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Golf Routing for Club Play
1. Introduction

This plan applies to the Glen Abbey property located at 1333 Dorval Drive (“Glen Abbey”, the “Glen Abbey property” or the “property”)\(^1\). This property has heritage value as a significant cultural heritage landscape. By the terms of the *Ontario Heritage Act* (OHA), it is unlawful to alter this property in any way that is likely to affect the property’s heritage attributes unless there is a prior application to the Town and the Town consents to the alteration. By the terms of provincial law and policy, Town decisions affecting heritage planning matters shall ensure that significant cultural heritage landscapes are conserved such that their cultural heritage value or interest is retained under the *Ontario Heritage Act*.

This plan provides guidance to the landowner and the Town and provides information to all persons interested in the conservation of this significant heritage resource. It is intended to provide a clear and efficient process to assess proposed alterations and ensure that proposed alterations meet applicable heritage requirements.

1.1 Context of this plan

In August 2017, the Council for the Town of Oakville approved the issuance of a formal Notice of Intention to Designate for the Glen Abbey property. This notice was issued pursuant to Part IV, section 29 of the *Ontario Heritage Act*.

As required by the OHA, the section 29 notice contained (i) a description of the property, (ii) a statement of the cultural heritage value or interest of the property, and (iii) a description of the heritage attributes of the property.

In December 2017, Town Council passed By-law 2017-138, a by-law designating Glen Abbey as a property of cultural heritage value or interest (the “heritage designation by-law”).

The heritage designation by-law is one aspect of the Town’s implementation of a Town-wide strategy to conserve its significant cultural heritage landscapes. Since 2005, the Province has directed municipalities to conserve these landscapes through its Provincial Policy Statement. It continued that direction in its 2014 Provincial Policy Statement. Most recently, it supplemented that direction with new landscape conservation policies in the 2017 Growth Plan for the Greater Golden Horseshoe.

Consistent with provincial policy direction, the Town Council adopted a Cultural Heritage Landscapes Strategy (the “Strategy” or the “CHL Strategy”) in January 2014. The Strategy provides the foundation to identify and inventory candidate cultural heritage landscapes, and evaluate such landscapes to identify significant cultural heritage landscapes.

The CHL Strategy has involved three phases of activity.

Phase One of the Strategy commenced in June 2015. It screened over sixty properties across the Town for candidate cultural heritage landscapes. This screening-level inventory of properties identified eight priority landscapes for detailed evaluation. Glen Abbey was one of these eight priority

\(^1\) The property is legally described in Schedule “A” to By-law 2017-138 (the heritage designation by-law) reproduced at Schedule 1 of this plan.
landsces.

Phase Two detailed evaluation of the eight priority landscapes commenced in June 2016. It involved ten months of expert research, analysis and consultation. In May 2017 Town Council received detailed evaluations of six landscapes, including four evaluations that considered the respective landscapes to be “significant” within the meaning of provincial evaluation criteria set out in Ontario Regulation 9/06 under the OHA. Glen Abbey was one of these four significant cultural heritage landscapes.

In May 2017, Town Council directed staff to lead Phase Three of the CHL Strategy. Phase Three involves the development of appropriate measures to protect the significant cultural heritage landscapes. Council also directed staff to give priority to implementing protection of the Glen Abbey property.

The August 2017 Notice of Intention to Designate resulted from staff actions to implement Phase Three. This notice was based on expert input received through reports from a leading Canadian cultural heritage landscape expert and a leading European expert on conserving heritage at golf courses.

Following the August 2017 notice, Council also adopted an official plan amendment to its Livable Oakville Official Plan. This amendment updated existing heritage policies particularly as concerns cultural heritage landscapes. It also provided direction on how the Town would proceed to ensure that significant cultural heritage landscapes were conserved. Consistent with provincial policy direction, the amendment recognized that cultural heritage landscape conservation plans could be an important tool to protect significant Town cultural heritage landscapes.

### 1.2 Understanding cultural heritage landscapes

The Province provides a definition and examples of cultural heritage landscapes. The definition is the following:

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

Provincial policy also sets out the following examples of landscapes:

**Examples** may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

The Town’s CHL Strategy follows provincial
policy and requirements. It also recognizes international guidance in providing that there are three types of recognized landscapes: designed landscapes, organically evolved landscapes, and associative landscapes.

As set out in the Statement of Cultural Heritage Value or Interest, the Glen Abbey property is a designed landscape. It was designed by Jack Nicklaus as a cohesive whole to support the highest level of tournament golf with a strong aesthetic quality.

In the common language of golf course design, the Glen Abbey property is a “Parkland” style golf course. The parkland approach involves design principles adopted from the “Picturesque” features of landscape design that emerged in Britain in the 18th century and came to North America in the latter half of the 19th century.

The principal features of picturesque design are: open, smoothly undulating and grass-covered landforms integrated with streams or bodies of water; trees planted in irregular groupings that frame and articulate open spaces; meandering, serpentine roads and pathways that follow the undulations of the land; and singular specimen trees, build-
ings, bridges or other structures that play a supportive and “punctuating” role within the larger landscape composition. The picturesque landscape style often combines design features to create visual illusions that appear to distort the rules of perspective or otherwise trick the eye.

As a picturesque landscape, the Glen Abbey property exhibits the following design characteristics:

1. **Landscape dominance**: the "natural" character of the landscape is dominant. Within this design, any vestige of urban context is deliberately excluded.
2. **Fluid geometries**: landforms, water bodies, plantings and walkways adopt irregular, informal and curvilinear geometries. Straight lines and sharp corners are avoided.
3. **Visual illusions**: the picturesque landscape includes well-recognized tools to control the visual experience. These include (1) the incorporation of distant landscapes, often on adjacent properties, to exaggerate the apparent extent of the property; (2) the use of layering and landforms to design landscapes with “concealed conclusions” – landscapes that suggest greater distances and stimulate visual exploratory movement; and (3) the use of “false perspective” to suggest that distances are longer or shorter than they are in reality.
4. **Orchestrated visual composition**: The landscape is intentionally designed to provide a rich variety of visual experiences. Static views from single viewpoints present landscape images that are highly composed in a painterly fashion. The landscape is also designed to provide a sequence of designed views that gradually reveal the landscape while moving through it.
These characteristics of picturesque landscapes underlie the aesthetic dimension of the Glen Abbey landscape. As such, they also guide the conservation of this landscape.

The Glen Abbey landscape reflects the design principles of Jack Nicklaus. This designed landscape is the first solo golf course design by this legendary golfer and golf course architect. According to Nicklaus, Glen Abbey is one of his most creative and important designs. Glen Abbey is an excellent representation of Jack Nicklaus’ design principles, namely:

1. **Integrated spectator experience:** This principle is a signature contribution of Jack Nicklaus to golf design. It brings the spectator into the game. It is achieved by providing spectators with proximity to the players, views of the game, and the ability to circulate freely through the course. This principle is applied by strategically locating mounds to provide elevated views as well as improving spectator access and increased proximity to the game. The hub and spoke design is a key application of this principle as it allows spectators easy access and movement among multiple holes and viewing areas.

2. **Precision play:** This principle demands accuracy and strategy from the golfer. Designing the golf course for precision not just power allows the course to remain challenging as ball strike distance increases over time. This principle is applied by narrow fairways and sightlines, small undulating greens, and the strategic location of trees, water hazards and berms to create limited target areas.

3. **Enhanced existing natural environment:** This principle seeks to use and enhance the existing natural environment. The design integrates the golf course into the landscape and thereby provides the course with a sense of natural maturity. This principle is applied by integrating existing landforms, wooded areas and water features into the design, and creating or enlarging naturalized areas when possible.

Designed for Championship and Tournament Play
1.3 Meaning of conservation

Provincial policy in the Provincial Policy Statement and the 2017 Growth Plan provides a specific definition of “conserved”:

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

This plan also makes use of the Standards and Guidelines for the Conservation of Historic Places in Canada (the “Standards and Guidelines”). In 2013, the Town endorsed the Standards and Guidelines for application in the planning, stewardship and conservation of heritage resources in the Town. The Town considers the Standards and Guidelines to provide useful direction on how to conserve landscapes.

1.4 Purpose of this plan

The purpose of this cultural heritage landscape conservation plan for the Glen Abbey property (“conservation plan” or “plan”) is to guide future alterations of the Glen Abbey property that are likely to affect the heritage attributes of the property. For such alterations, the plan provides direction on ensuring that any alteration conserves the Glen Abbey property as a significant cultural heritage landscape. It does so by requiring that Town decisions retain the property’s stated cultural heritage value or interest.

This plan is not a maintenance plan for the Glen Abbey property. Nor is it an operational plan. Maintenance, meaning routine non-destructive actions that preserve the existing form, and operations are exempt from Town heritage review. Other activities are exempt from heritage review because they will not affect the property’s heritage attributes.

This plan provides details on what is exempt and what requires a Town review and decision in Part 3 and Schedules 4, 5 and 6.
1.5 Components of this plan

Consistent with the Town’s definition of a cultural heritage landscape conservation plan, this Plan has the following components:

**Part 1** provides the context and purpose of this conservation plan.

**Part 2** provides details on the Glen Abbey property cultural heritage landscape. It provides an overall description of the landscape that includes the specific boundaries of the landscape. It also includes the property’s cultural heritage value or interest, and its heritage attributes. Based on the property’s heritage value and attributes, this part of the plan divides the landscape into five conservation areas, and identifies the key features specific to each area. This part concludes with a description of the condition of the cultural heritage landscape.

**Part 3** sets out details on what actions are exempt from heritage review by the Town and what actions require Town review. It contains three categories of actions: Category A actions are actions that (1) do not alter the Glen Abbey property or (2) do not affect the property’s heritage attributes. No heritage review of Category A actions is required. Category B actions are alterations that are likely to affect the heritage attributes and may impact the cultural heritage value or interest of the property. These alterations require prior review by and consent from Town staff. Category C actions are alterations that are likely to affect the heritage attributes and impact the cultural heritage value or interest of the property. These alterations require prior review by and consent from Town Council.

**Part 4** sets out the policy framework to be applied by the Town to make decisions on alterations that are likely to affect the heritage attributes of the property. The framework has two parts, summarized through two checklists. The first part uses guidelines to identify whether and how the heritage attributes are affected by the proposed alteration. The plan sets out a checklist for this part of the policy framework in Schedule 7. The second part of the policy framework identifies each cultural heritage value or interest that is likely to be affected by the proposed alteration and whether the impact is positive, negative or neutral. The plan sets out a checklist for this part of the policy framework in Schedule 8.

