

1.7 GLEN ABBEY COMMUNITY - FIGURE "N"

a) Background

The Glen Abbey Community is bounded by the Burlington-Oakville Mini-Belt of the Parkway Belt West Plan on the west, Upper Middle Road on the north, the Sixteen Mile Creek on the east, and the Queen Elizabeth Way West Industrial District on the south. The Glen Abbey Community will be primarily residential in character. A mix of housing ranging from single family detached residences on various sizes of lots to medium density and high density multiple attached and apartment housing forms will be provided. The majority of the residential development will be low density in character.

b) Commercial

i) Community Shopping Areas

Community Shopping uses will be provided as follows:

The location at the southwest corner of the Dorval Drive and North Service Road intersection will be the principal community shopping area, serving primarily the residential population within the Glen Abbey Community and the adjacent industrial areas. The services provided at this site will include food and department store type merchandise, as well as other service and retail facilities. In addition, offices, a hotel, and a mix of institutional and recreational uses will be permitted. Notwithstanding Part D, Section 2.2, the maximum size of this Community Shopping Area will be 24,830 square metres of gross leasable retail floor area, with the overall area of the site not exceeding 12 hectares.

A second Community Shopping Area is provided at the southeast corner of the Third Line and Upper Middle Road. Retail commercial and service uses will be provided at this site. The maximum size of the retail commercial component of the community commercial area will be 9,400 square metres of gross leasable floor area. In addition to the retail commercial area, office, institutional, and recreational uses will be permitted, and automobile service stations will be permitted. The overall site size for the community shopping area may not exceed four (4) hectares.

ii) Neighbourhood Commercial Centres

Four Neighbourhood Commercial Centres are located within the Glen Abbey Community. These centres are provided at locations which will provide for the day to day convenience needs of a neighbourhood. It is intended that a food related store will be the major use located in such centres. The maximum site size of Neighbourhood Commercial Centres will not exceed two (2) hectares.

c) Residential

i) General Policies

The Glen Abbey Community is anticipated to have a maximum population of 23,000 persons, with an overall density of 40 persons per gross residential hectare.

The provision of a wide variety of dwelling units differing in form, density, size, tenure, and price will be provided in the Glen Abbey Community.

In medium density and high density designations, senior citizen housing is permitted. Senior citizen housing in medium and high density designated areas will not be subject to the density provisions of the Plan but the development of senior citizen housing will be consistent with the general character of the applicable land use designation in terms of height and minimum site size.

ii) Residential Special

There are areas on the Land Use Plan Figure "N" which are unique because of the special physical site and locational characteristics and therefore, are designated "Residential Special" followed by the letters "(A)" or "(B)". The following policies apply to those areas in addition to the policies outlined above.

iii) Residential Special (A)

The area east and north of Dorval Drive, west of Glen Abbey Golf Course, and south of Upper Middle Road, will be developed for low density residential uses where cluster and other innovative forms of housing incorporating planned unit

development techniques will be encouraged. Detached, semi-detached, and multiple attached housing will be permitted in this area, subject to the density constraint. The density of development in this area will not exceed 12 units per site hectare.

In the development of this area, there will be a high proportion of commonly-owned open space areas to private areas to encourage a system of pedestrian and cycle trails and to incorporate an open space and recreational character compatible with the adjacent Glen Abbey Golf Course.

There will be one primary access from Dorval Drive opposite the link collector road, being Monastery Drive. Other secondary or emergency access points to the area may be considered. A landscaped buffer strip will be located between the development and Dorval Drive consisting of a combination of planting, berms, walls, and fences. The function of this buffer is to protect the residential development from the noise and visual impact of Dorval Drive.

It is intended that the open space in the subject area will be privately or commonly maintained, as opposed to being maintained by the municipality.

iv) Residential Special (B)

On the west side of Montrose Abbey Drive, there is a wooded area which has been identified as environmentally significant. This wooded area is shown on Figure 'F1' of this Plan. Policies have been developed to prevent the destruction of trees desirable and suitable for both preservation and incorporation within the proposed land use of the area.

