which is turning this green space into an attractive development target. Since 2010, I do not remember this area's development being considered in Oakville's Grand Plan (and this Plan stretches out years in the future). Presumably, the Grand Plan has Oakville's Residents' best interest in mind.

I ask the Council, Councillors, and all our distinguished decision makers to keep Oakville current residents' best interests in mind. I support the owners of Glen Abbey Golf Course's agency when making business decisions. But just as every resident must abide by our Bylaws and zoning requirements (eg. I cannot start a business in my basement), ClubLink has a duty to also be a good neighbour.

Please do not approve the Rezoning of the Glen Abbey Golf Course. The future of this green space in the heart of our town has a vital role in the livability of Oakville.

Please feel free to contact me if you would like to continue the conversation.

A concerned resident,

Gustavo Marquez jr

From: [Neil Huddleston](#)
To: [Mayor Rob Burton](#); [Members of Council](#); [Town Clerk](#)
Subject: Glen Abbey
Date: Sunday, September 17, 2017 12:50:16 PM

Good afternoon,

I wanted again to voice my opposition to this rezoning application and ask you to vote against it.

Very specifically, having read the staff report on the issue (and appendices), I wanted to commend the staff and the peer reviewers for their thoroughness and attention to detail.

Given the significance of this application this report covers extremely well the issues and concerns being raised by citizens and other issues I personally had not heard.

Another step on the journey until the Council vote September 26th and following actions, but a significant one.

And finally, if I have had the time to read it thoroughly- so has the applicant.

Well done, thank you.

Neil Huddleston

From: [jolene willacy](#)
To: [Town Clerk](#); [Members of Council](#); [Mayor Rob Burton](#)
Subject: SAVE Glen Abbey Golf Course
Date: Thursday, September 14, 2017 10:19:27 AM

My husband and I would like to voice our opinion on Glen Abbey Golf Course.

With all the years of infill building that has gone on, and the piles of condos stacking up everywhere, it would be great if Council would stand up, and protect the one greenspace that is the pride of Glen Abbey.

If nothing else, it should be a beautiful park space for everyone to use, if it will no longer operate as a golf course. The area itself, with the ravine, the creek and the cliffs is amazing. The fall colours bring everyone out to photograph ... the thick cover of trees in the summer as you drive or walk over the bridge is to die for. WHY must you plunk apartment blocks, condos, and single family homes on this beautiful property?

NO. Leave it as it is, or turn ALL of it into a beautiful park that everyone can spend time in. The paltry acreage the builders want to donate as park is laughable. The traffic glut, noise, and pollution unbearable. We will be no different than that ugly City of Mississauga.

We haven't yet figured out what you mean when you say: "Come to Oakville, for Quality of Life." You seem hell bent on creating the opposite.

Regards,
Jolene Willacy
Robert Willacy

-----Original Message-----

From: Mary Everett [REDACTED]
Sent: Wednesday, September 13, 2017 2:46 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Glen Abbey Golf Course

Hello,

Just a brief note to request that the by-laws not be changed. These changes would only benefit the developers and not the people of Oakville. It makes Oakville a less liveable city. Thank-you so much for your consideration to this matter.

Mary Everett

From: [Beatrice Masini](#)
To: [Mayor Rob Burton](#); [Members of Council](#); [Town Clerk](#)
Cc: [Beatrice Masini](#)
Subject: Glen Abbey Golf Course
Date: Wednesday, September 13, 2017 2:19:08 PM

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. I am very confused about what Liveable Oakville really means? Due to the increase of population some development is necessary but the extend of this one seems way out of proportion. This project looks like a Money Driven Eagle Land Grab. The infrastructure of our town cannot support the addition of 3,222 additional units concentrated in that area. This is unreasonable and irresponsible from a planning perspective.

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, young people and retirees

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 monster development project.

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.

We have lived more than 35 years in Oakville and hope to be able to now enjoy many years of retirement in a Liveable community. 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,
Beatrice Masini

From: marwich@aol.com
To: [Town Clerk](#)
Subject: Glen Abby should not be used for development. Save Glen Abby
Date: Saturday, September 23, 2017 2:22:17 AM

From: [Mark Steiman](#)
To: [Town Clerk](#)
Subject: Objection to the Development of Glen Abbey
Date: Saturday, September 23, 2017 9:35:46 AM

Hello,

Although I do not live in the Glen Abbey neighbourhood, the negative impact of this development will be felt by the entire community across Oakville and Halton Region.

On behalf of my family, friends, and as a real estate professional, my clients and prospective clients, I object to the proposed rezoning of the lands known as Glen Abbey based on the following:

1. It conflicts with the existing plan of development the Town has in place that supports Livable Oakville already adopted by Town Council.
2. Town planners have already indicated 6 areas for controlled growth and intensification.... Glen Abbey was never considered for development.
3. The development will constitute increased traffic congestion for the immediate area and create a bottleneck for commuters going to work during rush hour and local traffic.
4. There is no infrastructure in place to accommodate an additional community of 10,000 people.
5. The property is a significant brand of Oakville as it reflects the balance of green space and urban living.
6. As a golf course, Glen Abbey is world renowned.
7. The property is home of existing Heritage Buildings and has a history significance both from a natural watershed and land use perspective.
8. The Town planning department has provided an in-depth, non-biased analysis of the proposal and has recommended the application be denied and has provided a number of reasons why this development should not be allowed in their official report to Council.
9. Town Council should recognize this significance of this property to Oakville's heritage as evidenced by the unanimous vote to designate the property as a Cultural and Heritage site. Refusing the proposed development will be consistent with the wishes of the constituents.
10. If successful, and the rezoning application is denied, the OMB should not overturn the decision by the municipality.

These are only some of the reasons why development should not take place and I firmly believe the Town of Oakville needs to protect this property as a legacy for the future.

Respectfully,
Mark Steiman
[REDACTED] Fleetwood Road,
Oakville L6H 3C7

[REDACTED]

From: [Maggie Kallion](#)
To: [Town Clerk](#)
Subject: Glen Abbey Development proposal
Date: Saturday, September 23, 2017 9:22:53 AM

We have been residents of Oakville for almost 30 yrs and presently live just north of Glen Abbey off West Oak Trails. We are watching the progress of the proposed development with trepidation as we, like many others, don't believe development of these lands is in the best interest of Oakville. Glen Abbey has a historical significance to Canada and Canadian golf which should not be lost. Additionally, there is the issue of density for the area. Dorval is already extremely busy and the planned density would exacerbate an already aggravating traffic problem.

I am unfortunately out of town else I would be at the rally on Tuesday. Please consider this email my family's protest against acceptance of the development of Glen Abbey.

Marjorie Kallion
[REDACTED] Treetop Terrace
Oakville

From: [Harris, Mark](#)
To: [Town Clerk](#)
Subject: Glen Abbey
Date: Saturday, September 23, 2017 10:12:56 AM

Hi there,

This email is to express my concerns about the development at Glen Abbey. The golf course has been an important part of the community for many years. To let ClubLink use the land to try and dig themselves out of bankruptcy would be an awful stewardship of the landscape in Oakville. I realize it is private land, but there is much precedent for restricting even what trees can be cut down on private land. This seems like a whole different level

If some compromise must be made, why not suggest a small low rise condo development on the site of the Canadian golf hall of fame. Clublink is clearly just after the cash due to their financial difficulties

thanks

Mark

Mark Harris

Principal

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [Ken Galway](#)
To: [Town Clerk](#)
Subject: Glen abbey
Date: Saturday, September 23, 2017 7:04:04 PM

You would be destroying a historical piece of golfing history if you destroy Glen Abbey.

There is plenty of land and places around Oakville to be built up on. Do not give into the building corporation because they want that land, they want it so they can destroy its history and persona. That is what is known as corporate greed and selfishness and those who give into it and bow down to it are just as guilty as the corporation.

Save Glen Abbey and save its glorious land and history. Keep Glen Abbey the way it is..... beautiful and majestic.

Thank you,
Kenneth Galway

From: [grace](#)
To: [Town Clerk](#)
Subject: please save glen abbey!
Date: Saturday, September 23, 2017 1:38:19 PM

hi,

i am raymund trinidad of [REDACTED] briargrove circle oakville and i would like to join the petition to save glen abbey.

thanks

raymund trinidad

From: [Rosa Marquez](#)
To: [Mayor Rob Burton](#); [Town Clerk](#); [Members of Council](#)
Subject: DO NOT APPROVE THE REZONING OF GLEN ABBEY GOLF COURSE FOR THE BENEFIT OF ONE BUILDER AND THE DETERIORATION OF ALL OAKVILLE RESIDENTS
Date: Saturday, September 23, 2017 6:40:48 PM

Dear Mayor, Council, and Town Clerk of Oakville:

I have been living in Oakville for 18 years and raised my children in this wonderful town, a privileged place in the polluted world of today.

We as a family have seen our town developed in a planned way and are ready to dedicate all our efforts and energy to keep it this way for the benefit of all.

Oakville has always being a planned and inclusive community and this is what makes me and my family be proud of being part of it .

Responsible development has been at the heart of Oakville values, balancing homes with wildlife areas (eg. our creek system) and parks and other green space for our community members to enjoy.

The development of Glen Abbey Golf Course into homes would not be in the community's interests. I am worried that developing this area is a consequence of the recent property price boom, which is turning this green space into an attractive development target. There are other places where to start homes in Oakville where zoning has already been approved for such developments.

I do not remember Glen Abbey's development being considered in Oakville's Grand Plan (and this Plan stretches out years in the future). This Grand Plan has Oakville's Residents' best interest in mind centered in always preserving green spaces, allowing us to breath and improve our livelihood.

I ask the Council, Councillors, and all our distinguished decision makers to keep Oakville current residents' best interests in mind. I support the owners of Glen Abbey Golf Course's agency when making business decisions. But just as every resident must abide by our Bylaws and zoning requirements (eg. I cannot start a business in my basement), ClubLink has a duty to also be a good neighbour.

Please do not approve the Rezoning of the Glen Abbey Golf Course. The future of this green space in the heart of our town has a vital role in the livability of Oakville.

We will be at Town Hall on Tuesday the 26th of September at 6:15pm for the rally and for the meeting at 7:00pm to support the right of the citizens of Oakville to breath clean air and to support the enforcement of established development regulations for all businesses.

Please feel free to contact me if you would like to continue the conversation.

A concerned resident,

Rosa Marquez

Home [REDACTED]

Cell [REDACTED]

From: fibrana@aol.com
To: [Town Clerk](#)
Subject: Fwd: Future of Glen Abbey Golf Course - Important Meeting Sept 26/17
Date: Saturday, September 23, 2017 11:00:29 AM

-----Original Message-----

From: fibrana
To: allan
Sent: Fri, Sep 22, 2017 3:55 pm
Subject: Re: Future of Glen Abbey Golf Course - Important Meeting Sept 26/17

Dear Alan:

As I pointed out at the recent meeting our tree canopy would be greatly reduced if Glen Abbey development took place. We must have lost thousands through the ash tree problem.

Further I would like to refer you to a very interesting speech by MPP Percy Hatfield yesterday or the day before on OMB and city/town councils. A very thorough presentation.

Regarding the increase in population density, I wonder why we cannot establish new towns in our vast country. Israel is doing it all the time.

It does not make sense to double our present town population so that we would all live in mega metropolises.

Sorry we cant make the meeting but you have our support.

Kind regards

Otto Sternbach

From: [Heather Maclean Harris](#)
To: [Town Clerk](#)
Subject: Save Glen Abbey!
Date: Saturday, September 23, 2017 9:30:50 AM

Urging all the town councillors to protect our town's green space and deny Clublink's atrocious application to turn a good part of Glen Abbey into a residential and commercial nightmare.

Regards,
Heather Harris

From: [Decie Sharpe](#)
To: [Town Clerk](#)
Subject: Save Glen Abbey
Date: Saturday, September 23, 2017 4:08:43 AM

Please conserve this glorious green space, which, for many, many years, has become Oakville's "Pride and Joy" landmark known as Glen Abbey Golf Club. We have seen this beautiful little town, grow into a small city, with highways, super highways, many new developments of closely built houses, and malls, large and small every tree cut down to make room for more of the same. It would be a travesty to see this incredible green space decimated, for what, to fill the bank accounts of some money hungry developers. We don't have the roads to accommodate all the traffic caused by the explosion in new residents filling all the housing that has been bui

From: [Diane Richards](#)
To: [Town Clerk](#)
Subject: Glen Abbey
Date: Saturday, September 23, 2017 8:16:56 AM

As a resident of Oakville, I support the city and its residents in keeping Glen Abbey, as it is. The golf club is a hallmark in this town . The green space continues to offer a special feature to our town that defines oakville. The Canadian Open is an important part of the clubs annual roster that puts our town on the map! I do not play golf , however appreciate the beauty and entertainment the course provides for so many who do, and for those of us who do not, to walk into the grounds, drive by on Upper Middle road...it is peaceful, beautiful and calming. We do not have the infrastructure to support more homes and traffic in this area. Every parcel of greenery' does not have to be developed.
Work hard city council.. to keep Glen Abbey.