**Part 5** describes the Town process for reviewing proposed actions that require Town review. For Category B actions, the Town process includes staff review and a decision on whether the alteration receives consent, including any conditions of consent. For Category C actions, the Town process involves staff review and preparation of a report to Council. It concludes with Council review of the staff report and any additional relevant information in order to make a decision on the alteration, including any conditions of consent.
2. The Glen Abbey Property

2.1 Description of the property

The Glen Abbey property designed cultural heritage landscape is likely Canada’s most famous golf course. The course was designed by the legendary golfer and golf course architect Jack Nicklaus as an 18-hole championship golf course. It is located on approximately 232 acres in the Town of Oakville, Ontario.

As a whole, the Glen Abbey property is a modern championship golf course designed to reward precision play. The fairways have narrow landing areas to demand precision off the tee. The course further challenges golfers by locating hazards throughout the landscape, including natural wooded areas, berms, water hazards, sand bunkers, trees, and shrubs.

The design of the Glen Abbey property emphasizes the spectator experience. The holes of Glen Abbey are designed in a hub and spoke formation. This creates a rotation to the layout of the holes circulating out and around from the central clubhouse, and facilitates easy spectator access to a large number of holes. This golf course also includes unique landform massing to create an integrated spectator experience and physically frame many individual golf holes.

The Glen Abbey property cultural heritage landscape is, as a whole, a cohesive property designed to support the game of golf with a strong aesthetic quality. The golf course is a parkland style design comprised of 18 holes set in a picturesque landscape. The design characteristics of this picturesque landscape are reflected in this property’s cultural heritage value or interest and its heritage attributes. They also assist the assessment of conservation options.
2.2 Statement of cultural heritage value or interest

One key component of a heritage resource’s public significance is its stated “cultural heritage value or interest.” Provincial policy requires that significant cultural heritage landscapes be “conserved,” which the Province defines to mean that the identified cultural heritage value or interest is retained.

The following Statement of Cultural Heritage Value or Interest is reproduced from the heritage designation by-law.

**Design/Physical Value**

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

The golf course is notable for its high degree of craftsmanship and artistic merit. The sequence of valley holes are considered among the most beautiful and challenging in the sport. The 17th and 18th holes have been recognized as among the most successful finishing holes in international championship play. The spectator mounds not only provide for intimate and unobstructed viewing, but also frame the fairways and greens. The design of the clubhouse reinforces the spectator experience and successfully integrates architecture and landscape.

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

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

The RayDor estate house, in the relatively rare French eclectic style, is a high quality and early example of 20th Century estate homes in Oakville. The stable building is a rare example of estate outbuildings from that era.

**Historic/Associative Value**

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

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

The clubhouse demonstrates the work of Crang and Boake Ltd., a firm founded in 1952, which grew to become one of Canada’s largest architectural firms in the late 20th Century. The design of the clubhouse and its sympathetic additions are fully integrated within the golf course landscape.
In addition to the golf course, the Property contains remnants of earlier layers in the cultural heritage landscape that were intentionally included within the Nicklaus designed landscape. The RayDor estate house and its associated outbuildings, especially the unique stables, are remnants from the property’s early 20th Century estate era and directly connect the property to André Dorfman, a nationally significant figure in the development of the mining industry in Canada.

The dramatic valley area sustains many of the natural features that connect this property to its long occupation by, and association with, various First Nations communities, including Haudenosaunee and Mississauga.

The direct association of Glen Abbey with the Royal Canadian Golf Association, now Golf Canada, connects it to the larger amateur and professional golfing community across the country and around the world.

**Contextual Value**

The Property is a landmark within the Town of Oakville. The quality of the golf course, and its connection to the Canadian Open, have been important in defining the character of this community and giving it a distinct place within the larger Toronto metropolitan area, and beyond. The course is also a central defining feature of its immediate neighbourhoods, which were created in response to the construction of the course.

The Property retains a high level of authenticity and integrity, continuing to host tournament, championship and recreational golf and still exhibiting the combination of land forms, water features, built features, plantings and circulation patterns that reflect Nicklaus’s original vision.
2.3 Description of the heritage attributes

To protect heritage properties, the Ontario Heritage Act requires consideration of the property’s heritage attributes. In particular, the Act prohibits any alteration of a heritage property that is likely to affect its heritage attributes unless the local municipality consents to the alteration.

The following heritage attributes are reproduced from the heritage designation by-law.

Attributes supporting historical and associative value of the Property:

- The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf;
- The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open;
- The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design;
- The elements of the property constructed during the RayDor Estate Era and with Andre Dorfman, a nationally significant figure in the development of the mining industry in Canada.

Attributes supporting design and physical value of the Property:

- The pioneering stadium-style golf course design with its unique hub and spoke layout;
- The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence;
- The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus’s design philosophy of strategy and risk/reward;
- The carefully-designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional;
- The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds;
- The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors;
- The ecology of the river valley as a delicate balance between natural features and the landscape of golf;
- The landforms and their role in shaping a new era in golf course design;
- The subtle use of water features to achieve both aesthetic pleasure and challenging hazards;
- The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout;
- The RayDor Estate house exterior designed by architects Marani, Lawson & Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots;
• The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris.

Attributes supporting contextual value of the Property:

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

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

• Jack Nicklaus’s unique integration of land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features.

2.4 Distinct areas within the property

The Glen Abbey property’s cultural heritage landscape is a designed landscape of very high quality. The Jack Nicklaus design clearly exhibits the parkland approach to golf course design and the picturesque approach to landscape design. These design approaches underpin the heritage value of the entire golf course and present a complete image of great aesthetic heritage value.

The property is composed of areas characterized by specific functions and geophysical features. These areas define the play of golf, the different spectator experiences, and the supporting operations. In order to offer guidance that reflects these distinct functional and geophysical contexts, this plan organizes the property into five conservation areas: (1) the tablelands (including playing areas and features); (2) the valleylands (including playing areas and features); (3) the hub; (4) arrival and staging; and (5) operations. These five conservation areas are inter-related for golf play, viewing and operations through, among other things, pathways and views.
The Distinct Areas of Glen Abbey

1 - TABLE LANDS
2 - VALLEY LANDS
3 - HUB
4 - ARRIVAL AND STAGING
5 - OPERATIONS

ENTRANCE DRIVE
**Area 1: Tablelands**

The golf course is comprised of 18 holes divided between the tablelands and the valleylands. The picturesque landscape of the tablelands includes dispersed tree planting, manicured playing areas and designed water features or ponds.

Previously relatively flat, Jack Nicklaus shaped berms at strategic locations to screen unwanted views, develop a sense of spatial enclosure for the golfer and enhance spectator viewing. In the course of re-grading the site, local depressions and drainage swales towards the middle of the site were excavated and shaped to create three relatively large standing ponds. These ponds are important visual features for inner holes closest to the hub of Nicklaus’s “Hub and Spoke” design. The three designed ponds come into play on holes 1, 3, 4, 7, 8, 9, and 18. Another pond sits out of play behind the maintenance facility along the 17th fairway.

The tablelands are experienced at the beginning and at the end of a round of golf and include holes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17 and 18. This conservation area excludes the buildings and areas associated with hosting (which are part of Area 3), staging (which are part of Area 4), and operations (which are part of Area 5).

Remnant upland stream topography between the ponds and the valley is incorporated to enhance the picturesque qualities of the fairway views between the tees and greens for several holes between the ponds and the valleylands. This topography and depressions provide a naturalistic middle ground view transition for these holes. The two largest gullies also hide pathways and provide access down the steep valleyland slopes.

The tablelands include various features from the previous landscape, including remnants of woodlots and mature vegetation. Consistent with Nicklaus’ design principles, the course incorporates these existing features to assist with creating a strong sense of enclosure for fairways and holes.

Trees planted on the tablelands during the original construction of the Nicklaus golf course, and since, form visually permeable lines or groupings between the fairways. These fairway plantings frame the longitudinal fairway views while maintaining the visual experience of big sky views and spectator sightlines between fairways. Denser tree plantings around the greens provide spatial enclosure and terminate views down the fairway.
The Picturesque Landscapes of the Tablelands

Hazards integrated into the Designed Landscape

Informal Pathways throughout the Golf Course
Area 2: Valleylands

The valleylands section of the course is located in the river valley created by Sixteen Mile Creek. Its distinct setting also leads to a distinct golf experience that is challenged by linear water features and narrower fairways. Sixteen Mile Creek, partially re-routed by Nicklaus, weaves through holes 11, 12, 13, and 14 of the valleylands. A standing pond lies adjacent to Sixteen Mile creek on the opposite side of the 14th fairway.

Much of the visual value of the valleylands comes from the rugged, vegetated escarpment slopes that create a dramatic, linear gorge. The deeply incised slopes covered in mature native forest of the valleylands portion of the Glen Abbey property afford the most dramatic picturesque views on the golf course. The most powerful views are found in and along the valleylands.

The 11th hole serves as the exciting transition from the tablelands down into the valleylands. From the 11th tee, golfers and spectators enjoy a panoramic view across the valley and down into the creek far below.

The view into the valley from the 11th hole tee presents the landscape as a balanced combination of a calm pastoral scene and the rugged untamed forested slopes. The elevation at this location allows the golfer to see well into this landscape, supported by sightlines cleared through the forest to the fairway and the creek below, and set against the backdrop of the forested slope emerging behind the 11th green. The eye follows a winding pathway along the valley edge and down a gully to emerge from the forested slope at the pastoral fairway. From this point on through the valley bottom the Nicklaus design presents an orchestrated sequence of views along the holes in the valley bottom. The natural curving form of the valley structures and contains the spaces of the tees, fairways and greens, framing every view with mature forested slopes.

Strategically located specimen trees frame views toward the greens and across the creek on the 12th and 13th holes. The meandering pathways follow alignments that intentionally do not follow the creek.

As the sequence of views progress across the 14th hole, plantings and subtle mounding frame a view at a bend in the valley setting up a long view up the valley that reflects the characteristic balance between manicured and wild landscape components.
Spectators in the Valleylands

A Picturesque View up the Valley
Area 3: Hub

The third conservation area is the hub of the ‘hub and spoke design.’ The hub includes the clubhouse and the facilities that support the hosting of players and spectators. Views for the spectator are organized around a series of spokes radiating from the hub (with clubhouse, support uses and spectator access at the centre), and a series of ponds in the terrain. Jack Nicklaus developed the spokes through the gentle mounding of soil gathered from the ponds to provide “gallery” viewing slopes for spectators at several tees and greens and, periodically, along the edges of fairways.

The clubhouse at the Glen Abbey property is nestled into high berms that form the high point of the tablelands. As the clubhouse area is also the hub of the spoke and wheel layout of the course, this area offers a variety of views for the spectator. The clubhouse provides clear sight of the 17th tee and 18th green from the dining area. During tournament play, the clubhouse is a focus for spectators, providing amenities and relatively short travel distance between holes to follow players around the course. The building itself services the needs of golfers and other visitors to the facility. It includes a reception area, bar, restaurant, kitchen, change room facilities, pro shop with golf equipment and clothing for purchase, and administration offices.

