

## **WITNESS STATEMENT OF UTE MAYA-GIAMBATTISTA**

Local Planning Appeal Tribunal Hearing for Proposed Redevelopment of the  
Glen Abbey Golf Club, 1313 and 1333 Dorval Drive, Oakville

May 17, 2021

LPAT Case File Numbers:

PL171084  
PL180158  
PL180580  
MM180022  
MM170004

### **1. Qualifications and Retainer**

- 1.1. I, Ute Maya-Giambattista, am a Registered Professional Planner and Principal of Urban Design at Fotenn Planning + Design, an Urban Planning and Design consultancy with offices in the City of Toronto, City of Kingston and City of Ottawa. Fotenn provides land use planning, urban design and landscape architecture services in the Greater Toronto Area and various other parts of Ontario and Canada. I have over 19 years of professional planning and urban design experience working in both the public and private sectors. I have previously been qualified by the Local Planning Appeal Tribunal to provide expert opinion evidence in the areas of planning and urban design.
- 1.2. A copy of my curriculum vitae is attached to this Witness Statement, together with a signed Acknowledgement of Expert's Duty form.
- 1.3. In 2015, ClubLink Corporation ULC and ClubLink Holdings Limited ("ClubLink") retained my services to develop a Neighbourhood Master Plan (as shown in Figure 28 Urban Design Brief) for the redevelopment of the Glen Abbey Golf Club in close collaboration with a team of consultants. The Neighbourhood Master Plan evolved and took shape in the span of approximately seventeen months, concluding with the preparation and completion of the following deliverables in October of 2016:
  1. Neighbourhood Master Plan render and
  2. Urban Design Brief report and appendices, which includes:
    - a. Character Impact Analysis
    - b. Streetscape Design Study
    - c. Shadow Analysis
    - d. Re-Development Statistics
    - e. 3D massing model

- 1.4. Following the preparation of the above listed deliverables, I attended and participated in a series of public engagement sessions that included:
1. Two public open house sessions hosted by ClubLink at the Glen Abbey clubhouse on December 1st and 12th 2016.
  2. One public open house session hosted by the Town of Oakville at the Town's municipal building courtyard in July 2017.
- 1.5. My evidence will be primarily focused on describing the thought, analysis and design process undertaken in the development of the Neighbourhood Master Plan through the lens of all applicable Provincial, Regional and Municipal land use policies and guidelines, with particular consideration for the criteria cited under policy 11.1.9 of the Livable Oakville Official Plan. This evidence will encompass the entire neighbourhood design from the street and block layout to the open space hierarchy and strategy, to the particulars on building massing, typologies and site-specific siting.

## 2. Summary of Evidence and Opinion

My evidence will address the following issues in the Issues List:

- 2.1 **Issue 1.** Do the Applications conserve the significant cultural heritage landscape within the subject lands, as designated under section 29 of the Ontario Heritage Act by Town By-law No. 2017-138, as required by:
- a) the Provincial Policy Statement, including Part III, Part IV, and sections 1.2.1(c), 1.7.1(e), 2.0, 2.6, and 6.0;
- 2.2 **Issue 4.** Would the replacement of the Glen Abbey Golf Course with the mixed-use development proposed by the Applications fail to preserve the character of the Glen Abbey community, as required by the policies of the Livable Oakville Official Plan, including sections 2.2.1 and 4.3, and is it consistent with the policies of the Provincial Policy Statement that support conserving features that define community character including cultural heritage landscapes, including section 1.7.1(e)?
- 2.3 **Issue 36.** Do the Applications propose an appropriate land use pattern and mix of housing and housing types?
- 2.4 **Issue 40.** Are the location, size and configuration of the proposed parks appropriate?
- 2.5 **Issue 75.** Do the applications conform with polices 3.2.7, 4.2.1 and 4.2.5 of the Growth Plan for the Greater Golden Horseshoe (2019), and policies 3.2.6, 3.3 and 6 of the Greenbelt Plan (2017)?
- 2.6 **Issue 88.** Do the applications have regard to matters of provincial interest in section 2 of the Planning Act, including but not limited to Section 2(r)?

- 2.7 **Issue 89.** Does the proposed development maintain, protect and enhance the existing neighbourhood character to conform to the Town's Official Plan, including the criteria in Section 11.1.9?
- 2.8 **Issue 90.** Do the Applications property address matters of transition and interface with the existing abutting stable residential neighbourhoods, including the Fairway Hills Community, located generally to the west of the subject lands?
- 2.9 **Issue 91.** Does the inclusion of a portion of the rear yard of 1301 Greeneagle Drive in the development application have an adverse impact on the existing stable residential neighbourhood?
- 2.10 Prior to providing my opinion on these issues, I will set out the design approach contained in the Urban Design Brief as an important contextual basis on which my responses will be framed.