Diane Richards

From: [Decie Sharpe](#)
To: [Town Clerk](#)
Subject: Re: Save Glen Abbey
Date: Saturday, September 23, 2017 4:23:56 AM

My apologies, my email was accidentally sent prematurely.

To finish, please, please save this beautiful greenspace in the middle of our town.

Sincerely,
Decie Sharpe

> On Sep 23, 2017, at 4:08 AM, Decie Sharpe [REDACTED] wrote:

>

> Please conserve this glorious green space, which, for many, many years, has become Oakville's "Pride and Joy" landmark known as Glen Abbey Golf Club. We have seen this beautiful little town, grow into a small city, with highways, super highways, many new developments of closely built houses, and malls, large and small every tree cut down to make room for more of the same. It would be a travesty to see this incredible green space decimated, for what, to fill the bank accounts of some money hungry developers. We don't have the roads to accommodate all the traffic caused by the explosion in new residents filling all the housing that has been bui

>

From: [Pike, David](#)
To: [Town Clerk](#)
Subject: Glen Abbey
Date: Saturday, September 23, 2017 11:28:12 AM

I live on Beechgrove Crescent and I am against development in Glen Abbey because of traffic flow concerns. There are times when I have to wait forever to turn into 4th line
Stop the madness. I love where I live. Please do not destroy the quality of my life. Stop this development.

From: [David Clattenburg](#)
To: [Town Clerk](#)
Cc: allan@elgar.ca
Subject: Future of Glen Abbey Golf Course
Date: Saturday, September 23, 2017 9:57:34 AM

Dear Town Clerk of Oakville,

We reside at Forest Ridge, a townhome community adjacent Glen Abbey golf course. We add our voices in opposition to allowing the proposed development to proceed for reasons of maintaining community green space and, slowing what's become a rapid densification of the Town.

According to traffic studies that are now several years old, peak period traffic would more than triple once the development was fully built out. This will be untenable, there's limited opportunity to expand Dorval Drive road lanes any further, this feeder route to the GO station includes Kerr St with several hundred metres of 1-lane restriction. It's disingenuous for ClubLink to suggest traffic will not be a problem.

For Heritage, cultural, historical, environmental and aesthetic reasons, please say No to this development proposal.

Thank you,

David Clattenburg & Sandra Szabo
50-1267 Dorval Drive

From: [Judy Mclellan](#)
To: [Town Clerk](#)
Subject: Glenn Abbey
Date: Saturday, September 23, 2017 10:44:24 AM

Hello,

I'm very much opposed to developing the property where Glenn Abbey golf course sits. Infrastructure is not there to support the number of people and cars that would be added to in the area.

Thanks
J McLellan

From: [Kathryn Annan](#)
To: [Town Clerk](#)
Subject: ClubLink subdivision plan
Date: Saturday, September 23, 2017 1:10:47 AM

As residents of Oakville for 32 years, who live about a quarter of a kilometer from the main gate of Glen Abbey, my husband and I are appalled by the concept of turning the golf course into a subdivision. We are not golfers, so that has nothing to do with our concerns.

The impact of the traffic volume will be disastrous. There is only one real entrance to that parcel of land, the current main gate on Dorval Drive. The back service entrance is on Upper Middle Road, immediately west of the Smith-Triller Viaduct, and is not appropriate for entering from both east or west, nor exiting the area in both directions, only to the east.

Unless you are planning to let them expropriate houses in Fairway Hills to put in another access to Dorval Drive, it will be a very unsafe location with such limited access for emergency services. It will also create gridlock on Dorval Drive, if one entrance serves the high traffic volume brought about by the density of ClubLink's current plan.

Oakville has long gained from the prestige of hosting the Canadian Open there.

The land mass also contains environmentally sensitive areas in the ravine. Therefore, building in the ravine is out of the question, also because it is a flood plain. Building on the upper edge of the ravine is inappropriate due to erosion. In 32 years, we have witnessed a great deal of erosion in many places along the ravine as it meanders through Oakville.

All in all, it is a very bad idea. We hope that our town council feels that way as well.

Sincerely,

David & Kathryn Annan

█ Middlegate Road
Oakville
L6M 1M5

From: [Barbara Sherman](#)
To: [Town Clerk](#)
Subject: SAVE GLEN ABBY
Date: Saturday, September 23, 2017 11:45:19 AM

Say NO to the clublink's proposal. Keep Glen Abby GREEN.

From: [Brian Milne](#)
To: [Town Clerk](#)
Subject: Save Glenabbey
Date: Saturday, September 23, 2017 12:55:40 PM

To whom it may concern:

Glenn Abby is not just a golf course! It is part of Canadian Heritage and history. In crazy times when so many bits of our history are being maligned and torn down in the name of political correctness, which is rampantly out of control, it behooves us as Canadians to protect Them. Glenn Abby falls under that category. Do not allow some uncaring greedy developer, to destroy this beautiful landscape. It needs to be saved for future generations to enjoy and appreciate!!

Respectfully, Brian Milne.
Brantford Ontario.

Ps: I have attended 4 weddings at this property, plus 6 past Canadian Opens, and those are lifetime memories!

BJM.2013

From: [Bill Kearns](#)
To: [Town Clerk](#)
Subject: Glen Abbey
Date: Friday, September 22, 2017 11:59:51 PM

Shame on you for even considering this. Glen Abbey is the iconic golf course in Canada. The most casual golf fan will have heard of it. Convert a national treasure into a subdivision so Clublink can pad it's bottom line? Do the right thing. Just say no!

From: [Graham Carruthers](#)
To: [Town Clerk](#)
Subject: Save Glen Abbey Golf Course!
Date: Sunday, September 24, 2017 5:11:19 PM

Dear Mayor Burton and Oakville Town 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 golf courses 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 3,200+ additional housing units in this location, especially where the bulk of them will be housed in 9 – 12 storey apartment complexes. 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 and supporting 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. It's International status as a championship golf course makes it an integral and important part of our community, and everywhere I go, I meet people who recognize this and what it means to the Town of Oakville. We do not 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. Support the Heritage status - VOTE NO TO REZONING! We owe it to ourselves and our children to save these lands.

My family has lived in Oakville for the last 23 years, and a total of 28 years, and we look forward to council rejecting this re-zoning application and keeping my/our Oakville - Green and healthy and most of all **liveable**.

Sincerely,

Graham Carruthers

█ Summit Ridge Drive,
Oakville, ON L6M 3K9

From: [Douglas McKirgan](#)
To: [Town Clerk](#)
Cc: [Jane Clohecy](#)
Subject: Delegation - Special Planning and Development Council, September 26, 2017
Date: Sunday, September 24, 2017 11:24:40 PM
Attachments: [TCRA Position, proposed OP Amendments, Sep 2017.docx](#)

To the Oakville Town Clerk's Office:

The Trafalgar-Chartwell Residents' Association wishes to delegate at the Special Planning and Development Council Meeting, September 26, 2017, in support of Staff's recommendations for approval of the two Town-initiated Official Plan Amendments and in support of Staff's recommendation for refusal of ClubLink's requested official plan amendment, zoning by-law amendment, and draft plan of subdivision.

I will delegate on behalf of the TCRA, reading the attached letter into the record.

Many thanks,

Doug McKirgan

Vice-President, TCRA

Home: [REDACTED]

Cell: [REDACTED]



Trafalgar Chartwell Residents' Association
advocating for our community

230 Cross Avenue, Unit C4
Box #177
Oakville, ON
L6J 2W9
www.tcra.ca



September 24, 2017

To the Town of Oakville Council

**Reference: Special Planning and Development Council Meeting, September 26, 2017
Proposed Official Plan Amendments**

The Trafalgar-Chartwell Residents' Association (TCRA) wishes to record its support for the two proposed Town-initiated Official Plan amendments, specifically:

1. amendments resulting from the Urban Structure review to provide a framework for where and how the Town will accommodate required growth to 2041 while:
 - a. protecting natural heritage, open space and cultural heritage
 - b. maintaining the character of existing residential areas
 - c. directing growth to an identified system of nodes and corridors
2. amendments to cultural heritage policies to align them with amendments arising from the Urban Structure review

In addition, the TCRA supports Staff's recommendation for refusal of applications by ClubLink Corporation ULC and ClubLink Holdings Limited with respect to the Glen Abbey Golf Course for:

3. Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision

Respectfully,

Douglas McKirgan
Vice-President

Copy: Jane Clohecy, Community Development Commissioner

From: [Deren](#)
To: [Town Clerk](#)
Subject: Attn: Regarding Rezoning of Glen Abbey Golf Course
Date: Sunday, September 24, 2017 6:05:55 PM

Attn: Town Clerk, Oakville

I am writing on behalf of my self and the group known as "Save Glen Abbey" of which I am a member to state my objections to the proposed rezoning of the Glen Abbey golf course.

I/We do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

Please record my/our opposition to this proposal.

Best regards,
Deren Svendsen

From: [Chris Stoate](#)
To: [Town Clerk](#)
Subject: Glenn Abbey application hearing, September 26th, 2017
Date: Sunday, September 24, 2017 9:44:56 AM

To the Mayor and Town Councillors,

I very much regret being unable to attend the meeting to be held on Monday evening. However, I have read the material made available on the town website, and have the following observations on the very thorough and well-reasoned staff report.

- A commemorative approach to conserving the Cultural Heritage Landscape as suggested by ERA would be equivalent to having a shrine with some bricks and a representative archway along with a plaque where Oakville's First Mayor William Chisholm's house used to be, rather than, as we fortunately have, his actual house. This has to do with our history, which we clearly value in Oakville. (Nor is it necessary for things to be ancient for them to have historical value. The Mies Van der Rohe buildings that make up the TD centre in Toronto are not that old, but their historic value is clear, because of the preeminence of Mr. Mies Van der Rohe, just as that of Glen Abbey Golf Course is clear because of the preeminence of Jack Nicklaus.)
- Random ad hoc planning on a scale such as proposed in the application makes a mockery of the Town's longstanding and sincere attempts to manage growth in alignment with Provincial Policy while preserving community character. It upsets the painstakingly balanced appletart of transit and infrastructure provisions timed to coincide with intensification and new growth. It disturbs the farsighted balance of open space, recreational, residential and commercial use lands. It does all these so much so as to send everyone back to the drawing board on the whole vision and strategy for the Town's evolution to accommodate population growth in a policy based framework.
- While we would all love to make windfall planning gains on the value of our property, none of us has an automatic right to it. When values increase on property because of planning changes consistent with the public interest, it is good fortune or good foresight. Property owners have rights, but like all rights they are subject to compatibility with the rights of others. There is no ambiguity about the zoning of the subject property. The market confirmed that in the price it attracted at the most recent transfer. Neighbours have a right to expect predictability with respect to adjacent land uses, and this application proposes not a natural, organic, evolutionary change, but a radical and highly disruptive paradigm shift which is entirely inappropriate.

I have addressed all of these issues in previous correspondence, to which I refer you. I urge you to accept the staff recommendation and refuse the application.

Yours truly,

Chris Stoate
[REDACTED] William St.
Oakville, Ontario
L6J 1E4
[REDACTED]



From: [Carol Dineen](#)
To: [Town Clerk](#)
Subject: From 1267 Dorval Dr. Unit 8
Date: Sunday, September 24, 2017 7:05:01 PM

I am writing on behalf of my self and the group known as “Save Glen Abbey” of which I am a member to state my objections to the proposed rezoning of the Glen Abbey golf course.

I do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

Please record my opposition to this proposal. Thank you Carol Dineen

From: [Al Willmot](#)
To: [Town Clerk](#)
Cc: allan@elgar.ca
Subject: RE: Future of Glen Abbey Golf Course - Important Meeting Sept 26/17
Date: Sunday, September 24, 2017 1:42:26 PM
Attachments: [image003.jpg](#)
[image004.jpg](#)

I wrote to you on July 22nd on the foregoing matter, and it does not contain all my concerns that I have about the subject application from Clublink being discussed. I do want to have the opportunity to discuss my concerns with the OMB as a participant, if that matter goes as far, and if my concerns are not raised, I would like to have an opportunity to discuss them at the subject meeting if need be.