The prominence of the clubhouse and its associated berms enhances the spectator experience. Visible from multiple locations throughout the tablelands, the clubhouse plays an important wayfinding role for spectators and players alike.
The Hub is the Focus of the Golf Course

Designed for Players and Spectators
Area 4: Arrival and Staging

The fourth conservation area includes the driveway from Dorval Road to the parking lots, and the designated RayDor estate house used as Golf Canada’s headquarters and the Canadian Golf Museum and Hall of Fame. The area provides a sense of arrival at the Glen Abbey property, and prepares golfers and visitors alike for a unique landscape and golf experience.

The RayDor estate, developed in 1937, was partially integrated into the Nicklaus design. His design incorporated the existing buildings, but extensively reworked the landscape in the vicinity of the house. Formal terrace gardens were developed on the tablelands adjacent to the house, and selected escarpment slopes to the north and north-east of the house were cleared and terraced to afford long views across the valley. Pathways were introduced down the slopes and into the valley bottom.

From the Dorval Road entrance to the RayDor estate house, the driveway generally follows the original alignment. The driveway, which now extends to the forecourt of the clubhouse, provides a sequence of unfolding views that reveal many of the visual dimensions of the site. This visual sequence is the consequence of the driveway’s meandering alignment combined with strategic plantings of trees and shrubs.

The progression through the landscape is choreographed such that the sense of anticipation, revelation and drama is heightened upon approach to the estate house and then continues to the clubhouse.
Area 5: Operations

The fifth conservation area corresponds to the main operations area between the 16th and 17th fairways, where the former RayDor estate stables and various features supporting the operations of the golf course are located.

The stables serve as the operations headquarters for the Glen Abbey property. The historic stables and one or two smaller and newer buildings contain offices, storage facilities and maintenance shops. The paved yard is used for parking and outdoor storage. The site includes a large pond that is used for irrigation. The site is accessed independently from Upper Middle Road.

The area lies nestled between two fairways, and is partially screened by trees and shrubs planted within the site around its periphery. The design integrates a series of surrounding berms with pre-existing mature trees augmented with new plantings. This tends to hide the utilitarian maintenance activities, equipment and parking while providing glimpses of the historic stables building.

Operations Facilities integrated into the Golf Course Landscape
The Whole of the Landscape

Together, these five conservation areas describe the whole of the landscape. They also highlight different qualities that help guide appropriate conservation practices.

The landscape is completed by the connections between the different functions and geophysical features. These connections include circulation patterns, spectator mounds and the permanent paths through each area. The visual connections rely on many characteristics of the picturesque landscape design described above.

2.5 Current heritage condition

The Glen Abbey property is a designed landscape of very high quality. In all respects relevant to heritage, it is currently in good condition.

The current physical condition of the property’s heritage attributes is a benchmark for ensuring the conservation of the property’s cultural heritage value or interest.
The condition assessment considers the individual heritage attributes as well as the cultural heritage landscape as a whole. The meaning of the two ratings is set out below.

<table>
<thead>
<tr>
<th>Rating</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>The attribute is functional</td>
</tr>
<tr>
<td>Poor</td>
<td>The attribute is not functional</td>
</tr>
</tbody>
</table>

In general, a property’s cultural heritage value or interest is retained when all the heritage attributes are in good condition, individually and as a whole. By contrast, a heritage attribute that is in poor condition or that has been destroyed may compromise the property’s cultural heritage value or interest.

A detailed condition assessment of the heritage attributes of the Glen Abbey property was undertaken as part of this plan and is attached at Appendix B. The assessment concluded that the property as a whole and each of the five areas (Tablelands, Valleylands, Hub, Arrival and Staging and Operations) are currently in good condition, with the following comments:

**Area 1 – Tablelands**

Berms and plantings were developed by Jack Nicklaus to screen views of adjacent subdivisions and major streets on the periphery, and to control views into the tablelands from points outside. Plantings on the edge along the houses to the south and west of the golf course are less dense than along Dorval Drive and along Upper Middle Road near the 17th and 18th holes. Houses are visible at the end of views looking down the Practice Field from the clubhouse.

**Area 3 – Hub**

The signboard opposite the clubhouse is visually incompatible, but it has not significantly affected heritage attributes. The snackbar and toilet structures have architectural qualities that do not match those of the clubhouse, but are subordinate. These structures are more utilitarian than picturesque. The rooftop terrace of the snackbar affords excellent spectator viewing and as such is compatible in function with the intentions of the hub and spoke design. The extent of the paved parking is large for a facility located in what is the heart of the golf course. While this scale challenges the subordinate status of infrastructure in relation to heritage attributes, its impact is limited.

**Area 4 – Staging**

Today, the arrival site at the estate is predominantly characterized by parking. Only a small copse of trees in the parking lot south of the Golf Canada offices and remnants of the sunken garden north of the estate house allude to the former character of the grounds prior to the Nicklaus design.
3. Actions subject to Town heritage review

As stated in Part 1, section 1.4, the purpose of this plan is the conservation of the Glen Abbey property as a significant cultural heritage landscape by ensuring its cultural heritage value or interest is retained. Town consent is required for any action that is likely to affect the Glen Abbey property’s heritage attributes.

This part of the plan categorizes anticipated actions on the property into one of three categories: Category A (no heritage review required), Category B (Town staff review and consent required), and Category C (Town Council review and consent required).

3.1 Property alterations

This plan’s focus on alterations that are likely to affect this property’s heritage attributes comes from the *Ontario Heritage Act*. Section 33 of this Act provides:

“(1). No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes […] unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration”.

“(2). An application […] shall be accompanied by a detailed plan and shall set out such information as the council may require”.

Further, the *Ontario Heritage Act* defines “alter” as follows:

“alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning;”

Based on these requirements, this plan confirms that actions that will not change the Glen Abbey property and actions that will not affect the property’s heritage attributes are exempt from heritage review. A key example of actions the Town acknowledges are exempt from heritage review are property and golf course maintenance. Maintenance means routine non-destructive actions to protect, preserve or stabilize the existing form, material and integrity of the property.

3.2 The three categories of planned actions

This plan addresses planned actions under three categories: A, B, and C. These actions are further described in Schedules 4, 5 and 6. A proposal to carry out an alteration that is likely to affect Glen Abbey’s heritage attributes that is not listed in Schedules 5 or 6 requires prior notice to Town staff. Town staff will review the proposal to confirm the appropriate category of activity.

Details are set out below.

3.2.1 Category A – Actions that do not require Town heritage review

Actions that (1) will not change the Glen Abbey property in any manner and/or (2) will not affect the Glen Abbey property’s heritage attributes do not require any notice to, review by, or consent from the Town under the *Ontario Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity,
and reversible temporary installations.

Schedule 4 provides a list of actions that the Town acknowledges are Category A actions.

Note that this list does not authorize the alteration of any heritage attributes. Town staff are available for consultation to clarify the scope of exempt works.

3.2.2 Category B – Alterations that require prior staff consent

Proposals for alterations that are likely to affect the Glen Abbey property’s heritage attributes and may impact on the property’s cultural heritage value or interest are delegated to Town staff for review and consent.

Schedule 5 provides a list of Category B alterations.

Should Planning staff not support a proposed Category B alteration, staff will forward the application to the Heritage Oakville Advisory Committee for review and to Council for a final decision.

3.2.3 Category C – Alterations that require prior Town Council consent

Proposals for alterations that are likely to affect the Glen Abbey property’s heritage attributes and impact the property’s cultural heritage value or interest require review by Heritage Planning staff and the Heritage Oakville Advisory Committee and Council review and consent.

Schedule 6 provides a list of Category C alterations.

Designed for Golf; Designed for Beauty
4. Guidelines for alterations

Town decisions on cultural heritage matters must be consistent with the Provincial Policy Statement (2014) and conform to the Provincial Growth Plan for the Greater Golden Horseshoe (2017). This provincial guidance requires that significant cultural heritage landscapes such as Glen Abbey be conserved. Further, “conserved” means that the landscape’s cultural heritage value or interest is retained. Thus, Town review of a Category B or C alteration must focus on whether and how the alteration affects this property’s stated cultural heritage value or interest. The statement of the cultural heritage value or interest of the property is found in the heritage designation by-law, reproduced at section 2.2 of this plan.

4.1 Conservation objectives

Any Category B or C alteration of the Glen Abbey property must ensure that the cultural heritage value or interest is retained. In general, conservation can include one of three options: preservation, rehabilitation or restoration.

The primary objective of conservation at the Glen Abbey property is preservation.

Preservation is to be understood as protecting, retaining and stabilizing the existing form, material and integrity of the Glen Abbey property or of one of its individual heritage attributes, while protecting its value. Preservation is typically a Category B alteration. This approach at the Glen Abbey property is to be considered when:

- Materials, features and spaces are essentially intact and convey the value, without extensive repair or replacement;

- Continuation or new use does not require extensive alterations or additions.

Rehabilitation or restoration should only be considered when preservation is not possible or feasible. These conservation options have greater impact on heritage attributes and may affect the cultural heritage value of the property.

Rehabilitation is to be understood as the action or process of making possible a continuing or compatible contemporary use of the Glen Abbey property or of one of its individual heritage attributes, while protecting its value. Rehabilitation is typically a Category C alteration. This approach at the Glen Abbey property is to be considered when alterations to the property are planned for a new or continued use.

Restoration may generally not be relevant to the Glen Abbey property cultural heritage landscape. Restoration is defined as alterations to accurately reveal, recover or represent the state of an historic place or individual component as it appeared at a particular period in its history. In some circumstances, this conservation option may apply to specific buildings and features in the cultural heritage landscape.
### 4.2 Ensuring that proposed alterations retain Glen Abbey’s cultural heritage value or interest

This plan provides concrete guidance on conservation through two checklists set out as Schedules 7 and 8. These checklists are a key feature of this plan. They are intended to assist the Town with ensuring that any Category B or C alteration will retain the cultural heritage value or interest of the property.

An applicant for a Category B or C alteration is required to complete the two checklists as part of its submission to the Town. Together, these two checklists provide the Town with the information necessary to answer to the key question for the Town under Part 5 of the plan: Is the proposed alteration consistent with retaining the cultural heritage value or interest of Glen Abbey?

#### 1. Heritage Guidelines Checklist

The checklist in Schedule 7 sets out a number of conservation guidelines. These guidelines are based on accepted practices and generally reflect the guidance provided in the Standards and Guidelines. Equally, this checklist incorporates a number of conservation principles including the principles that proposed alterations be minimal, compatible, reversible, distinguishable, and have subordinate qualities.

The heritage guidelines checklist at Schedule 7 integrates key aspects of this plan, as follows:

1. It incorporates as guidelines all described heritage attributes set out in section 2.3;
2. It considers whether and how the proposed alteration affects the attributes;
3. It considers whether and how the proposed alteration affects the golf course as a whole and the individual conservation areas; and
4. It gives priority to preservation over rehabilitation.