### **3. Design Considerations: Contextual Analysis**

- 3.1 The proposed redevelopment of the Glen Abbey Golf Club is defined by two distinctive land formation features: The Sixteen Mile Creek Valley Lands and the Table Lands separated by a dramatic change in slope of approximately 30.0 m in height. (Figure 2 - Urban Design Brief)
- 3.1.1 The Sixteen Mile Creek Valley Lands are characterized by the meandering Sixteen Mile Creek, five golf holes, existing golf cart paths, and well-vegetated valley edge slopes. (Images 4 to 7- Urban Design Brief)
- 3.1.2 The Table Lands are characterized by the existing golf course's extensive, gently undulating topography with several artificial ponds and a woodlot feature near Dorval Drive (Block 183 in Draft Plan).
- 3.1.3 A woodlot (Block 184 in Draft Plan) immediately adjacent to the Forest Ridge Residential Neighbourhood (southeast side of the site) (Images 9 to 11 - Urban Design Brief)
- 3.2 Existing surrounding lot fabric: street and block pattern
- 3.2.1 The proposed redevelopment of the Glen Abbey Golf Club is bordered on the west, south and a portion of the south-east boundary by existing residential neighbourhoods, in addition to the natural area of the Sixteen Mile Creek Valley to the north.
- 3.2.2 The surrounding lot fabric has been shaped by three important elements:
- 3.2.2.1 The north-south series of ravine, creeks and Valley Land corridors;

- 3.2.2.2 The concession parceling system introduced in the early nineteenth century. Once a concession parceling grid was overlaid on the Town's topography and natural features, a modified grid emerged which established the basis on the Town's current arterial road network; and (Figure 4 - Urban Design Brief)
- 3.2.2.3 The conservation of the Town's natural heritage system as it intersects with the Town's historic grid, results in a distinctive street and block pattern that provides the majority of Oakville's existing communities with close access to and views of the Town's valleys and ravines.
- 3.2.3 The site's surrounding Major Arterial streets are:
  - 3.2.3.1 Dorval Drive – Dorval Drive is a gently curved four lane with a median major arterial road mainly framed by vegetation and no direct frontage lots. As a northwest-southeast major arterial road, Dorval Drive extends to Lakeshore Road to the south and Upper Middle Road to the north. The Dorval Trail runs along Dorval Drive's southwest edge linking pedestrians to the Old Abbey Trail further highlighting the road's open space character. A pedestrian sidewalk is located on the southwest side of the street. (Images 12 to 14 - Urban Design Brief)
  - 3.2.3.2 Upper Middle Road – Upper Middle Road is a gently curved four lane with a median major arterial road that traverses the entire Town of Oakville and has no direct frontage lots in this vicinity. The east-west major arterial street spans over the Sixteen Mile Creek providing unique scenic views of the Valley Lands. Both street boulevards accommodate a pedestrian sidewalk and portions of a trail that extends towards the west to the Fourteen Mile Creek lands. This trail currently stops at the west side of the intersection with Dorval Drive. (Images 15-17- Urban Design Brief)
  - 3.2.3.3 Transit – Existing transit routes include Routes 18 and 28 running along Dorval Drive and Routes 6 and 13 running along Upper Middle Road. (Figure 5 - Urban Design Brief)
- 3.3 Existing surrounding built form:
  - 3.3.1 The existing surrounding built form in the Glen Abbey community includes a range of low to mid-rise Residential, Neighbourhood Commercial, Core Commercial, and Parks and Open Space uses. (Figure 6 - Urban Design Brief)
  - 3.3.2 The Fairway Hills Residential Neighbourhood, which is comprised of single detached dwellings, is located to the west. The same built form is found to the south across Dorval Drive, and to the east across the Sixteen Mille Creek. (Images 18-22 - Urban Design Brief)

- 3.3.3 Several medium density residential areas are interspersed nearby. These areas are characterized by two to three storey townhouses. Some of the nearby medium density residential areas include: Forest Ridge Residential Neighbourhood, a small area located to the southeast of the site characterized by two to three storey townhouses; Arbour Lane Residential Neighbourhood, located further south on Dorval Drive near the intersection with North Service Road and characterized by three storey townhouses; and along Leewood and Lindsay Drives and Old Abbey Lane where two storey lane-based townhouses are located. These townhouse areas display an array of frontage treatments and setbacks including garage-dominated frontages to highly articulated pedestrian friendly, lane-based frontages. (Images 23 and 24 - Urban Design Brief)
- 3.3.4 Nearby high-density residential areas characterized by mid-rise built forms include: the six storey Glen Oaks and Birch Glen Co-Op site located near the intersection of North Service Road and Dorval Drive; the Arboretum Condominiums at Pilgrims Way and Nottingham Hill Gate comprised of three approximately nine storey buildings; and a six-storey apartment located near Upper Middle Road and Nottingham Hill Gate intersection. (Images 25 and 26 - Urban Design Brief)
- 3.3.5 Existing commercial and employment uses are located at the intersection of Dorval Drive and North Service Road. Small local commercial nodes are located on Nottingham Hill Gate at Pilgrim's Way and Monastery Drive. (Figure 7 and Images 27 to 29 - Urban Design Brief)

#### 3.4 Existing Site Buildings

- 3.4.1 Within the site, a series of buildings representing the site's layered history are found. Existing structures include: (Figure 8 - Urban Design Brief)
- 3.4.2 The RayDor Estate - Located at the east end of the property, next to the Valley Lands, the Estate building houses a series of office uses and Golf Canada's museum. The Estate is surrounded by surface parking areas and a "green" overlooking the Valley Lands (Images 30 to 32 - Urban Design Brief). The Estate is not part of this redevelopment application.
- 3.4.3 The Clubhouse building - Located on a promontory at the centre of the site, the Clubhouse building offers rooftop views of the surrounding land and functions as the golf course activity hub. (Images 33 to 34 - Urban Design Brief)
- 3.4.4 The Stables building - Located at the north end of the site, near the Valley Lands, the building is currently used as a maintenance building. (Image 35- Urban Design Brief)

#### 3.5 Views and Vistas to and from the Site

3.5.1 The site's external key vistas are located along the Sixteen Mile Creek Valley Lands. Whether from the Valley Lands, the Table Lands or the Upper Middle Road bridge, the Creek's valley lands offer an array of spectacular views. (Images 36 to 38 - Urban Design Brief). The site is not generally visible from the Fairway Hills Community other than from the homes directly backing onto the site or the centrally located open space lands off The Links Drive.