Thanks

Al Willmot

||

From: [Wilfredo A Campos](#)
To: [Town Clerk](#)
Subject: Proposed Official Plan and Zoning By-Law Amendment
Date: Sunday, September 24, 2017 9:30:00 PM

I prefer Glen Abbey Golf Course to remain green; I don't want it replaced by a concrete jungle. If Glen Abbey will be paved, flooding will be more likely when hurricanes come. Besides, I don't like our streets to be busier.

Glen Abbey is a heritage property.

Willie Campos

From: [Patricia Sullivan](#)
To: [Town Clerk](#)
Subject: SAVE GLEN ABBEY
Date: Sunday, September 24, 2017 5:31:29 PM

Dear Mayor Burton and Oakville Town 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 golf courses 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 3,200+ additional housing units in this location, especially where the bulk of them will be housed in 9 – 12 storey apartment complexes. 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 and supporting 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. It's International status as a championship golf course makes it an integral and important part of our community, and everywhere I go, I meet people who recognize this and what it means to the Town of Oakville. We do not 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. Support the Heritage status - VOTE NO TO REZONING! We owe it to ourselves and our children to save these lands.

My family has lived in Oakville for the last 23 years, and a total of 28 years, and we look forward to council rejecting this re-zoning application and keeping my/our Oakville - Green and healthy and most of all **liveable**.

Sincerely,

Pat Sullivan

█ Summit Ridge Drive,
Oakville, ON L6M 3K9

From: [Mark Conzelman](#)
To: conzemail@aol.com; [Town Clerk](#)
Subject: Glan Abbey - Mark Conzelman - Objection to Clublink Redevelopment Proposal
Date: Sunday, September 24, 2017 11:19:10 PM

Attn: Town Clerk, Oakville

I am writing on behalf of my self (Mark Conzelman) and the group known as "Save Glen Abbey" of which I am a member to state my objections to the proposed rezoning of the Glen Abbey golf course.

I/We do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

Please record my/our opposition to this proposal

Thank you

Mark Conzelman
█ Golfview Court
Oakville, Ontario
L6M4W6

From: [Maureen Pike](#)
To: [Mayor Rob Burton](#); [Members of Council](#); [Town Clerk](#)
Subject: Save Glen Abbey
Date: Sunday, September 24, 2017 10:59:18 PM

To:
Subject: Glen Abbey Golf Course

Dear Mayor Burton and Councillors,

Richview golf course has disappeared - Saw Whet zoned for redevelopment. Now Glen Abbey is in the crosshairs.

Trees, wildlife green space must be preserved for the future for all to enjoy.

What will be next to go - the wonderful trail system! Our parks? I am not opposed to change but this re-zoning makes no sense.

The addition of 3,222 units on top of Saw Whet and the development on Highway 5 is clearly out of the question as our infrastructure cannot support this.

My family and I want a Livable Oakville with green space not high density development. It was purchased as a golf course and should remain as such. It has, over the years brought international recognition to our town and a valued revenue stream. So many of our children have volunteered at GA over the years and we certainly don't want this important landmark and green space lost to another greedy **developer**.

So - No to re-zoning.

I look to council to reject the re-zoning proposal and keep it green and livable for everyone.

Sincerely,

Maureen Pike. Concerned citizen

Thank you.

Sent from my iPhone

From: [Marg Frazer](#)
To: [Town Clerk](#)
Subject: Save Glen Abbey
Date: Sunday, September 24, 2017 7:58:57 PM

I question why we would want to sacrifice one of the most beautiful parts of Oakville. I am totally opposed to the Oakville Council accepting Clublink's development application.
We do not need a other major subdivision on that location.
Maggie Frazer

From: [Michael Bickerton](#)
To: [Town Clerk](#)
Subject: Attn: Town Clerk, Oakville - SAVE GLEN ABBEY
Date: Sunday, September 24, 2017 4:25:22 PM

Attn: Town Clerk, Oakville

I am writing on behalf of my self and the group known as "Save Glen Abbey" of which I am a member to state my objections to the proposed rezoning of the Glen Abbey golf course.

I/We do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

Please record my/our opposition to this proposal

Thank you

Michael Bickerton
[REDACTED] Greenbriar Drive
Oakville, ON L6M 1Y3

From: [Jean Rae](#)
To: [Town Clerk](#)
Subject: SAVE GLEN ABBEY!!!
Date: Sunday, September 24, 2017 8:20:19 PM

PLEASE!!!

HEINZ & WENDY HUSTEDT
MCCRANEY STREET WEST,
OAKVILLE, ONTARIO
L6H 1H7

September 24, 2017

Council
C/o Town Clerk, Town of Oakville
Clerk's Department
1225 Trafalgar Road
Oakville, Ontario L6H 0H3

Dear Sir or Madam:

With respect to your notice dated September 12, 2017 regarding Club Link's and (the Town of Oakville, as per letterhead) application to build 3,222 mixed residential, retail, commercial installations in place of the golf course.

We are a neighbour of Club Link (formerly the Town of Oakville's property), in that the back of our property backs onto the area as noted and have been for 23 years. It is a very quiet area, the only noise emitted from the club being party nights (which have been controlled) and the clapping from the open.

For you to now want to back us onto 3,222 x 2 (as least, unless there are children) = 6,444 people, introducing us to a small town (within a town)

I would like to request a study addressing the noise factor this will create and how this noise will funnel through the valley and up the hill to our side of the area. I would be interested in how the noise can be controlled or how it can be located when complaints come in.

Really does not need to be said, the congestion of driving out of the area, the pollution as well as the displacing of wildlife

Please notify us of any decisions made in this matter.

Yours truly,



Heinz & Wendy Hustedt

From: [Pauline Nowak](#)
To: [Town Clerk](#)
Subject: Save glen abbey
Date: Monday, September 25, 2017 3:29:03 AM

Please keep Oakville liveable!! According to the liveable Oakville plan, Glen Abbey should not be considered an area for development. The infrastructure of the area regarding traffic flow cannot support this unnecessary overload of cars.

Pauline Nowak
[REDACTED] Golfview Court
H. [REDACTED] [REDACTED] [REDACTED]
C. [REDACTED] [REDACTED] [REDACTED]

From: [L Perri](#)
To: [Town Clerk](#)
Subject: Glen Abbey Golf Course
Date: Monday, September 25, 2017 2:03:41 AM

To Whom it May Concern:

Greetings.

As a resident of Oakville, Ontario, I wish to write in support of declaring Glen Abbey Golf course a heritage site, and in opposition to the proposed development on the Glen Abbey golf course and club.

Glen Abbey Golf course is a valuable landmark to our town, to our residents, and globally as it is one of Canada's most famous golf courses. When traveling I have met countless individuals who know Oakville for the Canadian Open, and many have visited our town for the tournament.

Glen Abbey Golf course has put Oakville on the map: We should not remove it!

I have noted how filled our restaurants, shops and even hotels become during the Canadian Open. The loss of this great golf course will also result in the loss of this revenue to our local businesses. We have already suffered too much loss of our local businesses.

(<https://www.inhalton.com/is-downtown-oakville-dying-or-thriving>)

In 2008, my husband and I chose to move to Oakville to raise our family in a smaller community with many lush green-spaces. In recent years, I have noticed the increase in condensed-living communities that have developed in Oakville, and with it came busier roads and traffic. As former residents of Toronto, my husband and I chose to live here to get away from the busy streets and condensed suburbia of the GTA. I have always adored the beauty of Glen Abbey Golf course, with the surrounding trees that change with each season, and the history Glen Abbey holds including its Jack Nicklaus design and historic RayDor Estate house.

I was saddened by the sale of Saw Whet to housing and condo developments.

I feel the sale of Glen Abbey will result in Oakville becoming a true suburban extension of the GTA and we will eventually lose our individuality as a town.

Please keep Glen Abbey Golf course and club.

I appreciate your time and consideration.

Sincerely,

Laura Perri
Oakville resident

From: [Lorelei Jenkins](#)
To: [Town Clerk](#)
Subject: Glen Abbey Development
Date: Monday, September 25, 2017 9:46:48 AM

I am writing on behalf of my self and the group known as "Save Glen Abbey" of which I am a member to state my objections to the proposed rezoning of the Glen Abbey golf course.

I/We do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

Please record my/our opposition to this proposal

Thank you

From: [Jon Colligan](#)
To: [Town Clerk](#)
Cc: [Members of Council](#); [Jon Colligan](#)
Subject: Oral / Written Submission against the development of Glen Abbey Golf Course
Date: Monday, September 25, 2017 3:03:57 PM

Attn: Town Clerk, Oakville

I am writing as I would like to make an oral submission at the Town Hall meeting on Tuesday September 26th to state my objections to the proposed development of the Glen Abbey golf course.

Glen Abbey Golf Course is a significal cultural heritage site and the development is not in line with the Town plan for a livable Oakville.

Please also record my opposition to the development proposal.

Thank you,

Jonathan Colligan

Oakville Resident

From: [Karen Blackwell](#)
To: [Town Clerk](#); [Members of Council](#); [Mayor Rob Burton](#)
Subject: Glen Abbey Golf Course
Date: Monday, September 25, 2017 1:57:49 PM

Dear Town Clerk, Council Members and Mayor Burton:

The purpose of this email is to state our **strong objection** to any development of the Glen Abbey Golf Course. We do not want to see the rezoning of this 230 acre greenspace.

As residents of Oakville for over 25 years, we have witnessed many changes. Our concern is with increased density in terms of housing and traffic as well as the negative effects on the environment. This is an opportunity for the Town of Oakville to listen to the residents and prevent further overdevelopment in our beautiful town.

Thank you for counting our voices with those against any development of the Glen Abbey Golf Course. We plan to be at the Council meeting tomorrow evening.

Respectfully submitted,

Karen and Jeff Blackwell
[REDACTED] Creekside Drive
Oakville, Ontario

[REDACTED] [REDACTED] [REDACTED]

From: [Homann, Frances](#)
To: [Town Clerk](#)
Subject: Save Glen Ab
Date: Monday, September 25, 2017 1:10:56 PM

I just moved to Glen Abbey in December – one of the greatest draws was all the green space and the name of the picturesque glen abbey!

The beauty of this site is like no other! crossing over the bridge on upper middle and being able to see the stunning beauty of the park is something that my children and I have enjoyed frequently – watching the seasons change! The congestion a new development would bring would be devastating to the community, the infrastructure unable to support that many people and the loss of greenspace depressing.

The name Glen Abbey carries as association of character, charm, and legacy to name a few. The last thing we need is to turn this piece of beauty and nature into a claustrophobic valley of homes and shops!

Frances Homann | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] | [REDACTED] [REDACTED] [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] | T. [REDACTED] [REDACTED] [REDACTED] C.
[REDACTED] [REDACTED] [REDACTED]

From: [A & B Gallow](#)
To: [Mayor Rob Burton](#); [Town Clerk](#); [Members of Council](#)
Subject: Re-zone my of Glen Abbey Golf Course
Date: Monday, September 25, 2017 8:19:29 AM

I am writing to state my objections to the proposed re-zoning of the Glen Abbey golf course.

I do not wish this development to proceed as it is not in line with the Town plan for a livable Oakville and is a significant Heritage site.

In fact the urban structure of the proposed plan is totally out of character for the neighbourhood.

Please record my opposition to this proposal.

Thank you,

Bryan R. Gallow
[REDACTED] Summit Ridge Drive,
Oakville, ON L6M 3K9

From: [Vic Afanasiev](#)
To: [Town Clerk](#)
Subject: Reject Clublink's development application in their bid to turn Glen Abbey into a major subdivision
Date: Monday, September 25, 2017 9:15:46 AM

We urge Council to reject Clublink's development application in their bid to turn Glen Abbey into a major subdivision.

Vic & Irene Afanasiev

██████ Chancery Lane W
Oakville, ON L6J 5Z1

INTRODUCTION

Good evening members of Town Council, Town Staff, and members of the public. I have reviewed the Staff Report with respect to Clublink Corporation's proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. I would urge Town Council to accede to the Recommendations of Town Staff contained within their report of September 12, 2017 – and to refuse Clublink Corporation's application.

I have prepared brief submissions, which I also submitted in written form prior to tonight's meeting.