The checklist is organized based on the landscape as a whole and the five conservation areas. Within each area, the checklist begins with guidelines that preserve heritage attributes, but also includes guidelines regarding the rehabilitation of heritage attributes.

For each guideline listed in the checklist, the checklist demands answers to two important questions: Is the guideline relevant to the proposed alteration; and if relevant, is the proposed alteration consistent with the guideline?

Town heritage review of an application for a Category B or C alteration will include review of the heritage guidelines checklist completed by the applicant to consider consistency of the proposed alteration with the applicable guidelines. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, Town staff will complete a new heritage guidelines checklist that reflects the Town considerations.
2. Heritage Values Checklist

Town decisions on proposed alterations to a protected heritage property must ensure that the property’s cultural heritage value or interest is retained. The second checklist forming part of this plan addresses this requirement. As set out in Schedule 8, this second checklist requires information on whether and how the proposed Category B or C alteration affects the cultural heritage value or interest of the Glen Abbey property.

The heritage values checklist in Schedule 8 demands an answer to the question whether the proposed alteration will have a positive effect, a negative effect or no effect on the Glen Abbey property’s cultural heritage value or interest.

Every applicant for a Category B or C alteration is required to complete the heritage values checklist in Schedule 8 as part of its submission to the Town. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, Town staff should complete a new checklist that reflects the Town considerations.

The third column in this checklist addresses the “Type of effect” on the cultural heritage value or interest. There are three possible responses: positive (P), negative (N) or no effect (Nil).
5. Application Process

Category A actions do not require any heritage review. Schedule 4 provides a list of actions that the Town acknowledges are Category A actions.

To ensure compliance with section 33 of the Ontario Heritage Act, if an action is not included in Schedule 4, it is recommended that Town staff be consulted to determine the category of the action.

5.1 Step 1: Notice to Town

The property owner is required to contact and advise Town staff of a proposed Category B or Category C alterations. Given the different processes involved, the property owner should also indicate to staff whether the proposed alteration is listed as a Category B alteration in Schedule 5 or a Category C alteration in Schedule 6. Town staff will confirm whether the action is Category B or C.

5.2 Step 2: Consultation with owner

Town consent is required for any Category B or C alteration on the basis that the alteration is likely to affect the property’s heritage attributes. The Town will address this requirement for consent through review of an application for consent to the alteration. The application must be submitted in a manner that provides the Town with a clear understanding of the specific details and visual representation of the proposed alterations to the property.

Before the submission of an application, applicants may be required to meet with Heritage Planning staff and Heritage Oakville Committee members to discuss the proposed alterations. This pre-consultation is an important step in the application process as it provides an opportunity for the applicant and staff to review the policies related to the property in order to ensure that the application meets the relevant requirements. Pre-consultation may also be required to allow Town staff to confirm whether the action is Category A, B or C.

5.3 Step 3: Submission of complete application

All applications for Category B and Category C alterations must include:

- Completed application form and any additional written description of the proposed changes;
- Completed heritage guidelines checklist (Schedule 7) and heritage values checklist (Schedule 8);
- Digital copy of all drawings;
- Digital copy of all photographs; and
- Information on drawings and visual materials.

When required by Town staff, the following must also be submitted as part of the application:

- Site plan or a current survey of the property that shows all features, all critical setbacks and distances from adjacent properties, and the location of all proposed work;
• Drawings to clearly illustrate the proposal, showing all proposed changes to all buildings, structures, landforms, water features or plantings;

• 3-D drawings or artist renderings of proposed work for large scale projects;

• Photographs of the property, including:
  • Photographs of the impacted area,
  • Photographs of the surrounding area for context, and
  • Photographs of any impact views; and

• Physical and/or visual samples of materials proposed to be used (if required).

On receipt of a complete application including all required information, Heritage Planning staff will serve a notice of receipt of the application on the applicant.

5.4 Category B alterations - Town review and decision

Town review of complete Category B applications will conclude with the completion of the two checklists:

1. the guidelines checklist set out in Schedule 7 to this plan; and
2. the heritage values checklist set out in Schedule 8 to this plan.

Where staff has received all required information, the Town review process should be completed in no more than five (5) business days whenever possible.

If Town staff are unable to complete either checklist because they lack sufficient information to do so, staff shall take all necessary steps to obtain the required information.

Where, following completion of the two checklists, staff concludes that the proposed alteration is consistent with retaining the cultural heritage value or interest of the Glen Abbey property, then staff may consent to the application or consent to the application on terms and conditions.

Where, following completion of the two checklists, staff concludes that the proposed alteration is not consistent with replacing the cultural heritage value or interest of the Glen Abbey property, then staff shall not consent to the alteration, and shall refer the alteration to the Heritage Oakville Advisory Committee for review and to Council for review and decision.

5.5 Category C alterations – Town review and decision

Category C alterations require review by Town staff and the Heritage Oakville Advisory Committee and review and decision by Council.

Town staff will review the complete application and complete the two checklists at Schedules 7 and 8 to the plan. If Town staff are unable to complete either checklist because they lack sufficient information to do so, staff shall take all necessary steps to obtain the required information.

Town staff will provide their information and recommendations, including the completed checklists, to the Heritage Oakville Advisory Committee.
The Heritage Oakville Advisory Committee will review the application and make a recommendation to Council. Council will review the application and recommendations and make a final decision. If Council does not make a decision on an application within 90 days after the notice of receipt of a complete application is served, the Ontario Heritage Act provides that Town Council shall be deemed to have consented to the application. If mutually agreed upon, an extension can be granted.

The following are the steps that an application for consent to a Category C alteration would typically go through:

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Applicant contacts Heritage Planning staff to advise of proposed Category C alteration and arrange pre-consultation meeting to discuss proposed work</td>
</tr>
<tr>
<td>2</td>
<td>Applicant meets with Heritage Planning staff (and members of Heritage Oakville if deemed necessary by staff) at a pre-consultation meeting prior to submission of application</td>
</tr>
<tr>
<td>3</td>
<td>Applicant submits all required components of the application to Heritage Planning staff</td>
</tr>
<tr>
<td>4</td>
<td>Heritage Planning staff prepares report and recommendation on the application attaching completed checklists pursuant to Schedules 7 and 8 to this plan.</td>
</tr>
<tr>
<td>5</td>
<td>Heritage Oakville Meeting – Heritage Planning staff presents the report and recommendation on the application. Heritage Oakville makes a recommendation on the application and forwards the recommendation to Council for decision</td>
</tr>
<tr>
<td>6</td>
<td>Planning and Development Council Meeting – Council makes decision to either: Consent to application OR Consent to application with terms and conditions OR Refuse application</td>
</tr>
</tbody>
</table>

Applicant either:

<table>
<thead>
<tr>
<th>Accepts consent</th>
<th>OR</th>
<th>Accepts consent with terms and conditions</th>
<th>OR</th>
<th>Accepts refusal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OR</td>
<td>OR</td>
<td></td>
<td>OR</td>
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<tr>
<td></td>
<td></td>
<td>Files objection to consent with terms and conditions with Town and Town refers objection to the CRB± for a hearing</td>
<td></td>
<td>Files objection to refusal with Town and Town refers objection to the CRB± for a hearing</td>
</tr>
</tbody>
</table>

±CRB - Conservation Review Board (tribunal that provides hearing reports setting out findings of fact and recommendations to a municipality or the Minister of Culture)
5.6 Conditions of Town consent

Town review of Category B and C applications may conclude that an alteration is acceptable, so long as the alteration complies with specified conditions. Where the Town decision references conditions of consent, these conditions are binding and enforceable by the Town.
Appendices

Appendix A - Summary of consultation

Various consultation activities were undertaken between October 2017 and January 2018 to seek input on the development of the conservation plan.

Separate discussions with the property owner and with Golf Canada occurred in October 2017. The Town provided a verbal outline of the methodology considered for the development of the conservation plan.

The Town also gathered initial input from individuals with intimate knowledge of golf course operations, both from a club and a championship perspective. The feedback received informed the development of the plan format and content.

In November 2017, a preliminary draft of the conservation plan was provided to the property owner and Golf Canada for review. They were both offered meetings with the conservation plan team to discuss the preliminary draft. Feedback was provided by Golf Canada. The town did not receive feedback on the preliminary draft from the property owner.

Also in November 2017, the conservation plan team held a meeting with a focus group with golf and heritage conservation experience. Representatives with golf experience included the supervisor of a heritage designated golf course and a board member from the National Golf Course Owners Association. Representatives with heritage conservation experience included the chair, vice chair, and another member of the Heritage Oakville Advisory Committee. The focus group reviewed the preliminary draft conservation plan and discussed its contents. Feedback received from the focus group was considered in the draft conservation plan released for public input.

The draft conservation plan was released in December for public input. The draft was presented to the Heritage Oakville Advisory Committee and Planning and Development Council in December 2017 for review and comment. Golf Canada has reviewed the draft conservation plan and provided input that has been considered in this version.
Two public open house sessions were held on January 10, 2017, which were attended by a number of residents, the property owner, and other interested parties. Feedback collected during these sessions was considered and included in this version which will be presented to Town Council for approval.

On January 22, 2018, the town received feedback on the conservation plan from the property owner through their legal counsel. The feedback was considered in the final version.
Appendix B - Current condition assessment of heritage attributes

The following table is a detailed condition assessment of the heritage attributes of the Glen Abbey property’s cultural heritage landscape. The rating guide applied considers the physical condition and the condition of the relationships and processes of the landscape. The description identifies indicators used to measure the condition.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>The attribute is functional</td>
</tr>
<tr>
<td>Poor</td>
<td>The attribute is not functional</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attributes supporting historical and associative value of the property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf;</td>
<td>Good</td>
<td>Jack Nicklaus’ design philosophy of precision not just power allows for the Glen Abbey golf course to remain a challenging test for professional and amateur tournaments. Design modifications have allowed Glen Abbey to adapt to the modern game of golf while maintaining the intent of Jack Nicklaus’ design principles.</td>
</tr>
<tr>
<td>The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open;</td>
<td>Good</td>
<td>The grounds provide space for temporary tournament infrastructure. In addition, the clubhouse provides the amenities necessary for players and patrons alike. The spectator mounds and the hub and spoke design continue to offer ideal viewing and access for spectators.</td>
</tr>
<tr>
<td>The close and ongoing association of the course with Jack Nicklaus/ Nicklaus design;</td>
<td>Good</td>
<td>The changes to the design since its creation have maintained the principles of Jack Nicklaus design, including small putting surfaces, narrow fairways and a general emphasis on precision (not just power).</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
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</tr>
<tr>
<td>Attributes supporting design and physical value</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The elements of the property constructed during the RayDor estate era;</td>
<td>Good</td>
<td>The RayDor estate retains its place in the Jack Nicklaus design for administration and golf operation purposes. The former estate house are offices for Golf Canada. The Stables house some of the golf course maintenance and operations activities. The picturesque design principles are applied, especially as the buildings contribute to the aesthetics of the landscape.</td>
</tr>
<tr>
<td>The pioneering stadium-style golf course design with its unique hub and spoke layout;</td>
<td>Good</td>
<td>The landforms are molded to provide stadium-like viewing areas at strategic locations throughout the landscape. The clubhouse provides viewing opportunities for several tees and greens. The mounding creates a visual and physical boundary to the golf hole, provides the golfer with defined target areas and guides the player through the course.</td>
</tr>
</tbody>
</table>