### 3.6 Landmarks or Gateways

3.6.1 The Sixteen Mile Creek and associated natural features provide the proposed redevelopment of the Glen Abbey Golf Club with a unique landmark and potential gateway to the Valley Lands system.

3.6.2 The environmental and social importance and significance of the Sixteen Mile Creek Valley Lands is a central and defining character of the proposed redevelopment and the vision set out in the Urban Design Brief.

## **4. Vision, Objectives and Development Principles**

### 4.1 Glen Abbey Vision

4.1.1 The Neighbourhood Master Plan Vision is based on the intent to deliver a sustainable, pedestrian friendly, mixed-use neighbourhood that incorporates Neighbourhood Master Planning best practices to address Provincial, Regional and Municipal growth directives.

4.1.2 From a design process perspective, the Neighbourhood Master Plan evolved as a collaborative effort between different disciplines, which first considered the cultural heritage value of the site and the existing context, and developed a vision for the site on that basis.

### 4.2 Goals and Objectives

4.2.1 The proposed redevelopment of the Glen Abbey Golf Club is for a new sustainable and resilient neighbourhood based on the integration of traditional neighbourhood planning concepts and values with contemporary neighbourhood design approaches to protecting and enhancing the natural environment, heritage conservation, and compact, smart growth.

4.2.2 The Neighbourhood Master Plan uses the dramatic Sixteen Mile Creek Valley setting to create the backdrop for the creation of a unique neighbourhood that is comprised of three residential sub-neighbourhoods or "Villages", one core mixed-use district, and an extensive interconnected parkland open space and active transportation system which encompass the main features of the neighbourhood.

4.2.3 Neighbourhood Design principles that have shaped Glen Abbey's redevelopment vision, as reflected in the Neighbourhood Master Plan include:

4.2.3.1 Conservation - To conserve, protect and integrate existing natural and cultural heritage resources.

4.2.3.2 Placemaking - To create streetscape quality and contribute to neighbourhood character and sense of place.

4.2.3.3 Compatibility - To fit with the Town's existing road and open space pattern while transitioning development in a gradual manner to meet surrounding development.

4.2.3.4 Walkability - To create walkable neighbourhoods that are well connected and fully accessible to the neighbourhood's major destinations and surrounding neighbourhoods. (Figure 13 - Urban Design Brief)

4.2.3.5 Variety - To build neighbourhoods that provide a range and mix of housing types, park and open spaces and neighbourhood focal points. (Image 55 - Urban Design Brief)

4.2.3.6 Connectivity - To provide multiple route options for all modes of travel. (Figure 14 - Urban Design Brief)

4.2.3.7 Transit Supportive - To design and build neighbourhoods that provide for greater opportunity for transit usage. (Figure 15 - Urban Design Brief)

4.2.3.8 Safety - To promote design practices that contribute to neighbourhood safety.

4.2.3.9 Liveability - To promote design solutions that contribute to sustainable practices, the celebration of arts and culture (by providing public and private spaces where different activities could take place), and healthy and complete communities.

#### 4.3 Heritage Integration

4.3.1 The proposed Neighbourhood Master Plan incorporates "6 Big Ideas" which derive from the Cultural Heritage Landscape Assessment and Heritage Impact Assessment (CHLA/HIA) prepared by ERA Architects and dated November 9, 2016 as a strategy and framework to conserve, interpret, and enhance the site's cultural heritage landscape.

4.3.2 The "6 Big Ideas" which inform the neighbourhood's design and vision are:  
/ The Greenway Park;

- / Valley's Edge Open space: the RayDor Estate approach and rolling fairways
- / The Great Belvedere
- / The Village Market
- / The Central Park and Social Hub
- / Oakville's Valley Open Space

#### 4.4 Neighbourhood Plan Structuring Elements

##### 4.4.1 Open Space Structure

- 4.4.1.1 The proposed redevelopment of the Glen Abbey Golf Club is designed to unite both visually and functionally the Sixteen Mile Creek Valley Lands with the new neighbourhood fabric. The Neighbourhood Master Plan is designed in an integrated way with the Park and Open Space Plan to create strong visual and physical connections with the existing natural heritage system of the Sixteen Mile Creek. In addition, reflecting the site's layered history, the open space system is designed as an interconnected series of events that leads users from the upper lands, or the neighbourhood, to the lower lands in an uninterrupted manner.
- 4.4.1.2 The neighbourhood's open space structure is further complimented by semi-public and private open spaces associated with residential uses linked by pedestrian-oriented streets.
- 4.4.1.3 Key design elements reflected on the proposed redevelopment of the Glen Abbey Golf Club open space structure (as shown in Figure 16 of the Urban Design Brief) include: A hierarchical, diverse and linked public open space system that delivers a range of amenities to Glen Abbey's distinctive sub-neighbourhoods or villages to include: the Greenway Park system, the Valley Edge Park system and the Central Park;
- 4.4.1.4 An interconnected, uninterrupted and accessible public open space system spanning the entire site that has the potential to include the Sixteen Mile Creek system with the proposed Table Lands park system and the redevelopment's storm water management facilities;
- 4.4.1.5 A public open space system that incorporates and builds on the built and cultural heritage and natural heritage resources found on site such as: the Sixteen Mile Creek system (the Valley Lands Park system), the Stables Building (framing the Village Market), selected iconic views to the valley (the Belvedere), the Table Lands woodlots, the creation of a "walk in the park" system as an interpretation of the site's golf history (the Greenway Park System), and the interpretation of the Clubhouse site as the open space central focus (the Central Park and Social Hub);
- 4.4.1.6 A public open space system that reaches out and connects with the surrounding neighbourhoods and trails system; and

4.4.1.7 The Parks, Open Space, and Stormwater Management areas represent a significant portion of the plan: approximately 54% of the entire plan area and approximately 30% of the table land areas.