THE LIVEABLE OAKVILLE PLAN

Urban Structure Concerns

Within the Staff Report of September 12, 2017, a number of serious concerns are raised with respect to Clublink Corporation's proposal. These concerns include, but are not limited to the following:

- 1.** The recent Urban Structure review determined that the lands, which are subject of Clublink Corporation's proposal, 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 a new node;¹

¹Staff Report of September 12, 2017, Special Planning and Development Council Meeting. Page 52.

2. The proposed development could direct a significant proportion of growth away from existing or planned high order transit, which would be contrary to an establish principle of the Grown Plan (2017);²
3. The applications represent a substantial deviation from the approved and in-force growth management strategy of the “Liveable Oakville Plan” that could undermine the Town’s Urban Structure. This would ultimately result in the ineffective and inefficient use of existing and planned investment;³
4. The creation of a new strategic growth area outside of a municipal comprehensive review does not conform to policies of the Growth Plan (2017);⁴
5. The Region has confirmed that the applications do not conform with the Halton Region Official Plan;⁵

“The Town has confirmed though 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 2014”.⁶ As a result, I concur with Town Staff that Clublink Corporation’s applications do not represent good planning. The applications before you tonight are inconsistent with the applicable Provincial, Regional and Town Policy, and they are most certainly not in the public interest. They should be refused.

²*Ibid.*

³ *Supra* note 2 at page 52.

⁴ *Supra* note 2 at page 51.

⁵ *Ibid.*

⁶ *Supra* note 2 at page 52.

THE CULTURAL HERITAGE PIECE

Having said all of that, I have not yet commented on the Cultural Heritage significance of the Glen Abbey property, which should also weigh heavily on the merits of Clublink Corporation's Application. Again, I agree with the findings of Town Staff in their report of September 12, 2017 on this issue:

1. In not conserving a significant cultural heritage landscape, the proposed application are not consistent with section 1.7.1 (d) and 2.6.1 of the PPS (2014), and do not conform to section 4.2.1(1) of the Growth Plan (2017), section 167(5) of the Halton Official Plan, and the cultural heritage objectives and policies of the Liveable Oakville Plan including section 5.3.3. and 5.3.12.⁷

Ultimately, in their report, Town Staff formed 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.⁸ As a resident of the Town of Oakville, I agree wholeheartedly with Town Staff's assessment on this point, and again, would urge Council to accede to their recommendations with respect to the application before you.

⁷ *Supra* note 2 at page 3.

⁸ *Ibid.*

CONCLUSION

I would urge Town Council to see the “Liveable Oakville” plan as a form of social contract between the Town and its residents. It is a tool by which the Town informs its residents on how and where it will accommodate future growth. Residents should feel comfortable and confident making decisions about where they want to live in any given urban structure, relying on the detailed framework that has been set out for them by the Town. There should be no surprises, and the citizens of Oakville rely on the Town to be diligent, and adhere to the guiding principles of strategic planning. From a lay perspective, the word “planning” itself lends itself to the concept of organization, and forethought.

The “Liveable Oakville Plan” represents good planning, and looking at all of the information before Town Council tonight, the application submitted by Clublink Corporation does not. The residents of Oakville rely on Town Council to endorse only those proposals that will allow our Town to grow in a manner that is consistent with sound planning objectives. As a result, please acceded to the recommendations of Town Staff and refuse Clublink Corporation’s application.

Thank you very much for your time and consideration.

Steven Gibbins
Oakville Resident

From: [Renato Discenza](#)
To: [Town Clerk](#)
Cc: [Charles McConnell](#); [Mark Simeoni](#); [Jane Clohecy](#); [Mayor Rob Burton](#); [Ralph Robinson](#); [sean o](#); [Ray Chisholm](#); [Nick Hutchins](#); [Cathy Duddeck](#); [David Gittings](#); [Roger Lapworth](#); [Allan Elgar](#); [Marc Grant](#); [Jeff Knoll](#); [Natalia Lishchyna](#); [Tom Adams](#)
Subject: Comments on ClubLink Corporation ULC and ClubLink Holdings Limited, for 1333 Dorval Drive (File No's OPA 1519.09, Z.1519.09 and 24T-17003/1519)
Date: Monday, September 25, 2017 9:30:39 AM
Attachments: [Comments on ClubLink applicationSeptmeber26meeting.pdf](#)

Dear Town Clerk, Town Staff and Respected Council Members

Please accept my comments with respect to the application to be discussed as Agenda item 3 at tomorrow's special planning meeting. I have attached an embedded text version and a PDF of the same submission for your convenience. Out of respect for council's time I will not be making an oral presentation but I trust these comments adequately frame (non-exhaustively) my concerns:

-----comments-----

Comments on 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

Dear Town Council and Staff

I am a resident of Oakville residing at [REDACTED] Golfview Court, a property that abuts the proposed development

I have followed and participated in many proceedings over the last 3 years that specifically addressed this application or bore significant context to it (i.e. Urban structure review, Cultural Heritage Landscape Study, Livable Oakville Plan review, ICBL Hearings and meetings, etc.)

I have also studied in detail the information contained on this application on the Town's website at <https://www.oakville.ca/business/da-14541.html> and at the Clublink site at <http://www.glenabbeyplan.com/>

Since many of my comments are consistent with staff comments I will only add commentary on some of those points that resonant the most with me to respect council's time. There are many layers to the objections of this application, so in a non-exhaustive manner I wish to provide the following comments:

1) I completely support staff recommendations and their rationale: "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"

2) **This application is inconsistent with the Urban Structure Review.** I have carefully read the staff report and documents at <https://securepwa.oakville.ca/sirepub/cache/107/hhbx2yrceyf4wf3yd4djvd1p/43709109252017075452801.PDF> and followed the proceedings antecedent with this report.

Growth has been carefully planned over years through the Livable Oakville Plan. The Urban Structure Review clarifies and consolidates policies and plans throughout the last decade. The proposed by-law amendments are not surprises as they merely put together in an explicit and comprehensive fashion policies and practices that have been discussed, tabled and approved over the last few years.

If we stray from the Urban Structure Review and underlying processes that evolve from it we will be forced to undermine the capital efficiency that underscores all provincial planning processes for smart growth. Capital

for transit, infrastructure and mobility will be spread thinly over areas thereby jeopardizing the effective growth of existing designated growth areas. This threatens all development within the Town, as the effectiveness of having significantly higher densities in growth areas will be hampered by re-directing capital intended for those growth areas to ad hoc applications. This leads to the next point.

3) Growth should happen by planning not by application. Failure to evaluate site-specific applications in light of extensive processes such as the Livable Oakville Plan and the Urban Structure Review severely undermines the credibility of those processes if applications are not viewed through the lens of those policies. I, along with fellow citizens, have spent countless hours (as is my pleasure and democratic right) participating in proceedings discussing how our Town will grow. Any development proposal must not only be consistent with those processes, but if not explicitly contemplated in those plans, should significantly enhance the major planning principles that are embodied in our Livable Oakville plan. How can one adequately assess the viability or value of a plan without going back to the reference documents that have been so carefully laid out.

4) This plan is disruptive to an extremely stable neighbourhood whose character has been planned and evolved from the golf course. Glen Abbey Golf course (herein "Glen Abbey") has been always contemplated for golfing and greenspace. An entire neighbourhood has been built and, in the case of Fairway Hills where I reside, with the active economic participation of Clublink to be reflective of the Golf course.

For example my street and other named Golfview Court, Master's Green, The Links, are all explicitly designed to reflect that the golf course is our defining feature.

The green space that is evident throughout Oakville for our neighbourhood has been the golf course. We have paid for and supported additional greenspace in our neighbourhood (buffers and berms) and landscape at our expensive to preserve the character of the neighbourhood.

This application removes the central feature of the neighbourhood, removes the green space explicit in the design of the neighbourhood and hands it over to the new development while adding density inappropriate for the neighbourhood and in the wrong part of Oakville.

It provides inappropriate transition and density for the existing neighbourhood to the point of totally destabilizing the stable neighbourhood. Preservation of the character of the stable neighbourhood is a prime principle in re-development policies for both Oakville and the Region of Halton

The proposed plan has no integration with the existing neighbourhood and does not add any amenities or advantages to it but rather totally moves the new green space within the new development rather than providing greenspace as buffering and transition.

In the case of my street, it is the only space moving directly to significantly higher density with Townhomes and Condo buildings directly abutting the property. This is an egregious violation of the principle of preserving the character of the neighbourhood and the only part of the proposal that adds this extreme density directly against the existing property.

This proposal also removes all the trees on the berm that were planted for privacy and part of the subdivision agreement for our phase of Fairway hills. These trees planted in 2003 and 2004 are just getting into appropriate maturity and would be ripped out and the cycle would begin again. Thus just when we are to enjoy the benefits of these trees we must endure the cycle again and destroy trees that have been over a decade in growth

5) This proposal completely ignores the recent designation of Glen Abbey as a Cultural Heritage Landscape. There is no conceivable way this application can even come close to preserving the heritage attributes of this course. Provincial planning policy requires that communities "shall" preserve cultural heritage attributes. The proposal completely removes any remnants of the attributes under the current "Intent to Designate" description.

6) There is no economic benefit to the Town. The recent study of the Economic Impacts of re-development show a clear benefit in keeping the space and the golf course operating. While an individual owner cannot be compelled to continue operating a golf course they have the option of disposing of the property to someone who will. For example, if Oakville Place's owner decided it did not want to be in the shopping centre business it might try to propose turning the site into a condo development. However given the need to have commercial space at certain key places it is more likely the owners would sell to those who could operate it. The economic interests of a individual landowners, who purchased the property with certain

attributes should not trump the evolution of the Town: particularly when those attributes have not changed□
Clublink bought a famous golf course and have full rights to operate as such and have no entitlement to more. This is true particularly in their case where their rights to run a golf course and get economic advantage have not only been preserved but also enhanced. This leads to my last point:

7) Clublink has enjoyed a large degree of economic optimization from this property already through planning and policy changes. It cannot be reasonably argued that planning has stifled Clublink's ability to grow what they bought. Clublink purchased the golf course for approximately \$40M (I believe in 1998 or thereabouts). It has already reaped economic advantage through planning by carving off land to build the homes (one which I occupy) as part of a Golf Club community. Clublink was able to use the fact that Glen Abbey was a central feature of the community to drive premiums for the lots.

Clublink received planning approvals to build facilities such as a hotel and conference facility to even further enhance the economic opportunity of the property. They have not seized this opportunity but the last economic impact report does conclude even further value can be gained if they did.

Finally, Clublink was able to successfully argue that they should not pay property tax based on residential zoning as such zoning **is not guaranteed** or **even allowed**. Thus they have explicit understanding that they have no entitlement to residential zoning and have gained economically millions of dollars with this argument. Thus it is duplicitous for them to plead hardship or frustration when this was part of their business plan. In contrast, properties owners such as myself have had to bear a higher tax burden in two ways: across Oakville because the revenue that would have been paid by Clublink had to be collected from residents, and specifically: my MPAC assessment explicitly notes adjacency to golf course as an enhancement that causes me to pay more tax.

Thus Clublink can now crystallize a higher value after paying less tax burden and homeowners like myself, after paying a higher burden of tax lose value.

Clublink has had significant economic advantage through Oakville's planning. It should not continue to reap rewards when it has already benefitted from working under the existing regime. Now it cannot squeeze out more pecuniary interest for itself and let the residents of Oakville pay through taxes, disruption to stable neighbourhoods, increases in infrastructure cost and through totally undermining the existing growth plans.

Conclusion

The proposal must be rejected, as it is the wrong plan, in the wrong place with economic and social interests that penalize the Town and its residents while greatly enhancing a private party that has already benefitted from the good work Oakville has done. Please refuse this application

Renato and Norma Discenza

█ Golfview Court

Oakville, ON

Regards

Renato Discenza

█ Golfview Court

Oakville, ON

[REDACTED] [REDACTED]

From: Stefan Rees [REDACTED]
Sent: Tuesday, August 15, 2017 9:07 AM
To: Town Clerk
Subject: Heritage site

Good morning,

Hope my comment isn't too late. As a tax-paying homeowner who doesn't golf, I want Glen Abbey to be deemed a heritage site. The amount of money the course brings in alone is worth it. I've lived here my entire life, 28 years. I love our small town feel and I want to keep it.