The Former RayDor Estate House

The Unique Hub and Spoke Layout
<table>
<thead>
<tr>
<th>Attribute</th>
<th>Rating</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence.</td>
<td>Good</td>
<td>The principles of picturesque design are applied, especially the “borrowing of landscapes” and the dominance of the landscape. The sculpted tableland holes lead to and culminate in the natural, rugged topography of the valleylands to create a striking sequence of unfolding visual experiences. The golfer adapts his/ her game to a contrasting landscape and variable conditions. The valleylands holes and the transition back to the tablelands offers a dramatic finish with risk/reward opportunities culminating in the challenging and enticing 18th hole.</td>
</tr>
<tr>
<td>The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus’s design philosophy of strategy and risk/reward.</td>
<td>Good</td>
<td>The spatial organization of each tee, hazard, plantings, fairway and green demands precision not just power and punishes poor execution through size (e.g. small putting surfaces), shape (e.g. narrow fairways), and distance.</td>
</tr>
</tbody>
</table>

The Philosophy of Strategy and Risk/Reward

A Dramatic Championship Sequence
<table>
<thead>
<tr>
<th>Attribute</th>
<th>Rating</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>The carefully designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional.</td>
<td>Good</td>
<td>The principles of picturesque design are applied, especially the “borrowing” of landscapes, the “concealed conclusion”, and the manipulation of perspectives. This creates a sequence of changing views that reveal well-composed parts rather than the complete whole. The Jack Nicklaus design reveals the changing landscape to golfers playing the course as they proceed through each hole. The visual unfolding frames the playing area and presents every player with options and targets for each subsequent shot.</td>
</tr>
<tr>
<td>The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds.</td>
<td>Good</td>
<td>The pavilion-like clubhouse built into a series of berms that enclose and define a number of tees and greens, provides spectators with excellent vantage points for viewing multiple forms of play. The spectator mounds provide a physical frame and boundary to each hole and define the landscape. The spectator mounding allows spectators to visually and physically integrate into the golf course.</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
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</tr>
<tr>
<td>The circulation patterns during championship, tournament and recreational play for golfers, spectators and visitors.</td>
<td>Good</td>
<td>The hub and spoke design provides golfers with a direct and time efficient access to the clubhouse throughout the round. This design is especially valuable during inclement weather, emergencies, darkness or other stoppages in play. For visitors and spectators, the meandering pathways, the connection between greens and tees, and the access to the mounds provides the ability to follow and view many different groups of players during tournament and Championship play.</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
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</tr>
<tr>
<td>The ecology of the river valley as a delicate balance between natural features and the landscape of golf.</td>
<td>Good</td>
<td>The principles of picturesque design are applied, especially the dominance of nature in the contrast and juxtaposition of the highly cultivated fairways and greens against the vegetated escarpments and the meandering stream. The design offers new challenges for golfers descending from the open tablelands through changing wind conditions, wooded natural areas and the winding Sixteen Mile creek.</td>
</tr>
<tr>
<td>The landforms and their role in shaping a new era in golf course design.</td>
<td>Good</td>
<td>The location and shape of landforms create a sense of enclosure at strategic spectator viewing locations. They allow the spectator to visually and physically connect with the game and the landscape. The principles of picturesque design are applied to these landforms as most are naturalized to contribute to the aesthetic composition of the landscape.</td>
</tr>
<tr>
<td>The subtle use of water features to achieve both aesthetic pleasure and challenging hazards.</td>
<td>Good</td>
<td>The principles of picturesque design are applied to the water bodies. These include the sense of being in nature, the fluid form, and the “concealed conclusion”. The design of the ponds on the tablelands challenge the golfer on both tee shots and approach shots. The design of the Sixteen Mile Creek winding through the valleylands challenges the golfer on all but one of the valley holes.</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
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<tr>
<td>---------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout.</td>
<td>Good</td>
<td>The architectural features associated with the design by architects Crang and Boake Inc., are present and in good condition. The buildings are structurally sound. The clubhouse is the hub of the hub-and-spoke layout. It allows views of the 18th hole.</td>
</tr>
<tr>
<td>The RayDor Estate house exterior designed by architects Marani, Lawson &amp; Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots.</td>
<td>Good</td>
<td>The architectural features associated with the design by architects Marani, Lawson and Morris, are present and in good condition. The buildings are structurally sound.</td>
</tr>
<tr>
<td>The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson &amp; Morris.</td>
<td>Good</td>
<td>The architectural features associated with the design by architects Marani, Lawson and Morris, are present and in good condition. The buildings are structurally sound.</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
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<td>----------------------------------------------</td>
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<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Attributes supporting contextual value</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The key views that represent the designed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>cultural heritage landscape as experienced</td>
<td></td>
<td></td>
</tr>
<tr>
<td>from the public realm and within the course</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The visual overview from the Smith Triller</td>
<td>Good</td>
<td>The view by pedestrians from the Viaduct facing the cultural heritage</td>
</tr>
<tr>
<td>Viaduct.</td>
<td></td>
<td>landscape is unimpeded.</td>
</tr>
<tr>
<td>The view from the 11th tee with a long shot</td>
<td>Good</td>
<td>The view from the tee to the green in the valley lands is unimpeded.</td>
</tr>
<tr>
<td>into the valley lands.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The spectator's view of the 18th hole.</td>
<td>Good</td>
<td>The view from the spectator mounds and the clubhouse are unimpeded.</td>
</tr>
</tbody>
</table>

View from the Smith Triller Viaduct

View from the 11th Tee

The 18th Hole
<table>
<thead>
<tr>
<th>Attribute</th>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>The golfer’s view of the 18th hole from the bunker (the Tiger Woods shot).</td>
<td>Good</td>
<td>The location where the Tiger Woods shot was made at the 18th hole in the bunker is intact.</td>
</tr>
<tr>
<td>The long view up the valley lands from the 14th hole.</td>
<td>Good</td>
<td>The view up the valley from the 14th hole is unimpeded.</td>
</tr>
<tr>
<td>The water vistas and picturesque landscape of the 9th hole.</td>
<td>Good</td>
<td>The view from the 9th hole in the direction of the water features framed by the mounds is intact.</td>
</tr>
<tr>
<td>Attribute</td>
<td>Rating</td>
<td>Description</td>
</tr>
<tr>
<td>-----------</td>
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<td>-------------</td>
</tr>
<tr>
<td>The nature of the open space within the surrounding residential neighbourhoods related to a distinct sporting culture with a unique type of parkland setting.</td>
<td>Good</td>
<td>The sense of place as an open parkland is unimpeded and there are generally natural buffers separating the course from the urban and residential environment that surrounds it.</td>
</tr>
<tr>
<td>The visual and historical connections to the surrounding residential neighbourhood.</td>
<td>Good</td>
<td>The parkland setting that distinguishes the cultural heritage landscape from its surroundings is visible and clearly delineated. There is vegetation screening. Also, off-site buildings from surrounding neighbourhoods are under the tree line of mature trees from these neighbourhoods.</td>
</tr>
</tbody>
</table>
Schedule 1 - Heritage Designation By-law 2017-138

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-138

A by-law to designate the Glen Abbey Golf Course Property located at 1333 Dorval Drive

WHEREAS pursuant to Section 29, 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 property within the municipality to be of cultural heritage value or interest;

AND WHEREAS 1333 Dorval Drive is a convenience address for the entire Glen Abbey Golf Course property legally described in Schedule “A” to this By-law (“the Property”);

AND WHEREAS the council of The Corporation of the Town of Oakville has caused to be served on the owners of the Property located at 1333 Dorval Drive, Oakville, ON, and upon the Ontario Heritage Trust, notice of intention to designate the Glen Abbey Golf Course at the Property, and further, has caused the notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS the one objection to the notice of intention to designate that was served on the municipality has been withdrawn;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-Law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under section 29 of the Ontario Heritage Act.
2. That the description of the Property, the statement of its cultural heritage value or interest, and the description of its heritage attributes are set out in Schedule "B" to this By-law.

3. That the attached Schedules form part of the By-law.

4. That the Town Solicitor be authorized to cause a copy of this By-law to be registered against the property legally described in Schedule "A" at the Land Registry Office and served on the property owner and on the Trust, and publish notice of this By-law in a newspaper having general circulation in the Town.

PASSED this 20th day of December, 2017

Rob Burton Mayor

Vicki Tytaneck Town Clerk

CERTIFIED TRUE COPY

Kim Gallone
By Delegated Authority
SCHEDULE “A” TO
BY-LAW 2017-138

In the Town of Oakville in the Regional Municipality of Halton, property description
as follows:

Glen Abbey Golf Course Property

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

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

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

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

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

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

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

Block 102, Plan 20M-382, Oakville, being the lands in PIN 24872-0441.
SCHEDULE “B” TO
BY-LAW 2017-138

Description of Property – Glen Abbey Golf Course

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

Statement of Cultural Heritage Value or Interest

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

The golf course is notable for its high degree of craftsmanship and artistic merit. The
sequence of valley holes are considered among the most beautiful and challenging
in the sport. The 17th and 18th holes have been recognized as among the most
successful finishing holes in international championship play. The spectator mounds
not only provide for intimate and unobstructed viewing, but also frame the fairways
and greens. The design of the clubhouse reinforces the spectator experience and
successfully integrates architecture and landscape.

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

The clubhouse building, both in its original form and with its matching wings,
demonstrated a new relationship between architecture and landforms in heightening
the drama of finishing play for spectators.
The RayDor estate house, in the relatively rare French eclectic style, is a high quality and early example of 20th Century estate homes in Oakville. The stable building is a rare example of estate outbuildings from that era.

**Historical Value or Associative Value**

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

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

The clubhouse demonstrates the work of Crang and Boake Ltd., a firm founded in 1952, which grew to become one of Canada's largest architectural firms in the late 20th Century. The design of the clubhouse and its sympathetic additions are fully integrated within the golf course landscape.

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

The dramatic valley area sustains many of the natural features that connect this property to its long occupation by, and association with, various First Nations communities, including Haudenosaunee and Mississauga.