#### 4.4.2 Street and Block Structure

4.4.2.1 A highly integrated and fine-grained street network creates development blocks that are pedestrian friendly and are appropriate for the development of a range of built forms and mix of uses.

4.4.2.2 This pattern of streets and blocks is typically found in traditional, historic centres such as Downtown Oakville, and promotes a fundamentally different type of development pattern than the large lot and/or large parking configuration that typical suburban development creates.

4.4.2.3 The proposed Neighbourhood Master Plan demonstrates a distinctly vibrant neighbourhood that relies on a modified grid with blocks that accommodate a variety of land uses and building types.

4.4.2.4 The street and block pattern illustrated on the proposed structure plan (Figure 17 of the Urban Design Brief) is based on the following principles:

- / It delivers a strong street hierarchy that includes lanes, local roads, feeder roads, and collector roads to efficiently accommodate various travel modes;
- / It provides a well connected, integrated and permeable transportation network connecting the proposed redevelopment of the Glen Abbey Golf Club to the surrounding street network, communities and Valley Land system;
- / It introduces a modified grid of streets and blocks as a sustainability best practice strategy;
- / It facilitates the development of a range of built form and mix of uses;
- / It facilitates the introduction of a public or private laneway system;
- / It provides for appropriate development interface conditions to the surrounding neighbourhoods and road networks;
- / It functions as multi-purpose streets which are both transportation corridors and pedestrian oriented places;

- / It balances the demands of pedestrians and cyclists, as well as vehicles in the creation of attractive and comfortable public spaces; and
- / It creates a beautiful streetscape design with street trees as an essential component of their engineering.

#### 4.4.3 Neighbourhood Structure

4.4.3.1 The Glen Abbey site contains Table Lands with substantial redevelopment potential. The Neighbourhood Master Plan envisions the development of a neighbourhood characterized by a unique identity that will set it apart from surrounding neighbourhoods while providing a generous transition to its immediate neighbours.

4.4.3.2 The 60.57 ha (149.68 ac) of developable Table Lands is estimated to accommodate for approximately 5,719 residents and 157 new employment opportunities housed in approximately 141 detached dwellings, 299 townhouse dwellings, 2,782 apartment units, 5,429 m<sup>2</sup> of new office space, 5,841 m<sup>2</sup> of new retail space, and 546 m<sup>2</sup> of Market retail space.

4.4.3.3 The anticipated redevelopment potential is distributed amongst three distinctive village or sub-neighbourhood areas and a core district with a specific range of land use, function and role expectations associated with each of them. Each village and the core seek to deliver:

- / A context-sensitive and diverse mix of uses and built forms aimed at creating a distinctive urban identity for the neighbourhood as a whole; and
- / Identifiable edges and centres that are within a 5-minute walk of the majority of residents.

4.4.3.4 Based on a modified grid street and block pattern, the neighbourhood structure is characterized by:

- / Three residential villages centered along the neighbourhood's collector roads. Each residential village centre is defined by buildings of prominence and by urban spaces and places created as linear parks, plazas, and public squares and
- / A Core Village at the intersection of the neighbourhood's major collector and transit spine at Upper Middle Road. The mixed-use destination centre is intended to be comprised of office and ground related retail uses with residential on upper storeys uses as well as open space amenities.

4.4.3.5 The four distinctive character areas are shown in Figure 18 of the Urban Design Brief and can be described as follows:

4.4.3.5.1 The East Village - The East Village is envisioned as a predominately residential neighbourhood in close proximity to the neighbourhood's easterly most gateway to the Valley Lands, the Valley's Edge Park system and the RayDor Estate Approach.

/ The East Village is to have a range of townhouses, back-to-back townhouses, stacked townhouses and back-to-back stacked townhouses, as well as low-rise to mid-rise apartments with a modest mixed-use village centre located at the intersection of the neighbourhood's main collector road and the road leading to the RayDor Estate, referred as the Eastern Node. This node, or centre, is envisioned as a modest mixed-use sub-centre providing retail and office related services to the adjacent residential neighbourhood.

/ The neighbourhood edges are defined by the Valley's Edge Park system to the east and to the north, the Central Park to the west and the South Village to the south.

/ The East Village features a north-south street and block alignment with unobstructed views of the Edge Park and valley system.

4.4.3.5.2 The South Village - The South Village is envisioned as a residential neighbourhood with a range of townhouses, back-to-back townhouses, stacked townhouses and back-to-back stacked townhouses, as well as low to mid-rise apartment buildings, transitioning from a low/single detached residential form to the west to a mid-rise form to the east.

/ Its village green centre is located at the intersection of the neighbourhood's secondary collector road and the local parkway road leading to the RayDor Estate along the proposed Greenway Park system and

/ The neighbourhood's street and block modified grid like pattern allows for easy access to the surrounding open space system traversing and defining the neighbourhood to include access to the site's gently undulating

topography with several artificial ponds and a woodland feature, which is integrated with the Greenway Park along Dorval Drive.

4.4.3.5.3 The West Village - The West Village is envisioned as a residential neighbourhood characterized by low-density residential forms towards the west and low to mid-rise built forms towards the east.