Thank you for your time,

Stefan Rees-Oliviere
[REDACTED] Central Park Drive
Unit [REDACTED]

From: Waynenbc [REDACTED]
Sent: Tuesday, August 15, 2017 11:25 PM
To: Town Clerk; pam.damoff@parl.gc.ca
Subject: Save Glen Abbey

Mayor Burton & Pam,
Please vote to save Glen Abbey now that it will be designated a Heritage Site. It would be a tremendous loss for Oakville if it is not saved.
The Day Family, 40 year residents of Oakville.
Please save our Glen Abbey green space.
Wayne Day

From: Steve Mayes [REDACTED]
Sent: Friday, August 18, 2017 3:35 PM
To: Town Clerk
Subject: Save Glen Abbey

Dear Sir/Madam,

Please add our support to Council's efforts in designating Glen Abbey Golf Course as a cultural heritage landscape under the Ontario Heritage Act.

We must NOT let ClubLink convert this treasure into a vast tract of houses and streets! Please protect Oakville from over development and stop this conversion.

Regards,

Steve Mayes
Janice Dabous

Sent from myMail for iOS

[REDACTED] [REDACTED]

From: Ken Element [REDACTED]
Sent: Saturday, August 19, 2017 9:37 AM
To: Town Clerk
Subject: Glen Abbey

As a resident of Glen Abbey since 1985 I urge you to save our green space
Ken Element

[REDACTED] [REDACTED]

From: John Glover [REDACTED]
Sent: Sunday, August 20, 2017 4:52 PM
To: Town Clerk
Subject: Glen abbey heritage site

I believe that Glen Abbey should be designated a heritage site

We do not need more housing but do need green space.

Glen Abbey was designed for an audience and is now known world wide.

Please use my signature as a Oakville Resident who feels strongly that Glen Abbey be designated as a Heritage Site.

Thank you

John E Glover
[REDACTED] Marine Dr
Oakville, Ont

Sent from my iPad

[REDACTED] [REDACTED]

From: Masud Sheikh [REDACTED]
Sent: Monday, August 21, 2017 10:32 AM
To: Town Clerk
Cc: Charles McConnell
Subject: Registering opposition to development of Glen Abbey Golf Course

As a resident who will directly be negatively impacted if the development is allowed to go ahead, I wish to register my strong opposition to the development plan presented by ClubLink (File: OPA 1519.09, Z.1519.09 and 24T-17003/1519)

Masud Sheikh

[REDACTED] Leewood Drive
Oakville, Ontario L6M 3B3
Phone: [REDACTED] - [REDACTED] - [REDACTED]

[REDACTED] [REDACTED]

From: Laurie Diamond [REDACTED]
Sent: Tuesday, August 22, 2017 7:31 AM
To: Town Clerk
Subject: FW: Re Glen Abbey Golf Course

From: Laurie Diamond [REDACTED]
Sent: Monday, August 21, 2017 2:51 PM
To: 'townclerk@oakville.ca'
Subject: Re Glen Abbey Golf Course

Unfortunately, we cannot attend this evening's meeting but did want to register our dismay at the ClubLink plans and our support for the recommendation

To designate the golf course property as a cultural heritage landscape. I can only reiterate what many people have expressed at the idea of losing this "centre of Oakville" – the town would lose part of its identity and just acquire another 'subdivision', with less than desirable access for cars, and adding to the already congested Dorval Drive and Upper Middle roadways.

Hoping we can save the Glen Abbey golf course!

Lorraine Diamond

[REDACTED] [REDACTED]

From: Margaret Bouillon [REDACTED]
Sent: Monday, August 21, 2017 11:51 PM
To: Town Clerk
Subject: Glen abbey

Absolutely support towns initiative to designate these lands as historic. Have you seen the property and the valley. ? Dint take thiz away from this incrvxible tiwn. We dont need more devwlopment keepp us speaial2

From: Michael Mahood [REDACTED]
Sent: Monday, August 21, 2017 10:51 PM
To: Town Clerk
Subject: Preservation of Glen Abbey Golf Course

To the Town Clerk

Glen Abbey Golf Course is the home of the Canadian Open. Without it Oakville will lose it's character and identity.

As residents of Oakville for 37 years we feel strongly that this beautiful area should not be turned into another sub division,

but should be retained as a cultural heritage landscape under the protection of the Ontario Heritage Act.

Thank you for your attention. Please listen to our request.

Michael and Norma Mahood.

[REDACTED] [REDACTED]

From: Anisa Nazir [REDACTED]
Sent: Tuesday, August 22, 2017 8:52 AM
To: Town Clerk
Subject: Glen Abbey

To whom it may concern,

I am writing to support the Save Glen Abbey Golf Course as I truly believe that the Glen Abbey Golf Course is part of Oakville's heritage and just like we have protected buildings in Oakville downtown, we should be protecting Glen Abbey Golf Course as well. Development is inevitable and Canada on the whole is a big land, but gems like Glen Abbey GC are what make Oakville, Oakville. I grew up in Oakville and remember going to the golf course as a kid and it would be a shame if we lose it.

Anisa Nazir

From: Karen Canning [REDACTED]
Sent: Monday, August 21, 2017 6:46 PM
To: Town Clerk
Subject: Glen Abbey Heritage Site

To My Town Council:

I have now been a permanent resident of Oakville since 1996. Having been born and raised in the center of the City of Toronto, prior to 1996 I never had the occasion, nor opportunity, to visit Glen Abbey Golf Course. Despite that, as a golfer, I was always aware of its heritage and legacy. Watching the legends of the game on television play on the grounds of what was still considered a local golf course was inspiring. But to then learn that the greatest legend of golf was involved in its redesign, made Glen Abbey famous to me even before I began to live here. To this day, when asked where I live, Glen Abbey is the landmark that is used. To a person, all know where that is. When asked how close, I've always said, "a good three wood off the back of number five", and everyone seems to know exactly how close that is. From that first year that I began to make my home here onward, I have not missed a Canadian Open. I had the great good fortune to have wandered the grounds at numerous Canadian Opens with both my late Brother and Father. We too were present on the west side of the pond on No. 18 in 2000 when Tiger Woods made his exceptional and now famous six iron from the bunker. I was present on No. 12, and No. 18 when our very own Mike Weir charged his way to the lead, only to be denied the moment of a Canadian victory by Vijay Singh. These moments in my personal history and in the sporting history of our Country were provided by the host of those events, and countless others, Glen Abbey Golf Club.

From my personal perspective, these reminiscences are the very definition of "heritage"; a place, a story, a memory, that one can look back upon as a milestone, or measure of one's existence, and presence in that life. Glen Abbey Golf Club has provided that to me, my family, and countless others. That is truly what "heritage" is. It is not to be forgotten, nor paved over. It is to be preserved, and revered. We have but one opportunity to make such a designation, and vote in support of our collective and shared heritage. If it is not done now, the opportunity is lost... forever. Instead, we have the opportunity as a community to say to those within our community, and to those who come to visit it, that we value our heritage, we understand it's place in our lives, in the past, present and future. Our heritage and this Golf Club's place in it can and must be preserved. We have the power to do that, and the responsibility to ensure that the opportunity to do so is not lost. To not exercise this responsibility would see this beautiful, and iconic property be levelled in the name of something else. I would venture to say that it's replacement would not be a replacement at all, but merely a destruction of the heritage that already exists on this irreplaceable property.

Glen Abbey Resident

[REDACTED] [REDACTED]

From: Sylvie Jensen [REDACTED]
Sent: Monday, August 21, 2017 6:04 PM
To: Town Clerk
Subject: Glen Abbey proposed development

I am in complete favour of the heritage designation to preserve the jewel of Oakville from housing developments. I don't play golf , but I enjoy the extra business which comes to Oakville during the tournaments hosted at Glen Abbey.

Smiles,
~ Sylvie Jensen
[REDACTED]

-----Original Message-----

From: Zbigniew Psarski [REDACTED]

Sent: Monday, August 21, 2017 2:26 PM

To: ServiceOakville <ServiceOakville@oakville.ca>

Subject: Glen Abbey

please refrain from any developments of Glen Abbey Joanna Psarski

-----Original Message-----

From: Desh Evans [REDACTED]
Sent: Monday, August 21, 2017 6:54 PM
To: ServiceOakville <ServiceOakville@oakville.ca>
Subject: Glen Abbey (Golf Course)

Make Glen Abbey a heritage site.

Deshanel E

From: Desh Evans [REDACTED]
Sent: Wednesday, August 23, 2017 12:20 AM
To: Town Clerk
Subject: Glen Abbey (National Heritage)

Make Glen Abbey a National Heritage site, redeveloping that beautiful diversified landscape, will cause huge amounts of co2 which will impact climate change & decreases the overall value of the community and devalue Oakville as a city.

The new development will have no positive impacts on the community nor for the environment and doesn't increase economic growth by creating jobs instead will take away several jobs. These are the facts, based of experience and historical events.

Once again, Glen Abbey should be deemed a national heritage site and the city should contribute a small portion/award to help increase the greenery and help with part of the cost to build more green sites nearby.

Deshanel Evans

Sent from iPhone

August 21, 2017

Good evening your honor, members of the council and fellow citizens of Oakville.

My name is Carmen Bonfiglio and I am here to support saving Glen Abbey Golf Club in any possible way that I can.

I am a 52 year resident of Oakville and I have seen this town grow exponentially over the years and I will say over all I couldn't imagine raising a family in any other community. In my family three generations have played golf at Glen Abbey and I have been fortunate to have been golfing at the Glen Abby Golf Club for the past 14 years. I am here tonight to urge council to adopt the Cultural Heritage designation to Glen Abbey because Glen Abbey Golf Club is a historical place, both in golf course landscape design and in hosting a national golf championship that has shaped Canadian golf for more than 30 years. It is a significant part of Oakville that contributes to making the Town of Oakville a greater place to live, play, work and raise a family.

In conclusion I firmly believe that the traffic studies presented in this development are seriously flawed and should be looked at with greater scrutiny. I live in Glen Abbey and our family business is at Morden Road and Speers Road, my mother in-law lives close to downtown, my family travels up and down Dorval Drive a combined 10 to 15 times a day, and I can tell you right now Dorval Drive is an extremely busy road. In the morning the traffic is backed up from Q.E.W. to the gates of Glen Abbey Golf Course – and that is without the additional 3222 units. This should be one of the biggest fears we have in this subdivision development.

If this development is allowed to proceed Oakville will see a significant transformation and not for the better, we will miss driving by Glen Abbey Golf Club and looking over a green space full of beauty and tranquility, not the stop and start of new traffic lights and having to avoid people coming out of a new subdivision compounding the already snarled traffic I spoke of earlier.

Please make the right decision for the town of Oakville and yourselves with the future of Oakville on the line, it is important for us now and for future generations that will live in Oakville for years to come.

Thank you.

[REDACTED] [REDACTED]

From: Barbi Lynn Lazarus [REDACTED]
Sent: Saturday, August 26, 2017 10:12 PM
To: Town Clerk; _Members of Council; 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: Thanks for supporting Glen Abbey golf course

Dear Council,

I wanted to thank you for voting to designate the Glen Abbey golf course as a heritage property. I know there have been some scathing reports in newspapers in the past couple of days questioning the decision, and I wanted you to know you have my full support and gratitude.

Thank you again for standing up on this issue!

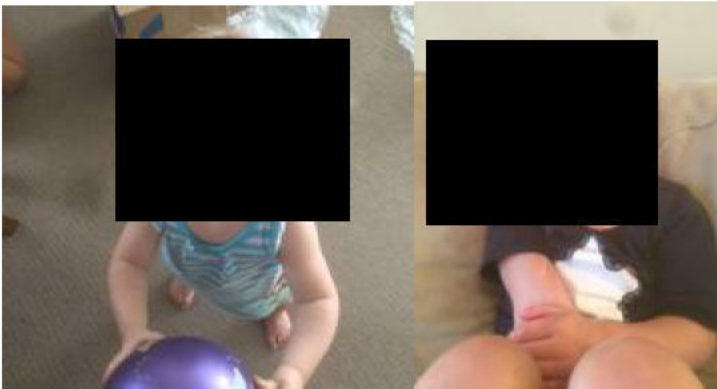
Sincerely,
Barbi Lazarus

[Redacted]

From: Matthew Carter [Redacted]
Sent: Monday, September 11, 2017 8:57 PM
To: Town Clerk
Subject: re: Mayor Rob Burton: Save historic Glen Abbey from destruction and development

Dear Town of Oakville,
Last year my wife, two daughters and I, moved to Glen Abbey as we were lured by the greenspace, schools and history. Oakville was the perfect fit for us and we searched for nearly three years in the Dorval and QEW-area before we found the right spot. We couldn't be happier with the neighborhood, walking paths and community. Having moved from nearby Mississauga, our objective was to get away from the high-rise buildings, cookie-cutter neighbourhoods and large-city congestion. I am writing you today on behalf of my daughters; Avery (4) and Mackenzie (2), pictured below, as they're too young to know the major decision that's at stake. Please designate Glen Abbey Golf Course a Heritage site not only for today but for future generations to enjoy. My wife and I want them to grow in a neighbourhood of greenspace, small-town-feel and most importantly, show them they too can make a difference, just like I'm doing here today. Please abolish any plans to build on this site –

Save Glen Abbey,
The Carter Family—



matthew carter

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: richardmaranta@gmail.com [REDACTED] **On Behalf Of** Richard Maranta

Sent: Wednesday, September 06, 2017 3:21 PM

To: Mayor Rob Burton

Subject: A Hole in Our Heritage - Glen Abbey

Dear Mayor Burton, this is a letter I sent to the editor of the Oakville Beaver. I understand this is a challenging issue but here are a few things to think about as you chart your negotiations.