The direct association of Glen Abbey with the Royal Canadian Golf Association, now Golf Canada, connects it to the larger amateur and professional golfing community across the country and around the world.
Contextual Value
The Property is a landmark within the Town of Oakville. The quality of the golf course, and its connection to the Canadian Open, have been important in defining the character of this community and giving it a distinct place within the larger Toronto metropolitan area, and beyond. The course is also a central defining feature of its immediate neighbourhoods, which were created in response to the construction of the course.

The Property retains a high level of authenticity and integrity, continuing to host tournament, championship and recreational golf and still exhibiting the combination of land forms, water features, built features, plantings and circulation patterns that reflect Nicklaus’s original vision.

Description of Heritage Attributes

Attributes supporting historical and associative value of the Property:
- The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf;
- The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open;
- The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design;
- The elements of the property constructed during the RayDor Estate Era and with Andre Dorfman, a nationally significant figure in the development of the mining industry in Canada.

Attributes supporting design and physical value of the Property:
- The pioneering stadium-style golf course design with its unique hub and spoke layout;
- The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence;
- The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus’s design philosophy of strategy and risk/reward;
- The carefully-designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional;
- The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds;
- The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors;
- The ecology of the river valley as a delicate balance between natural features and the landscape of golf;
- The landforms and their role in shaping a new era in golf course design;
• The subtle use of water features to achieve both aesthetic pleasure and challenging hazards;
• The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout;
• The RayDor Estate house exterior designed by architects Marani, Lawson & Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots;
• The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris.

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

Attributes supporting the overall cultural heritage value or interest of the Property:
• Jack Nicklaus's unique integration of land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features.

Explanatory Note

Re: Heritage Designation By-law No. 2017-138

By-law No. 2017-138 has the following purpose and effect:

To designate the Glen Abbey Golf Course located at 1333 Dorval Drive as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter O.18, Part IV, Section 29.
Schedule 2 - Glossary

“Alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning. (Ontario Heritage Act, s. 1)

“Compatible” means using materials, assemblies and construction methods that are well suited to the existing materials. New materials and assemblies should also have compatible service lives or durability and be visually compatible with the original.

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Provincial Policy Statement, 2014)

“Distinguishable” means a change that strikes a balance between imitation and contrast, thereby complementing the property in a manner that respects its heritage value or interest.

“Heritage Oakville Advisory Committee” means a municipal advisory committee which reviews heritage permits and other heritage-related matters. The Committee is constituted under Section 28 of the Ontario Heritage Act.

“Maintenance” means the routine, cyclical, nondestructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of
damaged or deteriorated materials that are impractical to save. (Standards and Guidelines)

“Permanent” means lasting or intended to last indefinitely.

“Reversible” means a change that permits restoration to the prior state or condition at a later date without damaging the heritage attributes of a property. This is particularly important if a change is related to a new use that may also later change. Reversible alterations are not destructive.

“Subordinate” means an alteration that does not detract from the property or affect its heritage value.

Where this plan uses terms defined under provincial law and policy and Town by-laws and policies, those definitions, as amended, apply to the use of these terms in this plan.
Schedule 3 - Decision-making Tree

Town receives proposal to alter

Category A → Proceed with Work

Town review to confirm appropriate category

Category B → Proceed with Work

Category C → Proceed with Work

Pre-consultation with staff (if req’d)

Submission of complete application

Pre-consultation with staff

Pre-consultation with Heritage Committee (if req’d)

Submission of complete application

Staff review and decision

Refuse to consent to application and refer to Heritage Committee and Council

Staff report

Staff review

Heritage Committee Review

Council review and decision

Owner objects and applies to Council for a CRB hearing

Refusal

Consent on terms and conditions

Consent

Owner accepts consent on terms and conditions

Town refers objection to the CRB

Consent on terms and conditions

Owner accepts consent on terms and conditions → Proceed with Work
Schedule 4 - Category A Actions - Exempt Works

1. Maintenance

*Maintenance of golf course*

**Daily**

1. Mowing of fairways, greens, tees, aprons (fringe), and rough to maintain turf heights (including regular seasonal adjustments in turf heights)
2. Line trimming (cutting the spaces between trees, buildings, narrow areas, etc. that are inaccessible to a machine)
3. Divot repairs (filling divots and ball marks on the greens)
4. Bunker raking
5. Moving cup and flag location to disperse foot traffic on greens, provide freshly cut cup and provide a different challenge for the golfers
6. Moving tee blocks or markers to disperse divots each day
7. Watering, both automated and hand watering
8. Daily and seasonal upkeep of garden beds and decorative plantings
9. Trash removal
10. Normal use of the golf course by tournament and recreational golfers
11. Daily operation of the clubhouse, restaurant and sports shop and normal use by customers

**Semi-regularly or as needed**

12. Application of growth regulator/fertilizer as needed
13. Disease suppression, insect control and weed control including chemical applications and mechanical means
14. Topdressing (spreading of sand over a desired area to even the surface or following overseeding to encourage germination), including brushing, matting or grooming to integrate topdressing sand
15. Aeration/venting of all playing areas (tees, greens and fairways)
16. Scarifying/verti-cutting (removing thatch - dead turf, clippings, debris - from the turf subsurface to improve speed and to oxygenate root system)
17. Bunker edge maintenance including the cutting of the turf around the bunker’s edge, maintaining the existing footprint
18. Addition of sand to bunkers as needed
19. Irrigation system upkeep including replacing sprinkler heads, electric controllers and broken lines, clogged drainage cleanup, winterization of system, and pond intake upkeep
20. Edging: cutting of turf edge along cart paths and gardened areas to maintain a clean edge
21. Rolling tees, greens and fairways for increased speed and smoothness
22. Debris clean up including raking of leaves, sticks and general debris from playing areas.
23. Overseeding and interseeding (spreading seed overtop of existing turf to fill in bare areas or improve density)
24. Cart path, driveway and parking lot surface upkeep including filling in cracks and potholes
25. Regular maintenance of trees and shrubs, including pruning of limbs, and the removal of dead trees and self-seeded saplings
26. Manual weed control
27. Placement of flagsticks and tee blocks
28. Replacement of cups as needed
29. Fertilization and mulching of trees
30. Equipment maintenance
31. Planting and maintenance of decorative flower beds and grass areas
32. Treatment of ponds as needed
33. Repair and repainting of course furniture, including benches and trash receptacles
34. Relocation and removal of fans and air circulation systems in the valley
35. Repair and repainting of bridges with same materials
36. Replacement of weak or damaged sod
Facilities maintenance

37. Repair of storage facilities with same materials
38. Repair of washing facilities as needed
39. Snow removal, salting and sanding as needed
40. Resurfacing and repainting of parking lots
41. Resurfacing and repainting of driveway/interior roads
42. Repair and repainting of existing signage
43. Installation of new directional or traffic control signage
44. Repair of above ground utilities or services
45. Repair and repainting of existing fencing
46. Installation of temporary seasonal decorations, including lighting and signage

General building maintenance

47. All interior modifications (note: windows and doors are considered external features of a building)
48. Re-roofing with same materials
49. Installation of skylights on all buildings excepting the RayDor estate house and stables
50. Installation of security and amenity lighting
51. Repair and replacement in-kind of eavestrough and downspouts on all buildings excepting the RayDor estate house
52. Repainting of exterior cladding and trim
53. Installation of storm windows and doors, if applicable
54. Repair of exterior stairs and steps with same materials

2. Alterations that will not affect heritage attributes

55. Subsurface works of less than 90 days that will not result in permanent change to the ground surface or land massing
56. Repaving of parking lots and cart paths to existing footprint with same materials
57. In kind replacement or repair of existing grades or features damaged after unexpected events include inclement weather, vandalism, electrical, mechanical damage. (Note: repairs that are not ‘in kind’ may require heritage review.)
**Seasonal changes**

58. Seasonal installations including: tee markers, roping off areas, directional signage, signage for the golf hole, ball washing stations

59. Holiday decorations

3. **Alterations that will not affect heritage attributes – reversible, temporary installations (returned to original condition within 90 days)**

60. Roping off areas

61. Temporary installations, including: tents, TV towers, grandstands, spectator pavilions, merchandise booths, corporate pavilions, portable washrooms, hydration stations, food and beverage booths, advertising structures, ramps, walkways, benches, signage

4. **Other**

**Emergency Actions**

62. Emergency actions required to address safety issues resulting from a storm or similar natural event that are not in-kind replacement or repair, so long as impact to heritage attributes are avoided or minimized as practicable and the property owner prepares and submits to the Town as soon as practicable a photographic record of the damage incurred to the property and work undertaken.

63. Emergency actions required to address golf course operations resulting from a storm or similar natural event that are not in-kind replacement or repair and may impact the heritage attributes of the property, so long as the property owner prepares and submits to the Town as soon as practicable a photographic record of the damage incurred to the property and work undertaken and an application for the applicable heritage approval.

**Environmental**

64. Installation, repair and maintenance of bird houses and bat boxes

65. Federally permitted migratory bird scare, migratory bird egg collection, destruction and disposal, and destruction and relocation of migratory bird nests
Schedule 5 - Category B Alterations

Landscape Alterations

1. Addition/removal/replacement of, or other changes to permanent hard landscaping features, as follows:
   a. parking lots,
   b. patios,
   c. in ground planters,
   d. fences,
   e. gates,
   f. walls,
   g. trellises,
   h. arbours,
   i. gazebos.

2. Addition/removal/replacement of, or other changes to, permanent signage

3. Addition/removal/replacement of, or other changes to, light standards

4. Addition or removal of up to four trees, including changes to naturalized areas and buffers

5. Changes to existing landforms, water bodies and water courses as follows:
   a. Changes to existing water bodies or water courses including water hazards, not including removal of the feature(s)
   b. Changes to existing bunkers, mounds or berms, not including the removal of the feature(s)
   c. Addition or removal of one bunker, mound or berm
   d. Changes to greens, fairways, tees or rough, not including the removal of the feature(s)
   e. Lengthening or shortening a hole

6. Addition/removal/replacement or other changes to paths and walk-
7. Changes to existing internal roads, not including removal of the feature(s)

**Alterations/Additions to Buildings/Structures within Landscape**

Note: This section does not apply to the heritage attributes identified in the Town's 1993 statement of reasons for the heritage designation of the RayDor Estate House.

8. Addition/removal/replacement of, or other changes to an architectural feature of a building that is not described in the statement of reasons for the heritage designation of the RayDor Estate House

9. Addition/removal/or replacement of a new permanent building or structure provided that the entire footprint of the alteration, including all open porches and spaces, is less than 15 square metres (or 161 square feet);

10. Minor revision to previously approved section 33 *Ontario Heritage Act.* alterations.
Schedule 6 - Category C Alterations

1. Construction or removal of a new permanent building or structure that is greater than 15 square metres (or 161 square feet);

2. Addition to or partial removal of a permanent building or structure, that has a total footprint, including all open porches and spaces, that is greater than 15 square metres (or 161 square feet);

3. Addition or removal of:
   a. more than four trees;
   b. water bodies or water courses, including water hazards;
   c. bunkers, mounds, berms, greens, fairways, roughs, tees and practice facilities, except for the addition/removal of a single bunker, mound or berm which is a Category B alteration;
   d. a hole;
   e. an internal road.