/ A generous transition between the existing single-family neighbourhood of the Fairway Hills Residential Neighbourhood at the western edge of the site has been made with compatible residential lots that include a 10.0 m planted buffer zone, along the rear of lots, backing onto the existing community. The existing parkland connection in the Fairway Hills Residential Neighbourhood, which appears to have been designed as a potential future connection through to the Valley Lands, has been opened and connected directly to Glen Abbey's Park and Open Space System to allow a pedestrian and cyclist connection of the neighbourhoods.

/ The West Village street and block pattern provides for pedestrian friendly routes to the adjacent existing neighbourhood, the surrounding neighbourhoods, the entire proposed open space system and the neighbourhood's Core Village.

/ The neighbourhood's centre or village green is located along the proposed Greenway Park system effectively linking its centre to the Central Park, the South and East Core Villages, and ultimately the Valley Land system.

/ The West Village edges are defined by the Core Village to the north, the existing Fairway Hills Residential Neighbourhood to the west, and the South Village to the south and east.

4.4.3.5.4 The Core Village - The Core Village is to function as the main destination within the proposed redevelopment of the Glen Abbey Golf Club and is to comprise both residential and mixed-use buildings. The Core's main street is lined with retail at grade and residential and office uses above. The Core's urban square, adjacent to the site's Stables building, will also be framed by mixed-use buildings directly fronting

onto the square, effectively defining and containing the space in a comfortable, pedestrian scaled manner.

#### 4.4.4 Land Use Structure

4.4.4.1 Complete communities, characterized by a diversity of land uses, open spaces, and community amenity opportunities, create livable neighbourhoods with a high quality of life. The proposed redevelopment of the Glen Abbey Golf Club has been planned to accommodate for a range of uses destined to deliver a diverse living, working and playing environment directly impacting resident's quality of life. Key land use structure elements include (Figure 19 of the Urban Design Brief):

4.4.4.1.1 The provision of an appropriate transition between the neighbourhood and adjacent neighbourhoods.

4.4.4.1.2 A range of residential types and densities from single detached houses to apartment buildings to promote variety and diversity, and address changes in market conditions.

4.4.4.1.3 A full range of housing types and options that welcome new families, provide new housing opportunities for existing residents, and permit life cycle residence options.

4.4.4.1.4 Local retail opportunities that accommodate for the day-to-day convenience needs of residents.

4.4.4.1.5 Local community amenity areas that are pedestrian accessible to all residents.

4.4.4.1.6 Modest office opportunities to accommodate for the local and surrounding community employment needs primarily catered to support the area's small entrepreneurship and professional services opportunities.

4.4.4.1.7 The location of highest densities within a five-minute walk to future transportation options in close proximity to neighbourhood amenity areas such as:

- / Glen Abbey's Central Spine (Street A)
- / The Core Village; and
- / The Central Park.

4.4.4.1.8 The delivery of community spaces in the form of public squares, parkettes and active and passive recreational areas.

- 4.4.4.1.9 The integration of the site into the larger Glen Abbey community by providing green space and amenities to existing residents and facilitating the use of existing schools and other infrastructure by the new residents.
- 4.4.4.2 The proposed land uses include:
- 4.4.4.2.1 Mixed Use (The Core Village and the Eastern Node) - The Neighbourhood Master Plan has two mixed-use areas: one being the Core Village and the other being the Eastern Node at the intersection of Streets A and B, as seen in Figure 20 of the Urban Design Brief.
- 4.4.4.2.2 In addition to residential uses, the Core Village will include 55,586 ft<sup>2</sup> (5,164 m<sup>2</sup>) of retail and 44,589 ft<sup>2</sup> (4,142 m<sup>2</sup>) of office opportunities that will frame the centre's Main Street and Village Market. Office uses would be at second storey levels, with retail uses at grade.
- 4.4.4.2.3 The Eastern Node, located at the intersection of Streets A and U will include a mixed-use building with 7,285 ft<sup>2</sup> (677 m<sup>2</sup>) of retail and 13,848 ft<sup>2</sup> (1,286 m<sup>2</sup>) of office opportunities located at grade level.
- 4.4.4.2.4 The RayDor Estate is excluded from the application as it is intended to remain in its current use as a commercial building. The RayDor Estate historic and current land use significance is apparent in the integration of this important asset into the neighbourhood fabric.
- 4.4.4.2.5 Residential - A range of low to mid-rise residential uses arranged to progressively transition from mid-rise built forms in the east along the valley edge, to low-rise built forms in the west. Single detached lots are located along the southwest boundary of the site contiguous to the existing Fairway Hills Residential Neighbourhood and the area west of the neighbourhood's minor collector road. The lot size of units immediately adjoining existing housing is comparable in size to the existing single-family lots. The neighbourhood then transitions further east to smaller front and rear drive single detached lots. (Figure 21 of the Urban Design Brief)
- 4.4.4.2.6 Community Amenity (Social Hub) - Glen Abbey's community amenity areas are proposed at the centrally located Social Hub, within the Central Park, accessible to the entire neighbourhood. (Figure 22 of the Urban Design Brief)

4.4.4.2.7 Open Space - An extensive and diverse open space defines the redevelopment proposal. (Figure 22 of the Urban Design Brief)

#### 4.4.5 Built Form

4.4.5.1 Building smarter, safer, and stronger communities is achieved by creating more compact, walkable neighbourhoods. The “walkability” factor of a neighbourhood is not only determined by the extent of the redevelopment’s interconnected system of streets, open spaces, and other amenity linkages but also by the neighbourhood’s built form performance at the street edge. The Neighbourhood Master Plan envisions a variety of buildings that contribute to the creation of a high-quality public realm in the context of a sensitive transition to adjacent residential neighbourhoods.