A Hole in Our Heritage

I had to laugh when I read that Oakville town council along with the "Save Glen Abbey" coalition recently designated the Glen Abbey Golf Course as a "Heritage" site in order to stave off its sale to evil developers. I am not totally clear on what actually constitutes "heritage" these days, but I somehow I always imagined something about how Oakville was a place for people seeking freedom from American slavery, or some old sea-faring Inn, or even a classic one-room school house.

Now I don't know about you, but the elitist Glen Abbey Golf course sure as heck was never a part of my heritage, and probably not a part of a lot of people's in Oakville. My heritage is more like the rickety double-decker driving range that I used to go to with my kids on the corner of Ford drive and Upper middle road. I never really heard much noise about that when it got sold to make way for a business park. But maybe I missed that.

Or maybe the cigar-smoking, plaid-pant wearing, Mercedes driving, businessmen and their visor-wearing, white-skirted, débutante wives were too busy sippin cocktails on the 9th hole to object. (I know, it's a stereotype, but it's fun..) Or maybe, we just needed another business park to spill out traffic on the road-rage-inducing upper-middle Ford drive intersection. I'm not sure.

Now I don't blame the people who sold the driving range in the same way I don't blame the people selling Glen Abbey now. It's business. They should have a right to sell their property with some give and take from the community. But what I DO want is the green space that the developers are proposing in their plan so that every citizen, not just the golf-playing rich, can cycle or walk along the ravine and enjoy the park land with their children and children's children. That's what I call heritage. Most of us, apart from the these "not-in-my-backyard" residents of Oakville, don't give a rip about a golf course we can't afford to play at. (I do like golf really.)

My friend had a good idea. How about the Oakville Town Council and "Save Glen Abbey" put their money where their mouth is and buy the golf course from Club Link. Or maybe our mayor, Rob Burton, should tell the people of Oakville that their tax dollars will pay for it. Then everyone will be happy. Right?

But whatever you do town council, if you win this game you are playing, you had better make sure you open up Glen Abbey to every person in Oakville and make it affordable to play there or walk it's green fairways in sacred contemplation. Heritage should always be about the enjoyment of our culture and environment by all people in a community, not the protection of perks for a few.

Sincerely

Rick Maranta

To: TownClerk@Oakville.ca, Council@Oakville.ca, Mayor@Oakville.ca

RE: Glen Abbey Development plan.

I believe **Glen Abbey Golf Course** should **NOT** be designated as a heritage site.

The Town **cannot afford** such a designation.

- Club Link will want to sell the property and the Town cannot afford the price.
- The golf business is not something the Town should be trying to manage,
- The Town of Oakville should not be in the business of running a PRIVATE Golf course where only the wealthy can afford to play.
- The clubhouse restaurant business is a four season operation. The Town would then be in the restaurant business and competing with local restaurants. Restaurants need to be refurbished every 5 to 7 years.
- **Costs** to maintain a golf course with all the buildings, staffing, and equipment such as underground sprinkler systems are high.
 - **Example:** sand (Used in bunkers, tee boxes and greens), grass seed, fertilizer, and specialty equipment such as aerators are a lot higher than maintaining a park. **One** 9 x 12 foot by 4 inches deep, **bunker** would require 2 tons of **sand** and shipping from a supplier may cost over \$400.00 not including the drainage material and labour to install the product. The 17th hole has 16 sand traps. And by the way, sand can be blown away.
 - Golf courses require water; High use of water, fertilizers, may not be environmentally and future friendly. The Town would have to pay for water to use on the course and water withdrawal from the Sixteen mile creek is limited and will come at a cost.
 - Glen Abbey golf course is not easily walked, so golf carts must be available
 - Currently Glen Abbey golf course green fees are not what the average public golfer can afford on a regular basis. Costs to maintain the course would keep the green fees high.
 - **Staffing:** If The Town owned the golf course the staff would be listed as Municipal employees and wages and benefits would need to match those of other municipal employees.
- **Town revenue Loss:** By designating the property as “heritage” without housing or commercial businesses, the town would be spending money rather than collecting taxes. With 3200 housing units and an average property tax per unit of \$3,000 per year the town would be foregoing about \$9 million per year.
 - **Risks:** Financially supporting a large tournament like the Canadian Open is a huge expense
 - Professional tournaments in the USA are having difficulty finding sponsors. Sponsorships are on contract and are not permanent.
 - One good flood and the geography of Glen Abbey golf course could be destroyed. The topography of the upper portion of the course is man-made and can be destroyed by serious weather.
- **Golf course design:** Courses are being made longer and grassy areas (rough) is being allowed to become wild fescue. Glen Abbey does not have the land to extend the length of the course.
- **The future of golf as a business is very uncertain.**
 - Very few golf courses are making a profit.
 - The number of rounds of golf played is a measure of the economic viability. ClubLink (Canada) rounds as of June 30 2017 are down (see ClubLink Quarterly statements) by about 36,000 compared to June 30 2016
- **Articles about the Future of Golf**
 - The Economist, Dec 17th 2014, <https://www.economist.com/news/christmas-specials/21636688-though-thriving-parts-asia-golf-struggling-america-and-much-europe>

- Macleans magazine. July 2014 <http://www.macleans.ca/economy/business/the-end-of-golf/>, “A 2012 auditor general’s report showed that the 5 municipal courses in Toronto face dwindling profits and will eventually need taxpayer funding.”
- Kingston, ON. Sept 14, 2017 City staff recommend closing municipal golf course <http://www.thewhig.com/2017/09/14/staff-recommend-closing-belle-park-golf-course> “Even before the flooding this year, the number of people playing golf at Belle Park had been dropping off. In 2010, there were 165 memberships at the course. By 2016, that number had fallen to 66. In 2012, the course’s revenue was more than \$180,000. By 2016, it was about \$108,000. During the same time period, its operational deficit increased from \$171,000 in 2012 to \$236,000 in 2016.”
- **Sporting history (culture)**; In the words of Robert Thompson, Canadian golf writer, Nov 2, 2015 in www.globalpost.com (Golf Canada banner) “...But Glen Abbey’s place in the lore of the sport will live long after its fairways are covered with suburban homes.”

As a taxpayer I do not want to pay the Town to maintain a golf course that I could not afford to play.

In my opinion the Canadian Open Tournament should take place at various clubs across the country. Allow the sport to show off our great country.

Options.

- Only designate the appropriate buildings as heritage. Not the Golf Course.
- Home owners who want to keep their “view” should buy the acreage behind their homes, maintain the property and pay taxes on the property.
- Designate the valley as green-space / conservation area and develop as parkland like the Lions Valley Park.
- Must include adaptation for low cost (solar) energy production
- Commercial buildings must include a grocery store, pharmacy, and medical clinic. All buildings must be accessible for the disabled.
- Allow the development with an increase in the number of affordable homes, affordable rental and seniors accommodations.

About me.

I am a property tax payer in Oakville. I love golf and I have played golf since 1965 but stopped playing a couple of years ago. I have owned shares in three golf courses, still own shares in two courses. I have been on the board of Directors of one golf club since 1985. I have followed the golf industry for many years, written articles about golf and published a novel about golf.

I am **not** a member of ClubLink and I do **not** own shares in ClubLink. I do **not** know any owners of ClubLink. I do know some golfing members of the ClubLink courses. I have played golf at 7 ClubLink courses including Glen Abbey.

Sincerely,

Jill Gowland

██████████ Sixth Line

Oakville, ON L6H 4S2

Ph: ██████████

████████████████████

[REDACTED] [REDACTED]

From: hjc.marlow [REDACTED]
Sent: Friday, September 22, 2017 8:33 PM
To: Town Clerk
Subject: Old homestead

Are you aware that an old homestead with a foundation and a well is on the Glen Abbey property ?

I could show you the location if not aware.

Horace Marlow

Sent from my Galaxy Tab® E

September 25, 2017

By E-Mail to townclerk@oakville.ca

Vicki Tytaneck, Town Clerk
Town of Oakville
Oakville Town Hall
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Dear Ms. Tytaneck:

**Re: Notice of Intention to Designate the Glen Abbey Golf Course Property
under Section 29, Part IV of the *Ontario Heritage Act*
Glen Abbey Golf Club – 1333 Dorval Drive, Oakville**

We are counsel to ClubLink Corporation ULC and ClubLink Holdings Limited (“ClubLink”), the owners of the Glen Abbey Golf Club property at 1333 Dorval Drive in the Town of Oakville (the “Lands”).

On behalf of ClubLink, we are writing in response to the Notice of Intention to Designate the Lands under Section 29, Part IV of the *Ontario Heritage Act* (“OHA”), which was issued on August 24, 2017, after being endorsed by Town Council at its meeting on August 21, 2017 (the “Notice”).

We are writing to advise that ClubLink will not be serving a Notice of Objection in response to the proposed designation under subsection 29(5) of the OHA and, likewise, ClubLink is not requiring that this matter be referred to the Conservation Review Board (“CRB”) for a hearing under subsection 29(7) of the OHA.

However, it is important to note that ClubLink’s decision to not serve a formal Notice of Objection should in no way be interpreted that ClubLink accepts the proposed designation, or that ClubLink believes that either the proposed Statement of Cultural Heritage Value or Interest or the Description of Attributes is appropriate.

Rather, it should be abundantly clear that ClubLink strongly disagrees with the proposed designation, and particularly the Town’s proposed description of the heritage attributes. This is evident based on, among other things, the written submission we made on behalf of Clublink to Town Council dated August 21, 2017, a copy of which is attached.

As noted in that submission, the Town's proposed heritage attributes are extremely broad and overreaching, essentially extending to every portion of the golf course property, including "each tee, hazard, planting, fairway and green", which even contradicts the opinions of the Town's heritage consultants.

Further, many of the proposed heritage attributes are too vague to be capable of an objective assessment, including, for example, the following proposed attribute: "the carefully-designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional".

In addition, the proposed heritage attributes are not even factually correct. For instance, the description of heritage attributes refers to the "the close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design" [emphasis added]. In fact, there is no "ongoing" association of the course design with Jack Nicklaus or his firm, Nicklaus Design, nor has there been any such association for several years. In fact, Town staff presumably knows that there is no "ongoing" association, as Jack Nicklaus confirmed during an interview with staff earlier this year that it had been "about a decade or so ago" when he had been consulted regarding some minor changes at Glen Abbey and that he could not even recall his last visit to the golf course other than to confirm that he had not been back to Glen Abbey "in a long while".

Moreover, the proposed heritage attributes improperly purport to require the "ongoing" use of the Lands as a golf course, retaining the "ongoing ability of the property to be used for championship, tournament and recreational golf", together with the "ongoing ability to host championship and other major tournaments, including the Canadian Open", which is an inappropriate use of the *OHA*. Town staff has previously acknowledged that the Town cannot dictate that the Lands be used to operate a golf course, nor can the Town control whether the Canadian Open is held at Glen Abbey at any time in the future. Indeed, Golf Canada has repeatedly confirmed that it is currently searching for a new, permanent home for the Canadian Open, and that Glen Abbey Golf Club is not one of the candidate sites.

Notwithstanding its clear opposition to the proposed designation, including the Town's description of the heritage attributes, ClubLink's decision to not serve a formal Notice of Objection and have the matter referred to the CRB for a hearing stems, in part, from the limited authority of the CRB under section 29 of the *OHA*.