At the time of development applications being submitted to the municipality in environmentally significant areas, detailed tree inventories will be prepared showing accurately the location of each significant tree and accompanied by an arborist's report indicating the species and health of the tree.

The development plans for Residential Special (B) areas will be specifically designed to preserve intact both the wooded character of the area and individual specimen trees that may be identified, to the maximum extent possible. To provide the maximum degree of flexibility in the development of

Residential Special (B) areas while still ensuring the achievement of the goal of the preservation of the trees, a wide range of housing forms will be permitted including single family detached, semi-detached, and multiple attached residential units. Cluster and other innovative forms of housing will also be encouraged. Development in Residential Special (B) areas will be subject to Site Plan Control.

The density for the site designated Residential Special (B) on the west side of Montrose Abbey Drive will not exceed 16 units per site hectare for all types of residential housing forms.

d) Greenland Policies

i) Parkland

Local parkland consists of parkettes, neighbourhood parks, community parks, and greenway links. Approximately 30 hectares of local parkland is provided in the Glen Abbey Community.

ii) Natural Area

Where the lands are designated 'Natural Area' on Figure 'N', they are more specifically designated a 'Valley Lands/Watercourse', 'Woodlands' or 'Environmentally Sensitive Area' on Figures 'F1' or 'F2'. The policies contained within Part D, Section 4 as they apply to each specific natural feature is intended to apply.

Pedestrian and bicycle pathways will be accommodated by a linked open space system consisting of ravines and watercourses, schools, parks, greenway links, the berm/buffer areas, and utility lands.

iii) Private Open Space

The Town of Oakville recognizes the Glen Abbey Golf Course as a major private recreation and tourist facility serving Oakville and areas extending beyond the region, distinguished by its physical size, urban location within an existing residential community and by the social, cultural, recreational, aesthetic, employment and economic benefits it provides to the community.

The Town of Oakville further recognizes the needs of Glen Abbey Golf Course in providing services to the community, its clients, its membership responsibilities and physical regeneration requirements of a championship facility.

The Town of Oakville supports the continued development of the Glen Abbey Golf Course as a golf-related recreation and tourist facility, including all uses specific to the normal operation, function and management of the golf course and to the implementation of related programs, administrative functions and operations. Accordingly, it is the intent of this Plan to recognize the existing facility on the site and to provide flexibility for use of the lands to meet changing needs.

The Glen Abbey Golf Course is designated Private Open Space, Natural Area and Residential Special on Figure "N". In addition to such policies as may be stated elsewhere in the Official Plan for those designations, the following uses shall also be permitted within the Private Open Space designation:

Golf-related uses specific to the normal operation, function and management of the Glen Abbey Golf Course and the implementation of ancillary programs and administrative functions specific to the golf course operation.

Limited retail, service commercial, manufacturing and storage of products associated with the principal use; facilities for the publication of material specifically related to the initiatives of the golf course; recreational, educational and cultural facilities in support of the operations and initiatives of the golf course; administrative offices specific to the functions of the golf course; maintenance/groundskeeper facilities and limited residential uses including existing residential uses.

A hotel/conference center together with accessory facilities and uses thereto; banquet and dining facilities.

e) Institutional

The primary grouping of institutional facilities contemplated for the Glen Abbey Community are educational facilities and places of worship, community recreation centres, day care centres, library and fire station. All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking

adequate to meet the standards of the particular use will be required. Where possible, institutional uses should be located close to pedestrian and transit links.

Educational facilities consisting of elementary and secondary schools are to be located adjoining public parks where possible, central to the units of population served, with sites adequate for buildings, possible future expansion, and recreation facilities.

Educational facilities not specifically permitted by other policies of this Plan may be permitted in any appropriate institutional designation subject to the above locational criteria, and subject to a site specific zoning application.

Any vacant site designated for school, day care centre or place of worship may be used for other community scale institutional uses or residential uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an amendment to the Zoning Bylaw.