4.4.5.2 The proposed redevelopment of the Glen Abbey Golf Club puts forward a built form strategy that places pedestrian comfort at its fulcrum with respect to the location and massing of buildings, their relation to the street, special conditions at corners and forms that respond to specific uses such as the neighbourhood's centre.

4.4.5.3 The built form strategy is supported by a description of urban design considerations and building types. The neighbourhood's built form vision reflects the following urban design considerations:

4.4.5.3.1 All buildings are street related. Buildings provide a relatively consistent and contiguous street edge that gives a strong identity to the neighbourhood.

4.4.5.3.2 The built form strategy encourages distinction, variety, and creative architectural responses, while being sensitive to adjacent residential neighbourhoods.

4.4.5.3.3 Structures have a base building height of four storeys maximum above which the additional storeys step back.

4.4.5.3.4 Development adjacent to heritage resources, such as the Stables building, frame existing built resources in a manner that responds to the structure’s height and massing, and the horizontal and vertical alignment of its façade elements.

4.4.5.3.5 Buildings orient active spaces to the street edge to encourage the redevelopment of a vibrant place.

- 4.4.5.3.6 Adjacent buildings are arranged to create a series of courtyards framing semi-private gathering places.
  - 4.4.5.3.7 Buildings provide weather protection for pedestrians at access points.
  - 4.4.5.3.8 Residential uses at grade include individual at-grade access and landscape treatments.
  - 4.4.5.3.9 Exterior finishes are encouraged to exhibit quality of workmanship, sustainability, and ease of maintenance.
  - 4.4.5.3.10 Buildings are encouraged to incorporate environmental standards for design and construction and incorporate energy efficient, environmentally friendly material systems and processes; and
  - 4.4.5.3.11 Loading, surface parking and access to underground parking is carefully located and screened from the public right-of-way.
- 4.4.5.4 Further specific built form performance standards are proposed in Section 3: Draft Urban Design Directives of the October 2016 Urban Design Brief.
- 4.4.5.5 Building Heights Strategy
- 4.4.5.5.1 Building height is an important built form element defining the neighbourhood's public realm and responds to the following site influences: (Figure 23 of the Urban Design Brief)
    - / Transition - Building height distribution is intended to provide for the appropriate scale transition between new development and the adjacent lower density neighbourhood.
    - / Legible Hierarchy - Building height distribution responds to the street types surrounding the development and is used to further define the public realm as follows:
      - o To define open space: the highest buildings are located around the Central Park along the neighbourhood's main central spine, effectively framing the neighbourhood's Social Hub and major recreational facility.

- To define the Gateways: a grouping of higher buildings is located at the East Village centre to mark the neighbourhood's southernmost internal intersection and arrival point. A second arrival point is located at the northern gateway at Upper Middle Road, lower in height, in recognition to the need to transition in scale to the adjacent residential neighbourhood. In all instances, it is required that the built form framing gateways incorporate highly articulated façades and massing.

#### 4.4.5.6 Building Types

4.4.5.6.1 The proposed redevelopment of the Glen Abbey Golf Club will offer a full array of land use and housing forms to include:

- / Single Detached Homes - The proposed redevelopment offers a range of large (60') to small (30') single detached lots. Larger lots will be located immediately adjacent to the existing neighbourhood transitioning to small single detached lots further east. Single detached lots offer front and rear access options depending on where they are located. Rear access lots will be located along Street B to ensure a continuous built form defines one of the neighbourhood's primary roads. (Figure 24 of the Urban Design Brief)
- / In all instances, single detached homes are to be designed to:
  - High architectural standard and variation;
  - Provide for a direct access to the street; and
  - Ensure front drive garages are set back from the home's main living wall.
- / Street Townhouses - Three storey street townhouse units further help the neighbourhood's built form transition to mid-rise built forms in the east. Townhouses are rear accessed with clear unobstructed frontages onto the public right of way or the open space system. (Figure 25 of the Urban Design Brief)
- / In all instances, street townhouses are to be designed to:
  - High architectural standard and variation;
  - Provide for direct access to the street; and

- Ensure amenity area options are provided to include roof tops and attached rear-parking garage decks.
- / Back-to-Back and Stacked Back-to-Back Townhouses – Two to three storey back-to-back townhouse forms and four storey stacked back-to-back townhouse forms offer one of the densest residential solutions in a low-rise format. Units are proposed to be part of a block with underground parking. Individual units will have clear unobstructed access onto the public right of way or the open space system. (Figure 26 of the Urban Design Brief)
- / In all instances, street and/or stacked back-to-back townhouses are to be designed to:
- High architectural standard and variation;
  - Provide for a direct access to the street;
  - Ensure amenity area options are provided to include roof tops, balconies and front yard areas;
  - Accommodate for mid-block pedestrian connections through the block; and
  - Accommodate the majority of residential parking in below-grade structures.
- / Blocks containing back-to-back and/or stacked townhouses should be designed to clearly define and identify internal vehicular, pedestrian and cyclist routes as well as the block's private amenity spaces.
- / Mid-Rise Built Form - Mid-rise apartment buildings range from four to twelve storeys and have a distinct base or podium of four storeys. Mid-rise buildings are proposed to be part of a block with underground parking. Ground contact individual entrances in addition to main building entrances are encouraged to further introduce a range of unit types and options within the mid-rise built form format. (Figure 27 of the Urban Design Brief).
- / In all instances mid-rise buildings are to be designed to:
- High architectural standard and variation;
  - Ensure ground floor residential units have direct access to the street;
  - Address both street frontages if located on a corner;
  - Deliver at-grade retail/office space in a mixed-use format when applicable;

- Accommodate balconies for enhanced views of the neighbourhood's green spaces and to add architectural variety to buildings;
  - Accommodate for mid-block pedestrian connections through the block; and
  - Accommodate the majority of residential parking in below-grade structures.
- / Blocks containing mid-rise buildings should be designed to clearly define and identify internal vehicular, pedestrian and cyclist routes as well as the block's private amenity spaces.