In particular, as noted in subsection 29(8) of the *OHA*, the purpose of a CRB hearing under section 29 is to "determine whether the property in question should be designated". In this instance, the Lands are already "designated" under the *OHA*, and have been since 1993 by virtue of By-law No. 1993-112, albeit that by-law confirms that the reasons for designation pertain only to the exterior portion of the original RayDor estate house and do not extend outward to include the golf course.

Further, under subsection 29(12) of the *OHA*, the CRB only has authority to “make a report to the council setting out ... its recommendations as to whether or not the property should be designated under this Part ...”, and by virtue of subsection 29(14) the municipal council can then proceed with the proposed designation regardless of the CRB’s recommendations.

In this case, the Town’s collective actions, including its repeated failures to provide ClubLink with an opportunity for meaningful engagement in the process, confirm a clear intention to proceed along the course that the Town has established and, accordingly, ClubLink has no confidence that Town Council would do anything other than proceed with the proposed designation, regardless of the CRB’s recommendations. In this particular circumstance, ClubLink sees little value in proceeding with what would inevitably be a lengthy and costly hearing at the CRB, only to find itself in essentially the same position as it is today; namely, with the Town intent on proceeding with an ill-conceived designation under the *OHA*, which appears to be designed primarily to attempt to frustrate ClubLink’s redevelopment proposal for the Lands.

In order to accommodate and advance its redevelopment proposal, ClubLink will be proceeding with an application to the Town under section 34 of the *OHA* to remove the golf course and demolish all buildings on the Lands other than those that are proposed to be retained as part of the redevelopment plan; namely, the RayDor Estate House, which is currently leased to Golf Canada for their offices and the Canadian Golf Hall of Fame and Museum, together with three other tenants, and is intended to continue its commercial use, as well as the Stables, which are currently used as maintenance facilities for the golf course and are proposed to form part of a “Village Market” that will serve the broader community as part of ClubLink’s redevelopment proposal for the Lands.

The proposed removal of the golf course from the Sixteen Mile Creek valley will also enable this portion of the Lands to be re-naturalized and conveyed to a public authority as a condition of the approval of the redevelopment proposal. This would provide an opportunity for all members of the community to enjoy these lands and allow the Town to establish an important publicly accessible connection within the valley both north and south of the Lands.

As a result, ClubLink will be contacting the Town’s Heritage Planning staff to initiate the application process under section 34 of the *OHA*, including a request for a pre-consultation meeting in accordance with the Town’s guide entitled: “Notice of Intention to Demolish – *Submission Requirements*”, a copy of which is attached.

Assuming that ClubLink’s application for demolition/removal is approved, either by Town Council consenting to the application, or the Ontario Municipal Board ordering the Town to give its consent on an appeal under section 34.1 of the *OHA*, Town Council will be required under section 34.3 of the *OHA* to pass a by-law to repeal the proposed

designation by-law for the Lands, or the applicable portions thereof. Thus, this is a further reason why ClubLink has elected to not proceed with a formal Notice of Objection under subsection 29(5) of the *OHA* and require that the matter be referred to the CRB for a hearing at this time.

We trust that this letter clarifies ClubLink's position in response to the Notice. However, please do not hesitate to contact us if you have any questions or if you require anything further.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

Encls.

copy: Douglas Carr, Town Solicitor, Town of Oakville
Client
Glen Schnarr / Colin Chung / Mark Bradley, Glen Schnarr & Associates Inc.
Michael McClelland, ERA Architects Inc.

August 21, 2017

Delivered

Mayor Rob Burton and Members of Town Council
Corporation of the Town of Oakville
Oakville Town Hall
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

COPY

Dear Mayor Burton and Council:

**Re: Notice of Intention to Designate – 1333 Dorval Drive (Glen Abbey Golf Club)
Council Meeting on August 21, 2017 – Discussion Item 4**

We are counsel to ClubLink Corporation ULC and ClubLink Holdings Limited (“ClubLink”), the owner of the Glen Abbey Golf Club lands at 1333 Dorval Drive in the Town of Oakville (the “Lands”).

Council is considering this evening a staff report from the Planning Services Department dated August 16, 2017, which recommends that a Notice of Intention to Designate under Section 29, Part IV of the *Ontario Heritage Act* be issued for the Lands.

For the following reasons, ClubLink requests that Council not proceed with the proposed Notice of Intention to Designate.

The Town Has Failed to Provide ClubLink with Opportunity for Meaningful Engagement in Phase III of the Cultural Heritage Landscape Strategy

On behalf of ClubLink, we appeared before Council on May 15, 2017, at which time Council directed staff to proceed with Phase III of the Cultural Heritage Landscape Strategy for the Lands.

At that time, ClubLink was assured that it would be given an opportunity for meaningful engagement in the Phase III process. Regrettably, thus far, the Town has failed to honour that commitment.

For example, ClubLink asked for an opportunity to review and comment on the proposed terms of reference that would guide the work of the Town’s heritage consultants through Phase III. However, ClubLink was denied this opportunity.

ClubLink also requested an opportunity for a meeting among the respective heritage consultants. However, ClubLink was denied this opportunity.

In fact, the Town did not even tell ClubLink who their heritage consultants were for Phase III until the Town delivered copies of their final reports to ClubLink, totalling approximately 900 pages of material, in the few days preceding the meeting of the Town's Heritage Advisory Committee on August 15, 2017.

Further, although ClubLink had been alerted some time ago that a staff report would be brought forward to the Heritage Committee meeting last Tuesday morning, we were not told that this would be a recommendation report involving the proposed designation of the property under the *Ontario Heritage Act*. Rather, ClubLink only learned that when the staff report was released on Friday, August 11, 2017.

Perhaps more importantly, the most critical piece of that staff report; namely, the draft Notice of Intention to Designate and, more specifically, the proposed "Description of Heritage Attributes", was not even provided with the staff report.

The staff report referred to the Notice of Intention to Designate, with the clear implication that it had been prepared, but offered no explanation as to why it had not been provided – only to say that it would be provided separately.

Representatives of ClubLink and Golf Canada then met with Town staff on the morning of Monday, August 14, 2017, less than 24 hours before the Heritage Committee meeting, and yet Town staff still did not produce the key document.

Instead, ClubLink did not receive the draft Notice of Intention to Designate until approximately 6:15 in the evening prior to the Heritage Committee meeting the following morning.

To put that in context, under the *Planning Act*, municipalities are given a minimum of 180 days to consider a request for an official plan amendment before they are required to make a decision. By contrast, ClubLink was given less than 16 hours (and only one business hour) to respond to the document that establishes the foundation upon which the proposed heritage designation is based.

This was clearly insufficient time for ClubLink to thoroughly review the contents of the reports and the Notice of Intention to Designate, consult with its advisors, attempt to understand the implications of the proposed designation based on the identified heritage attributes, and meet with Town staff to discuss and attempt to address ClubLink's concerns.

As a result, when we appeared before the Heritage Committee on the morning of August 14, 2017, we requested that the Committee defer its consideration of the matter to allow this opportunity. However, ClubLink's request was denied.

Rather, for some reason, both Town staff and the Heritage Committee have, through their actions, demonstrated that they are intent on simply rushing the proposed designation through the process.

The Town's Proposed Notice of Intention to Designate is Seriously Flawed and Should Not be Issued

As a general comment, the proposed description of heritage attributes that staff have identified in the draft Notice of Intention to Designate are extremely overreaching.

To suggest, for example, that the "spatial organization of each tee, hazard, planting, fairway and green" on the golf course has cultural heritage value worthy of designation is excessive, and is even contrary to the opinions of the Town's own heritage consultants.

The proposed heritage attributes also inappropriately refer to the historic and "ongoing" use of the property as a golf course, whereas staff has acknowledged in the past that the Town cannot dictate that the Lands are used to operate a golf course, nor can the Town control whether or not the Canadian Open is held at Glen Abbey at anytime in the future.

Further, many of the proposed heritage attributes are simply too vague to be capable of an objective assessment. Consider, for example, the proposed "carefully-designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional".

Operating golf courses are constantly evolving and are subject to change on a regular basis, for any number of reasons. This point was made by the National Golf Course Owners Association in its recent submission to the Town, and the Glen Abbey Golf Club is certainly no exception.

We note the Town has also received correspondence from Golf Canada, expressing its concerns regarding the breadth of the proposed designation, and the uncertainty it creates.

ClubLink shares these concerns, but even in a more immediate context, as further changes to the course are currently being planned as part of its normal business operations. Unfortunately, the Town's rushed process threatens to curtail even these ongoing course management activities.

Town staff claims that the proposed designation is not intended to negatively affect the ability of ClubLink to continue to operate the course, nor the ability of Glen Abbey to play host to the Canadian Open next year and potentially beyond, prior to Golf Canada's selection of a new long-term home for the Open. However, that is the potential effect and yet staff still wants to proceed now.

Thus, a reasonable inference can be drawn that the primary purpose of the proposed designation is not actually about heritage conservation – rather, it is an attempt by the Town to frustrate ClubLink’s redevelopment proposal for the Lands.

In response to the concerns identified by ClubLink and Golf Canada, Town staff has suggested that perhaps a management plan for the golf course could be prepared, which could identify certain alterations that would not trigger a permit application process. However, despite suggesting this, staff has not presented ClubLink with any draft of a management plan but is still recommending that Council proceed with the start of the designation process now.

Town staff did provide ClubLink with a copy of an example of a heritage designation by-law in Oakville that includes a management plan, identifying exemptions from the heritage permit process; specifically, By-law 2010-048, a copy of which is enclosed.

Of note, By-law 2010-048 designates the lands that include the Bronte White Oak tree, which are lands owned by the Region of Halton, and a management plan is attached as a schedule to the designation by-law.

In other words, by comparison, the Town saw fit to include a management plan in the designation by-law for a single tree on lands owned by a public authority, but has not seen fit to prepare a draft management plan for an operating golf course on over 200 acres of land owned by a private entity.

In their report, staff has also indicated that they are willing to discuss interim management of the Lands before any designation by-law may be passed. However, as the staff report correctly acknowledges, the Lands would be treated as though they had been designated as of the day that a Notice of Intention to Designate is issued. Thus, staff’s suggestion does nothing to address the concerns that have been identified by ClubLink.

For all of these reasons, we request that Town Council honour the commitment made at its meeting on May 15, 2017, to ensure that ClubLink has an opportunity for meaningful engagement in the Phase III process.

Accordingly, we ask that Council not adopt the staff recommendation to rush this ill-conceived designation through the process and, likewise, that Council not proceed to issue the Notice of Intention to Designate.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

encl.

copy: Client



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2010-148

A by-law to designate the property on which the Bronte White Oak Tree is located as a property of historical, architectural and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all natural features thereon, to be of cultural heritage value or interest;

WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises (the Region of Halton) at:

1179 Bronte Road
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Bronte White Oak Tree and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. The following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

A portion of the road allowance of Bronte Road (Regional Road 25)
1179 Bronte Road
Town of Oakville
The Regional Municipality of Halton

2. The Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.
3. The heritage attributes of the property are described in Schedule 'B' to this By-law.
4. Authorization for specific alterations to the property under Section 33, Part IV of the *Ontario Heritage Act* R.S.O. 1990, Chapter O.18 is hereby provided for the alterations described in Schedule 'C' and Schedule 'D' to this By-law.

PASSED this 13th day of December, 2010

ROB BURTON

MAYOR

VICKI TYTANECK

A/ CLERK

**SCHEDULE "A" TO
BY-LAW 2010-148**

That portion of the road allowance at 1179 Bronte Road (Regional Road 25) described as Part of Lot 30, Concession 2 SDS, designated as Parts 1, 2 and 3 on Plan 20R-18750, Oakville

**SCHEDULE "B" TO
BY-LAW 2010-148**

STATEMENT OF SIGNIFICANCE

Description of Property

The Bronte White Oak Tree (*Quercus alba*) is located within the eastern portion of the expanded road allowance of Bronte Road (Regional Road 25) at 1179 Bronte Road. The tree is just north of the Queen Elizabeth Way and adjacent to the Halton Regional Building.

The Bronte White Oak Tree is estimated at over 250 years of age, and has the characteristic gnarled branches of a mature white oak. At present time, it is a healthy tree standing 19.5 meters above ground with a massive trunk nearly 1.5 meter in diameter and stout far-reaching limbs spreading approximately 25 meters. The tree stands in a median adjacent to the parking lot of Regional building, and is the dominant feature of the landscape.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Bronte White Oak Tree has cultural heritage value in its physical value as a fine representative example of a mature white oak tree. The broad spreading crown of this oak tree has round-lobed leaves that transform from a silvery pink in spring to glossy green in summer, and then deepen to a reddish brown in autumn where they remain deep into winter. Acorns are produced with periodic abundance and have been gathered to propagate its genetic stock.