4. New public access road to the property from a municipal road.

5. Physical change that adds or removes a use or changes the boundary of an identified Conservation Area.
Schedule 7 - Heritage Guidelines Checklist

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the Glen Abbey property. This checklist requires information on whether and how the proposed Category B or C alteration affects the heritage attributes of Glen Abbey, as stated in Part 2 (section 2.3).

The checklist set out below integrates key aspects of the Glen Abbey property cultural heritage landscape conservation plan, as follows:

1. It incorporates as guidelines all described heritage attributes;
2. It considers whether and how the proposed alteration affects the attributes;
3. It considers whether and how the proposed alteration affects the golf course as a whole and the individual conservation areas; and
4. It gives priority to preservation over rehabilitation.

The checklist is organized based on the landscape as a whole and the five conservation areas. Within each area, the checklist begins with guidelines that preserve heritage attributes, but also includes guidelines regarding the rehabilitation of heritage attributes.

For each guideline listed in the checklist, the checklist demands answers to two important questions: Is the guideline relevant to the proposed alteration; and if relevant, is the proposed alteration consistent with the guideline?

An applicant for a Category B or C alteration is required to complete this checklist as part of its submission to the Town. Town heritage review of an application for a Category B or C alteration will include review of the heritage guidelines checklist completed by the applicant to consider consistency of the proposed alteration with the applicable guidelines. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, Town staff will complete a new heritage guidelines checklist that reflects the Town considerations.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Relevant</th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining Jack Nicklaus’ hub-and-spoke design that establish the visual and physical relationships between the clubhouse and the various components of the landscape.</td>
<td></td>
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<tr>
<td>Retaining the fluid character of the shapes that give a natural feel to landscape features. This includes water features, tees, fairways, greens, pathways, driveways, and other relevant features. (Contrast with reshaping features in hard, straight and angular shapes.)</td>
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<tr>
<td>Protecting the visual character of the landscape, including the static views at the tees and key locations and the changing views when moving through the landscape.</td>
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</tr>
<tr>
<td>Retaining vegetation and tree screening to separate the landscape from its neighbouring surroundings.</td>
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<tr>
<td>Retaining spectator mounds at strategic locations for spectators to remain part of the play experience. (Contrast with altering the landscape so as to diminish or impede spectators from being part of the play experience, such as removing mounds.)</td>
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<tr>
<td>Retaining the features and structure required to support the highest quality tournaments. (Contrast with altering features and structures that would prevent the golf course from being used for championship level golf.)</td>
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<tr>
<td>Retaining the landforms, features and circulation patterns that provide the spectator experience, including the berms, mounds, paths, bridges and the ability to access all tees, fairways and greens without impeding an ongoing game. (Contrast with removing landforms, features and circulation patterns so as to forbid spectators from being integrated in the game.)</td>
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</table>
### The Whole Landscape cont’d

<table>
<thead>
<tr>
<th>Guideline</th>
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<tbody>
<tr>
<td><strong>Preservation and Rehabilitation Guidelines cont’d</strong></td>
<td></td>
<td></td>
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<tr>
<td>Retaining the existing role of trees and water features in both their aesthetic and golf-related functions.</td>
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<tr>
<td>Retaining the historic structures on the property including the clubhouse, RayDor estate house and the stables as well as their architectural defining elements. These include materials, massing, shapes, and relevant details.</td>
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<tr>
<td><strong>Additional Guidelines for Rehabilitation</strong></td>
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<tr>
<td>Designing a new built feature to be compatible with the heritage value of the landscape. For example, installing signs and lighting compatible with the landscape.</td>
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<tr>
<td>Selecting the location for a new addition that ensures that the heritage attributes, such as the hub-and-spoke design and key views, are retained.</td>
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</tr>
<tr>
<td>Introducing new golf course design elements that apply the Jack Nicklaus design principles.</td>
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<tr>
<td>Introducing new vegetation to ensure that the heritage value of the cultural landscape is preserved.</td>
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<tr>
<td>Designing new circulation patterns throughout the entire golf course that are connected to the clubhouse to retain the Jack Nicklaus’ hub-and-spoke design. (Contrast with designing new circulation patterns that interfere with picturesque aesthetics and the hub-and-spoke design.)</td>
<td></td>
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</tr>
<tr>
<td>Designing a new building in the proximity of the Ray-Dor estate house, the clubhouse or the stables that is architecturally compatible in shape, form, material, and quality, and subordinate to the heritage attributes of the landscape.</td>
<td></td>
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<tr>
<td>Guideline</td>
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<td>Consistent</td>
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</tr>
<tr>
<td><strong>Preservation and Rehabilitation Guidelines</strong></td>
<td></td>
<td></td>
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<tr>
<td>Retaining the open space character framed by planted and landform screens at the edges to separate the landscape from its urban surroundings.</td>
<td></td>
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</tr>
<tr>
<td>Retaining the landforms and features that provide a natural character to the tablelands including remnant woodlots, loose groupings of deciduous trees along the fairways, and water features with irregular shapes.</td>
<td></td>
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<tr>
<td>Retaining the composition of the greens as individual spatial enclosures surrounded by berms and mounds.</td>
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<tr>
<td><strong>Additional Guidelines for Rehabilitation</strong></td>
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<tr>
<td>Modifying greens, fairways, tees, and their sequence, when required, to retain the principles of a Jack Nicklaus design and of picturesque design. (Contrast with modifying greens, fairways, and tees or their sequence by introducing design principles that change the way the game is influenced by a Jack Nicklaus strategy or that do not follow picturesque design principles.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modifying existing or adding new berms and mounds, when required, to ensure spectators are integrated into the game and, where appropriate, screen from the edges of the tablelands. (Contrast with modifying berms and mounds without contributing to spectators being integrated in the game.)</td>
<td></td>
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<tr>
<td>Designing or adding new plantings to screen the parking lots from the fairways and the golf course from its surroundings.</td>
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<tr>
<td>Modifying existing water features, if required, to ensure that the picturesque design is retained, such as the fluid shapes that contribute to its natural feel. (Contrast with modifying existing features in ways that do not apply the principles of picturesque design or adding new water features.)</td>
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</table>
### Area 2 - Valleylands

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Relevant</th>
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<tbody>
<tr>
<td><strong>Preservation and Rehabilitation Guidelines</strong></td>
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</tr>
<tr>
<td>Retaining the valley character framed by steep planted escarpments, the meandering river, and the contrasting manicured fairways.</td>
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<tr>
<td>Stabilizing the existing designed meandering alignment of the river course, such as by retaining the naturalistic edges. (Contrast with altering the existing alignment of the river course or introducing materials that detract from the naturalistic edges.)</td>
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<tr>
<td>Retaining the composition of the greens as individual spatial enclosures surrounded by berms and mounds.</td>
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<tr>
<td>Protecting the identified views in the valleylands.</td>
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</tr>
<tr>
<td><strong>Additional Guidelines for Rehabilitation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modifying greens, fairways, tees, and their sequence, when required, to retain the principles of a Jack Nicklaus design and of picturesque design. (Contrast with Modifying greens, fairways, and tees or their sequence by introducing design principles that change the way the game is influenced by a Jack Nicklaus strategy or that do not follow picturesque design principles.)</td>
<td></td>
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<tr>
<td>Modifying existing or adding new berms and mounds, when required, to ensure spectators are integrated into the game. (Contrast with modifying berms and mounds without contributing to spectators being integrated in the game.)</td>
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<tr>
<td>Guideline</td>
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<tr>
<td><strong>Area 2 - Valleylands cont’d</strong></td>
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<tr>
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</thead>
<tbody>
<tr>
<td><strong>Additional Guidelines for Rehabilitation cont’d</strong></td>
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</table>

- Modifying existing water features, if required, to ensure that the picturesque design is retained, such as the fluid shapes that contribute to its natural feel. (Contrast with modifying existing in ways that do not apply the principles of picturesque design or adding new water features.)

- Modifying or replacing bridges by applying the principles of picturesque design in size, shape, materials, and colour.

- Adding features and structures that are subordinate to and retain the natural character of the valley and apply the principles of picturesque design. For example, building structures that are not apparent on the escarpment so that the view from any location in the valley remains natural. (Contrast with adding features and structures that interfere with the natural character of the valley and can be seen.)
## Area 3 - The Hub

<table>
<thead>
<tr>
<th>Guideline</th>
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<tbody>
<tr>
<td><strong>Preservation and Rehabilitation Guidelines</strong></td>
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</tr>
<tr>
<td>Understanding the design of the hub and its relationship with the rest of the landscape in hosting players and allowing spectators to be integrated into the game.</td>
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</tr>
<tr>
<td>Understanding and documenting the architectural character of the Crang and Boake clubhouse.</td>
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<tr>
<td>Retaining the location and function of the clubhouse. This includes its location at the centre of the hub-and-spoke design and perched on a berm overlooking the 18th green. Its function includes hosting recreational and tournament players, as well as offering spectators views of golf play. (Contrast with altering the location or function of the clubhouse in ways that changes its role in the hub-and-spoke design.)</td>
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<tr>
<td>Retaining the design of the hub and its relationship with the rest of the landscape in hosting players and allowing spectators to be integrated into the game.</td>
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<tr>
<td>Retaining existing vegetation that provide spatial enclosure for tees and greens and separate functional areas. For example, the vegetation that screens the clubhouse from its service area or along the roadway. (Contrast with removing vegetation that provides screening without replacing it.)</td>
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</tr>
<tr>
<td>Limiting the extent of visible parking, pavements and roadway to no more than the existing footprints.</td>
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</tr>
<tr>
<td>Retaining the architectural character of the Crang and Boake clubhouse, such as the existing size, massing, exterior materials, details, and colour.</td>
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</table>
### Area 3 - The Hub cont’d

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<tbody>
<tr>
<td><strong>Additional Guidelines for Rehabilitation</strong></td>
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</tr>
<tr>
<td>Modifying the existing clubhouse, when required to retain its use, by building additions that are compatible and subordinate to its architectural character and its function. For example, it should preserve the views on the golf course.</td>
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</tr>
<tr>
<td>Introducing structures, when required, to support the function of the clubhouse, that are compatible and subordinate to the clubhouse architectural character. (Contrast with adding structures for functions that are other than supporting the clubhouse or that architecturally detract from the clubhouse.)</td>
<td></td>
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<tr>
<td>Introducing vegetation that complements the existing vegetation to separate functional areas or guide a view.</td>
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</table>
### Area 4 - Arrival and Staging