#### 4.5 Public Realm Open Space and Streets

4.5.1 Open Space - The Neighbourhood Master Plan's open space structure and the resulting Park and Open Space Concept Plan are based on the conservation and enhancement of the site's Cultural Heritage Landscape identified by ERA (which is achieved along with other goals through the "6 Big Ideas") as well as an open space strategy predicated on walkability and the identified "Villages" or sub-neighbourhoods, as follows: (Figure 16 of the Urban Design Brief)

4.5.1.1 The Valley's Edge Open Space - The Valley's Edge Open Space is designed next to the Natural Heritage System buffer along the northeast edges of the proposed redevelopment with most of the edge being accessible as a continuous open space with a multi-use trail system. The Valley's Edge Open Space includes, at its furthest east side, the RayDor Estate Approach as the original driveway to the Estate, which will be maintained and repurposed as a pedestrian and cycling multi-purpose trail; surface parking opportunities located on a portion of the existing surface parking and the Great Belvedere. To the west, the Valley's Edge Open Space is composed of a multiuse trail system connecting to the Central Park, and the Village Market. This section is known as the Rolling Fairways.

To the north, the neighbourhood's Valley's Edge Park system multi-use trail will extend to the existing Upper Middle Road trail system.

4.5.1.2 The Central Park - A 5.08 ha (12.55 ac) grand Central Park, or neighbourhood park, provides active and passive recreation opportunities. Located within a 5-minute walk from the furthest edge of the neighbourhood, this central amenity includes nature views of the Valley Lands, and could accommodate seating areas and children's play and flexible playfields that offer a range of activities to residents of all ages and abilities.

- 4.5.1.3 The Social Hub - The Social Hub is the social heart of the Central Park. The Social Hub is proposed to take the form of a new Park Pavilion. The Social Hub program is to be determined with Town's input but may include recreational and community facilities.
- 4.5.1.4 The Village Market - The Village Market, with the repurposed heritage Stables building as its focus, is envisioned as the neighbourhood mixed-use destination place. The proposed urban square of approximately 62 x 42 m located in front of the Stables building at the end of the proposed Main Street is designed to visually extend over Street A, through a combination of rolling curbs and paving patterns. The urban square, the heart of the neighbourhood, will be framed by mixed-use buildings on all sides.
- 4.5.1.5 The Greenway Park - Generous parkland is organized to loop through the neighbourhood forming a "Greenway" linking the neighbourhood's villages to the Valley Lands and the adjacent Fairway Hills Residential Neighbourhood.
- 4.5.1.6 Woodlot and Pond Node - The Woodlot and Pond node provides for a continuation of the proposed pedestrian and cycling route through the south side of the neighbourhood and includes a naturalized storm water facility.
- 4.5.1.7 The Great Belvedere - The Great Belvedere will be in close proximity to the RayDor Estate and will provide an overlook of the Valley Lands.
- 4.5.1.8 Storm Water Management Ponds – Storm water management ponds are essential components within the neighbourhood's open space system. As such, each facility has been integrated into its surrounding street and block pattern and/or open space network to further compliment the proposed open space landscapes.
- 4.5.1.9 Semi-Public and Private Open spaces – In addition to the neighbourhood's extensive public open space network, there is a series of semi-public open spaces planned within the neighbourhood's privately owned parcels at inner-block locations. These spaces range from urban squares and patios to terraces and courtyard greens. The functional and spatial characteristics of each semi-public and private open space will vary depending on building typology and size of the block. However, these spaces are more intimate and scaled down extensions of the public realm and act as transitional spaces within residential areas.

4.5.1.10 Private open spaces related to residential uses can be located at grade or above grade in the form of rooftop gardens that further enhance the residential environment.

4.5.2 Streets - Streets are a significant component of the public realm and attention to their aesthetic and functional design will assist in achieving the vision set out in the Neighbourhood Master Plan.

4.5.2.1 In the development of the Glen Abbey Golf Club Vision, special attention was paid to the development of beautiful and functional streets by:

4.5.2.1.1 Ensuring street trees, on-street parking, and a multi-modal character (pedestrian, transit, cycling and vehicular) are included in the design of each street typology;

4.5.2.1.2 Ensuring a relatively consistent building edge is delivered to provide for definition and containment to the street. Specific front and exterior side setbacks are established to require buildings to locate their front and exterior sidewalls at a distance from the public right of way that delivers a defined and comfortable pedestrian environment;

4.5.2.1.3 Ensuring traffic calming strategies are used such as the proposed traffic circles to safely moderate traffic flow and provide an attractive landscape feature; and

4.5.2.1.4 Ensuring the location of utilities within the public right of way as well as private property is clustered or grouped where possible to minimize visual impact. Streetscape features, such as lamp posts and transit shelters, do not obstruct sidewalks.