A native Carolinian species, white oak is common in southern Ontario and is widespread across the eastern United States. It grows on a wide range of soils and sites from dry forests and fields to moister woodlands. Throughout its range, the white oak provides food and cover for more than 180 different kinds of birds and mammals. This tree species is becoming a historic component of local forests. In the open, the white oak tends to be stocky and wide spreading, like the Bronte Road tree, while in forests it is taller with a more compact crown. Typically, forest grown white oaks reach 24 to 30 m in height, and the trunk generally ranges from 91 to 122 cm in diameter.

The Bronte White Oak Tree also has physical value as a rare example of a surviving old growth white oak tree. While the species of tree is common to southern Ontario, due to the history of intense logging in the province, old growth white oak trees of this stature are rare. If undisturbed, white oak trees can live 500 to 600 years; however, the lifespan of individual trees can be difficult to predict. The Bronte White Oak Tree is an old-growth tree which has survived despite the threat of logging and modern development, and has the potential to be a long-lived tree.

Historical Value or Associative Value

The Bronte White Oak Tree has cultural heritage value in its historic associations with the development of the hamlet of Merton, the village of Bronte and the Town of Oakville. The Bronte White Oak Tree is estimated to date back to the 1730s, and therefore pre-dates historical European settlement in the Oakville area. The Bronte White Oak Tree is one of a very few pre-settlement white oak trees that remain in Oakville.

Before European settlement, large white oaks dominated forests across eastern North America. However, early settlers recognized that the hard, heavy, tough oak wood was a valuable source of lumber. Numerous mills were built across Oakville, Bronte and Trafalgar Township in order to process timber. At that time, oak trees were so in abundance in this part of southern Ontario that the name Oakville was chosen for one of the area settlements whose founder, William Chisholm, was also named "White Oak" by the First Nations people.

The Bronte White Oak Tree has historical value in its association with past owners of the land on which it stands. The tree was once located on Woodlands Orchards, an estate owned by James White who bought the land in the 1840s. James White was a sawmill owner, lumber merchant, gentleman farmer, and livestock breeder. He was a major developer of the timber resources of the Twelve Mile Creek valley, and was also the owner of the horse (Don Juan) who won the first Queen's Plate. The land later passed to White's son-in-law, Paul Campbell, who transformed the 315 acre farm into the best known orchards in the area.

In 1921, George Chew Atkins bought the property and moved his family from New Jersey. In the 1970s, the property was owned by his son, George Atkins, who was an important figure in Canadian broadcasting. He received a honorary degree from the University of Guelph, was named a Fellow of the Agricultural Institute of Canada in 1980, received the AIC International Recognition Award in 1993 and an Order of Canada in 1989. Atkins was responsible for the first efforts to preserve the Oak Tree when it was put at risk by road construction in the 1970s. He enlisted the assistance of Erik Jorgenson of the Shade Tree Research Laboratory of the

University of Toronto, who identified the tree as one of few remaining old oak trees in Ontario. In 1972, Atkins signed an agreement with the Department of Transportation that ensured that "every possible precaution will be taken to guard the safety of said Tree".

The Bronte White Oak Tree also has cultural heritage value in through its special associations and relationship with the local community. Due to its age, size and location, the Bronte White Oak Tree has been recognized by the community as a highly valued natural heritage landmark for many years.

In 2006, the Bronte White Oak Tree was preserved due to community efforts to divert a regional road around the tree and the preservation campaign gained national attention. The 'Woodlands Oak Tree Preservation Committee' was successful in its attempt to protect the tree, and although a relatively recent event, in years to come this effort will likely be seen as an important moment for the community. The current property owners, the Region of Halton, have demonstrated a strong commitment to the tree's preservation and to ensuring its ongoing biological health.

Contextual Value

The Bronte White Oak Tree has cultural heritage value in its contextual value as it has existed at this location for approximately 250 years, pre-dating the European settlement and development of the area. The Bronte White Oak Tree is a community landmark and is well known by its prominent location on Bronte Road. The tree is a physical reminder of the rural character of this area, which has only recently experienced intensive development.

Description of Heritage Attributes

Key attributes of the Bronte White Oak Tree which embody its physical, historical and contextual value as a rare remaining example of an old growth white oak tree and:

-the crown, trunk, branches and root system of the Bronte White Oak tree

Key attributes of the Bronte White Oak Tree which embody it as a natural heritage landmark in the town of Oakville:

-the location of the Bronte White Oak Tree

**SCHEDULE "C" TO
BY-LAW 2010-148**

AUTHORIZED ALTERATIONS

The following classes of alterations are consented to by the Town of Oakville, subject to the conditions listed below:

1. Human Safety

Pruning, trimming or other action, if required to address an identified health and safety risk as determined by the Region's Commissioner of Public Works or designate.

2. Bronte Road Reconstruction

Pruning, trimming or other action, if necessary for the Bronte Road Reconstruction as determined by the Region's Commissioner of Public Works or designate.

3. Routine Maintenance

All routine maintenance described in the Maintenance Plan attached as Schedule 'D' to this By-law.

CONDITIONS

1. All works must be supervised by the Region's arborist (or a certified arborist designate) and shall be completed in a manner that causes the least amount of harm to the tree, including crown and root system.
2. Within 30 days of actions undertaken as part of the authorized heritage permit alterations listed above, the Region will provide a memo to the Town of Oakville's Planning Services department for documentation.
3. The Region will provide a copy of any assessments of the tree to the Town of Oakville's Planning Services department within 30 days of receipt.

**SCHEDULE "D" TO
BY-LAW 2010-148**

MAINTENANCE PLAN

This Maintenance Plan provides the guiding principles for the maintenance activities to be provided in order to ensure, to the degree possible, the continued health of the "Bronte White Oak" (the tree).

An annual assessment of Bronte White Oak will be prepared by a certified arborist each spring (June). The annual assessment will identify the maintenance requirements of the Bronte White Oak and these requirements will be implemented by the Region during the following year. If recommended in the annual assessment, interim assessments of the Bronte White Oak will be conducted by the Region's arborist, the results of which will also form part of the Region's maintenance plan for the Bronte White Oak.

The annual assessment of the Bronte White Oak will include, but not be limited to, recommendations regarding:

- Watering;
- Fertilization;
- Pruning and trimming; and
- Placement of any landscaping materials within the Tree Protection Zone.

As noted above, pruning and trimming of the tree will be undertaken based on recommendations provided through the arborist's annual assessment.

All pruning and trimming shall be carried out in accordance with the generally accepted best practices as established from time to time by the Region's arborist.

Unless otherwise directed by the Region's arborist, the following conditions shall apply to activities within the designated area as defined by the Reference Plan in Schedule 'A' to this By-law.

- a. Landscaping materials to be planted from time to time within the designated area will be selected such that they will require the same level of maintenance as the tree and will be compatible with respect to soil properties, moisture, salt tolerance, etc. Drought tolerant plants that require little irrigation during the summer months are preferred in the area surrounding the tree;
- b. No grade changes, including the placement of fill, shall be made within the designated area;

- c. Where the removal of soil is required the work is to be carried out with an air-spade to ensure protection of the roots;
- d. Soil compaction must be avoided within the designated area;
- e. No heavy equipment will be permitted within the designated area;
- f. Grading within the median island outside of the designated area shall not be changed such that surface flow is directed to the designated area.

Notice of Intention to Demolish *Submission Requirements*

The following is a guide to the Town of Oakville's submission requirements for property owners who wish to demolish a building(s) on their heritage property. This guide does not constitute legal advice and is suitable for use in conjunction with appropriate independent legal advice.

"Heritage property" includes properties which are:

- Listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest;
- Individually designated under Part IV of the *Ontario Heritage Act*; or
- Subject to a "Notice of Intention to Designate"

Note: for properties which are designated as part of a heritage conservation district under Part V of the Ontario Heritage Act, proposed demolitions are processed through a heritage permit application. See Heritage Planning staff for details.

A notice of intention to demolish for a heritage property will not be deemed to be received or complete unless/until it is accompanied by any plans or information required by Heritage Planning staff, which may include:

1. A Heritage Impact Assessment, to be submitted in accordance with the Heritage Impact Assessment Terms of Reference developed by Planning Services;
2. A scaled full size site plan and elevation drawings which clearly illustrate the proposed future use of the site with the location of the existing heritage building(s) clearly identified; and
3. A complete and certified title search for the property, including:
 - A chain of title with instrument numbers and brief legal descriptions identified with title searcher's name, stamp or similar;
 - Block map;
 - Certified copy of PIN;
 - Certified copy of old abstract pages;
 - Full copies of transfers and other relevant title documents (i.e. wills, mortgages); and
 - Copies of reference plans.

In addition to the requirements listed above, the property owner may be required to submit any other supporting information and materials that may be identified by the Town prior to submission of the notice of intention to demolish or in consultation with the owner as being relevant and necessary to the evaluation of the notice. Town staff may also request entry onto the property as part of an evaluation of the heritage significance of the site.

The following is an outline of the notice of intention to demolish process:

Submission of Notice

1. The owner contacts a Heritage Planning staff member to notify staff of their intention to demolish the building(s) on their heritage property.
2. Staff arranges a pre-consultation meeting with the owner (or an agent working on the owner's behalf). Staff makes it clear to the owner that if he or she decides to proceed with the submission of a notice of intention to demolish for the heritage property, there is no mechanism to later withdraw the notice. Once the notice has been submitted, staff must follow the procedure outlined below in order for Council to make a final decision on the submission.
3. Heritage Planning staff provides the owner with a Pre-Consultation Form which lists the additional submission requirements which are applicable to their property.
4. Owner submits to Heritage Planning staff a Notice of Intention to Demolish Submission Form for the demolition of the building(s) on the heritage property, along with any additional information required, as outlined on the Pre-Consultation Form provided by staff. The Pre-Consultation Form must also be submitted at this time.
5. Upon receipt of the Notice of Intention to Demolish Submission Form and other submitted information (if applicable), Heritage Planning staff determines if the submission is complete in accordance with the Pre-Consultation Form. If the submission is not complete, staff contacts the owner to inform them of the additional information required. If the submission is complete, staff sends a letter to the owner which confirms receipt of the complete submission and includes the dates and times of the Heritage Oakville Committee meeting and the Planning and Development Council meeting where the notice of intention to demolish will be reviewed. Upon receipt of the submission by Heritage Planning staff, Council has 60 days to deal with a notice submitted for a listed property and 90 days for a notice submitted for a designated property, or those subject to a notice of intention to designate.

Review and Final Decision

1. Heritage Planning staff prepares a report to be presented to the Heritage Oakville Committee.
2. The Heritage Oakville Committee reviews the notice of intention to demolish at their meeting and makes a recommendation to Council. The owner may attend the meeting and speak to the Committee regarding the submission.
3. Heritage Planning staff prepares a report to be presented to the Planning and Development Council.
4. Planning and Development Council reviews the notice of intention to demolish at their meeting and makes a final decision on the matter. The owner may attend the meeting and speak to Council regarding the submission.
5. For listed properties:
 - (a) If Council proceeds to designate the property under the *Ontario Heritage Act*, notice will be given to the owner and the Ontario Heritage Trust and published in the local newspaper. A person who objects to a proposed designation has 30 days, upon the newspaper publication, to provide notice of their objection to the Town Clerk. The matter is then referred for a hearing before the Conservation Review Board who will provide a report with a recommendation to Council. Council then issues a final decision on the matter.
 - (b) If Council does not proceed to designate the property, once the 60 day timeline has expired, the property will be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.
6. For designated Part IV properties:
 - (a) Unless otherwise agreed, within 90 days after a notice of receipt of a complete notice of intention to demolish submission has been served on the owner, notice of Council's decision is given to the owner. Notice of Council's decision will also be given to the Ontario Heritage Trust and published in the local newspaper. If Council does not consent to the demolition, or if Council consents to the demolition subject to terms and conditions, the owner may appeal Council's decision within 30 days of being notified to the Ontario Municipal Board.
 - (b) If Council consents to the demolition, the owners can continue with the demolition application process. The property will remain designated unless further action is taken by Council to de-designate the property.

Please be advised that buildings or structures removed or demolished without approval of Town Council will result in prosecution under the *Ontario Heritage Act*.

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