**Guideline**

<table>
<thead>
<tr>
<th>Preservation and Rehabilitation Guidelines</th>
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</thead>
<tbody>
<tr>
<td>Retaining the sense of arrival from Dorval Drive to the RayDor estate house and then to the clubhouse created by built and vegetation features. (Contrast with altering built and vegetation features that compromise the sense of arrival to the property.)</td>
</tr>
<tr>
<td>Retaining open spaces to accommodate temporary infrastructure.</td>
</tr>
<tr>
<td>Limiting the extent of visible parking, paving and roadway to no more than the existing. For example, retain the vegetation within the parking lot to subdivide the pavements and reduce the apparent extent of parking.</td>
</tr>
<tr>
<td>Retaining in location strategically planted shrubs and trees that create a sequence of views of the fairways and the valley along the entrance driveway from Dorval Drive to the RayDor estate house and then to the clubhouse.</td>
</tr>
<tr>
<td>Retaining the existing character, scale, alignment, material, and features of the driveway. This includes the retaining the vegetation along the driveway to screen the adjacent development. (Contrast with introducing features associated with suburban or urban fabric, such as wider pavements or curbs.)</td>
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</table>

### Additional Guidelines for Rehabilitation

<table>
<thead>
<tr>
<th>Additional Guidelines for Rehabilitation</th>
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<tbody>
<tr>
<td>Modifying the RayDor estate house by building additions that are compatible and subordinate to its architectural character and its function.</td>
</tr>
<tr>
<td>Introducing new buildings or structures, when required, that are located in an area that does not detract from the features that are heritage attributes.</td>
</tr>
<tr>
<td>Introducing new structures or features, when required, to support the function of the RayDor estate house or the staging area, that are compatible and subordinate to the RayDor estate house’s architectural character.</td>
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</tbody>
</table>
### Area 4 - Arrival and Staging cont’d

<table>
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<th>Guideline</th>
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#### Additional Guidelines for Rehabilitation cont’d

- Modifying or expanding the existing parking area by incorporating natural features to reduce the visibility of the parking area. It should be compatible and subordinate to the architectural features of the RayDor estate house and to the natural features of its surroundings. (Contrast with expanding the existing parking area using materials, size, volume, and form that are incompatible with the architectural features of the RayDor estate house or its natural surroundings.)

- Introducing new vegetation to screen operational and staging features from the fairways, tees, and other attribute related areas. For example, use of vegetation to screen parked cars.
### Area 5 - Operations

<table>
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<tr>
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<tbody>
<tr>
<td><strong>Preservation and Rehabilitation Guidelines</strong></td>
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<tr>
<td>Retaining the general location of the operational area, in particular its relationship with the rest of the landscape in hosting the elements and activities necessary to operate the golf course.</td>
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<tr>
<td>Retaining the architectural character of the stables building and its role in the picturesque design of the landscape.</td>
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<tr>
<td>Retaining an exclusive service vehicle access route that is remote and not visible from the play and spectator areas.</td>
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<tr>
<td>Retaining the vegetation that screens views of vehicles, pavements, materials storage and the irrigation storage pond.</td>
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</tr>
<tr>
<td><strong>Additional Guidelines for Rehabilitation</strong></td>
<td></td>
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</tr>
<tr>
<td>Modifying the stables building, when required to retain its use, by building additions that are compatible and subordinate to its architectural character and its function.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adding new structures or features in a location that does not detract from the features that are heritage attributes.</td>
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</table>
Schedule 8 - Heritage Values Checklist

The checklist set out below addresses key input to Town decisions under section 33 of the Ontario Heritage Act for the Glen Abbey property. Based on the CHL Conservation Plan for this property, this checklist requires information on whether and how the proposed Category B or C alteration affects the cultural heritage value or interest of Glen Abbey, as stated in Part 2 (section 2.2).

The checklist demands an answer to the question whether the proposed alteration will have a positive effect, a negative effect or no effect on Glen Abbey’s cultural heritage value or interest.

Every applicant for a Category B or C alteration is required to complete this checklist as part of its submission to the Town. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, Town staff should complete a new checklist that reflects the Town considerations.

The third column in this checklist addresses the “Type of effect”. There are three possible responses: positive (P), negative (N) or no effect (Nil).
### Value

**1. Pioneering design:**
- One of Canada's most famous golf courses
- First course to significantly enhance the spectator experience by combining stadium design with a hub-and-spoke layout
- Influenced later golf course design

**Related Attribute(s)**
- a) The pioneering stadium-style golf course design with its unique hub and spoke layout
- b) The landforms and their role in shaping a new era in golf course design

**Comments**

<table>
<thead>
<tr>
<th>2. High degree of craftsmanship and artistic merit:</th>
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<tbody>
<tr>
<td>• Sequence of valley holes considered among the most beautiful and challenging in the sport</td>
<td></td>
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<tr>
<td>• 17th and 18th holes recognized as among the most successful finishing holes in international championship play.</td>
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</table>

**Related Attribute(s)**
- a) The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence
- b) The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors
- c) The ecology of the river valley as a delicate balance between natural features and the landscape of golf

**Comments**

<table>
<thead>
<tr>
<th>3. Very good representative of Nicklaus’ “strategic” golf design, combining the functional and the aesthetic:</th>
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<tbody>
<tr>
<td>• Very good representative of the emphasis on finesse rather than pure strength, in the ‘strategic’ tradition of golf design, stemming from Nicklaus’ knowledge of outstanding golf courses and his role as world’s best championship golfer</td>
<td></td>
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<tr>
<td>• Reflects Nicklaus’ strong commitment to combining the functional and the aesthetic.</td>
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</table>

**Related Attribute(s)**
- a) The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus’s design philosophy of strategy and risk/reward
- b) The carefully designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional
- c) The subtle use of water features to achieve both aesthetic pleasure and challenging hazards

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Cultural Heritage Landscape Conservation Plan for the Glen Abbey Property
<table>
<thead>
<tr>
<th>Value</th>
<th>Related Attribute(s)</th>
<th>Type of Effect</th>
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</table>
| 4. **Integrated spectator experience**  
- The clubhouse building demonstrated a new relationship between architecture and landforms in heightening the drama of finishing play for spectators.  
- The design of the clubhouse reinforces the spectator experience and successfully integrates architecture and landscape.  
- Spectator mounds provide for intimate and unobstructed viewing, and frame the fairways and greens. | a) The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds  
b) The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout | |
| **Comments** | | |
| 5. **Early example of 20th Century estate homes**  
- The RayDor estate house, in the relatively rare French eclectic style, is a high quality and early example of 20th Century estate homes in Oakville.  
- The stable building is a rare example of estate outbuildings from that era. | a) The RayDor Estate house exterior designed by architects Marani, Lawson & Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots  
b) The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris | |
<p>| <strong>Comments</strong> | | |</p>
<table>
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<tr>
<th>Value</th>
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<tbody>
<tr>
<td>6. Significant place within the history of the Town of Oakville, and an enhanced awareness across Canada and internationally:</td>
<td>a) The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf</td>
<td></td>
</tr>
<tr>
<td>• Direct historic association with the Canadian Open</td>
<td>b) The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open</td>
<td></td>
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<tr>
<td>• Direct associations with Hall of Fame winners of the Canadian Open at Glen Abbey</td>
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<tr>
<td>• Famous for specific golf shots, including Tiger Woods’ dramatic shot on the final hole of the 2000 Canadian Open</td>
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<tr>
<td>• The direct association with the Royal Canadian Golf Association, now Golf Canada, connects it to the larger amateur and professional golfing community across the country and around the world.</td>
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<tr>
<td>Comments</td>
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<tr>
<td>7. One of the most significant works by one of golf’s most significant figures</td>
<td>a) The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design</td>
<td></td>
</tr>
<tr>
<td>• The designer of Glen Abbey is one of the greatest golfers in golf history, and a highly recognized and admired golf course architect</td>
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<tr>
<td>8. <strong>Design of the clubhouse demonstrates the work of a firm which grew to be one of Canada’s largest architectural firms</strong></td>
<td>a) The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout</td>
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<tr>
<td>• The clubhouse demonstrates the work of Crang and Boake Ltd., a firm founded in 1952, which grew to become one of Canada’s largest architectural firms in the late 20th Century.</td>
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<tr>
<td>• The design of the clubhouse and its sympathetic additions are fully integrated within the golf course landscape.</td>
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**Comments**

| 9. **Remnants of earlier layers in the landscape intentionally included within Nicklaus’ designed landscape** | a) The elements of the property constructed during the RayDor Estate Era and with Andre Dorfman, a nationally significant figure in the development of the mining industry in Canada |                |
|                                                                                                               |                                                                                                         |                |
| • The RayDor estate house and its associated outbuildings are remnants from the property’s early 20th Century estate era and directly connect the property to André Dorfman. |                                                                                                         |                |
| • The dramatic valley area sustains many of the natural features that connect this property to its long occupation by, and association with, various First Nations communities |                                                                                                         |                |

**Comments**
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| 10. **Glen Abbey is a landmark within the Town of Oakville:**        | a) The key views that represent that designed cultural heritage landscape as experienced from the public realm and within the course:  
• The visual overview from the Smith Triller Viaduct;  
• The view from the 11th hole with a long shot into the valleylands;  
• The spectator’s view of the green of the 18th hole;  
• The golfer’s view of the green of the 18th hole from the bunkers (the Tiger Woods shot);  
• The long view up the valleylands from the 14th hole;  
• The water vistas and picturesque landscape of the 9th hole.                                                                 |                |
| **Comments**                                                        |                                                                                                                                                                                                                                                                                                                                                  |                |
| 11. **Central defining feature of immediate neighborhoods**         | a) The nature of the open space within the surrounding residential neighbourhoods related to a distinct sporting culture with a unique type of parkland setting  
  b) The visual and historical connections to the surrounding residential neighbourhood                                                                                           |                |
<p>| <strong>Comments</strong>                                                        |                                                                                                                                                                                                                                                                                                                                                  |                |</p>
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<tbody>
<tr>
<td>12. <strong>High level of authenticity and integrity</strong>&lt;br&gt;• The Property retains a high level of authenticity and integrity, continuing to host tournament, championship and recreational golf and still exhibiting the combination of land forms, water features, built features, plantings and circulation patterns that reflect Nicklaus’s original vision.</td>
<td>a) Jack Nicklaus’s unique integration of land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features</td>
<td></td>
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</tbody>
</table>

**Comments**

**Overall Assessment and Recommendation**
Cultural Heritage Landscape Conservation Plan Team:

Christophe Rivet, Cultural Spaces Consulting
  Angus Affleck
  Peter Fletcher Smith, DTAH
  Robert N. Allsopp, DTAH
  Susan Schappert, Town of Oakville
  Diane Childs, Town of Oakville
  Mark H. Simeoni, Town of Oakville