Notwithstanding the place of worship designation on the lands at the southwest corner of Merchant's Gate and the Third Line on Figure N, Glen Abbey Community, those lands may be used for low density residential uses at a maximum density of 19 units per site hectare.

f) Lands in the Area of Dorval Drive and North Service Road

The lands in the area of Dorval Drive and North Service Road are prominently located, with good visibility from the Queen Elizabeth Way, and are highly accessible to large volumes of traffic and accessible to most areas within the Town of Oakville. Because of these locational characteristics, the form and function of the land uses will be of a higher order nature than the primarily low density residential and associated uses which is typical of the balance of the community.

The North Service Road will be reconstructed so that the road curves will be less severe and will be capable of better accommodating high volumes of traffic flow.

At the southwest corner of the Dorval Drive, North Service Road intersection, a Community Shopping Area will be established.

- i) A site specific zoning by-law will be developed in accordance with a detailed urban design study to be prepared by the proponents for the ultimate development of the area.
- ii) The urban design study which must be approved by the Town shall include plans for the sequential development of the area and an analysis of the urban character of the overall form of the area to be controlled by detailed design guidelines concerning building height, building setbacks, massing, allowable site coverage, parking standards by type of use, and suggested site plan controls by area and use.

Prestige Industrial uses will be continued along the north and west sides of the North Service Road. A substantial landscaped buffer in this area between the residential lands and the industrial lands will be provided. This buffer area will be the continuation of the existing buffer on the lands to the west which follows and includes the existing hill, and will extend to the North Service Road. The buffer area will function as a pedestrian/bicycle walkway to the North Service Road and the community shopping area.

A residential/office park will be located on the lands to the northwest of the Dorval Drive and North Service Road intersection. The office component will front primarily on Dorval Drive and the residential development to the west and reflect the scale and density of the existing uses. The height of buildings in the commercial area will generally be related to building setback to protect the privacy of the abutting residential areas. The general pattern shall be that the highest buildings, to a maximum height of six (6) storeys, will be located adjacent to Dorval Drive with the heights of buildings decreasing towards the lands adjacent to the residential areas where the maximum height will be three (3) storey buildings. Maidstone Crescent may be extended to provide access to the residential lands only, and will, in no case, be extended to connect to North Service Road or Dorval Drive. The residential development in the subject area should be of a scale and design so as to not alter the character of Maidstone Crescent as a local residential street when it is extended into the area. The floor area ratio of the office uses will not exceed one times lot coverage.

Prior to the approval of a zoning amendment on the residential/office park lands, an urban design study will be undertaken by the proponent and approved by the Town to examine certain aspects of the development on the lands

designated for prestige industrial use and the residential/office park including:

- a traffic study for the proposed land use options within the subject block;
- the internal design and layout options for the block showing building locations, circulation patterns, and land uses;
- the location and the interface between the residential and office development;
- the location of parkettes, tot lots, and small playgrounds;
- the form, scale, density, and height of the proposed residential and commercial development;
- the setback and buffer treatment between the residential and office development;
- initial architectural design concepts;
- provision of a buffer area between the residential uses and major roads.

Medium density residential uses are located on the lands to the north and east of Dorval Drive. These lands are adjacent to the valley of the Sixteen Mile Creek and the Glen Abbey Golf Course. The lands consist of two parcels adjacent to Dorval Drive, a major arterial road. The lands are designated Medium Density, permitting a maximum of 50 units per site hectare on Figure "N", Land Use Plan, Glen Abbey Community.

The lands are bounded by Natural Areas and the approval of the Zoning By-law and the development of the site will be consistent with the policies of the Natural Areas which are intended to ensure integration into the community while ensuring preservation of the surrounding natural environment. The wooded nature of the trail system shall be maintained and only limited access points will be established along the trail system to improve rear yard privacy along the trail system of the adjoining Natural Areas.

In the area east of Dorval Drive and south of North Service Road, arterial commercial uses will be located. These uses, which shall not include hotels, will compliment the proposed adjacent

community commercial development, the office development, and the high density residential development. The arterial commercial uses are also appropriate in this area by virtue of the lands prominent exposure and access to the main traffic routes through the Town of Oakville. Large Scale Retail Sale of Merchandise Uses will be permitted on a maximum of 6.4 hectares within this Area.