4.5.2.2 The proposed street typologies include: (Figure 17 of the Urban Design Brief).

4.5.2.2.1 Glen Abbey's Spine: Major Collector Road – 36.0 m - Glen Abbey's Central Spine is envisioned as a highly active pedestrian, cycling, transit, and vehicular environment. The road will connect Dorval Drive to Upper Middle Road West, traversing along the neighbourhood's main open space and amenity areas. (Diagrams B and C of the Urban Design Brief)

4.5.2.2.2 Secondary Collector Road – 22.0m - The neighbourhood's Secondary Collector Road will connect the Major Collector Road to a second access point on Dorval Drive. Located towards the westerly side of the neighbourhood, the Secondary Collector Road is envisioned as a grand

residential green parkway flanked by the neighbourhood's proposed Greenway Park along its entire easterly edge. (Diagram D of the Urban Design Brief)

- 4.5.2.2.3 Main Street - 27.5 m - Glen Abbey's Main Street is located at the heart of the neighbourhood's core. The street's proposed uses, in combination with the repurposed Stables building, the proposed Village Market and its proximity to the valley edge, the Central Park and Upper Middle Road are intended to deliver an active year-round environment that functions as the neighbourhood's centre and destination place for residents and visitors alike.
- 4.5.2.2.4 Glen Abbey's Main Street is envisioned to support the types of uses and activities found in a typical main street setting, including food, entertainment, and specialty shops with a comfortable and safe pedestrian environment conducive to strolling and other leisurely activities. (Diagram E of the Urban Design Brief)
- 4.5.2.2.5 Local Parkway Road – 26.0 m - The Local Parkway Road is located on the southern end of the neighbourhood, running parallel to Dorval Drive. It connects the neighbourhood's major and minor collector roads and provides key vistas to the RayDor Estate and unobstructed views of the Table Land woodlot with a pond located along the southern edge of this street. (Diagram F of the Urban Design Brief)
- 4.5.2.2.6 Local Road – 17.0 m - Local Roads are envisioned as pedestrian friendly, comfortable, and safe streets. (Diagram G of the Urban Design Brief)
- 4.5.2.2.7 Heritage Local Road – 17.0 m - The Heritage Local Road is envisioned as the gateway to the RayDor Estate and the Edge Park heralding the neighbourhood's entrance to Oakville's Valley Land system. The Heritage Local Road streetscape is intended to transition from an urban local road context to a more intimate, rural road context surrounded by open space, heritage, and storm water management features. (Diagram H of the Urban Design Brief)
- 4.5.2.2.8 Heritage Lane – 11.0 m - The Heritage Lane is to provide direct access to the RayDor Estate building and surface parking facilities as well as the surface parking and trail system associated with the Valley's Edge Park and greater

Valley Land system. Its reduced cross section is intended to maintain the original RayDor Estate driveway character. The lane will encircle an existing ravine remnant further providing a transitional element from the neighbourhood to the open space context of the Valley Land system. (Diagram I of the Urban Design Brief)

4.5.2.2.9 Due to existing space constraints between the RayDor Estate and the remnant ravine, a narrower cross section is proposed along the RayDor Estate frontage (see Diagram J of the Urban Design Brief).

4.5.2.2.10 Residential Laneway – 7.5 m - Rear lanes help to create beautiful streets because parking driveways and service areas can be located along them, while permitting full front-elevation buildings to face the street. (Diagram K of the Urban Design Brief).

4.5.2.3 Transit Facilities (Figures 5 and 15 of the Urban Design Brief)

4.5.2.3.1 The development and configuration of the proposed road network is intended to be supportive of alternative modes of transportation, including transit. The neighbourhood's main transit route is proposed to run along the main north-south Central Spine (major collector road) and if required, an additional internal loop can be directed through the secondary collector road.

4.5.2.3.2 The proposed transit route is located within a 5-minute walk (450 m), for all residents, to the neighbourhood's Spine. The proposed transit route is adjacent to all of the neighbourhood's mixed-use and open space amenity areas such as the Main Street and Village Market, Central Park, and less than a 2-minute walk to the Edge Park gateway.

4.5.2.3.3 The transit routing is complimented with a comprehensive network of sidewalks and sidewalk connections throughout the neighbourhood to facilitate walking to transit stops.

4.5.2.3.4 Off site, four existing bus routes service the existing community: two bus routes that run on Dorval Drive, and two bus routes that run along Upper Middle Road. Oakville's GO Train station is located 4.0 km away on the Dorval Drive bus route.

4.5.2.4 Cycling Network

- 4.5.2.4.1 The proposed redevelopment of the Glen Abbey Golf Club has incorporated a comprehensive cycling network into its street and block design. The neighbourhood's entire street typology has been designed to ensure the delivery of a safe and attractive cycling network.
- 4.5.2.4.2 On-street cycling lanes are proposed along the community's main collector road with a share-the-road strategy for all other streets.
- 4.5.2.4.3 Off-street recreational cycling routes are integrated to the Park and Open Space system. Trails along the Greenway Park system, Central Park, the entire length of the Valley's Edge Park, along with the existing Valley Lands golf course trails, connect cyclists back to the extensive existing on-street and off-street routes along Upper Middle Road West, Dorval Drive, and the opposite edge of the Sixteen Mile Creek Valley.
- 4.5.2.4.4 Convenient bicycle parking facilities will be provided throughout the neighbourhood's open space system, especially at key feature areas.
- 4.5.2.4.5 For a detailed description of the proposed open space rationale, design details and strategy refer to the Park and Open Space Concept Plan Report prepared by ERA Architects and dated November 9, 2016.
- 4.5.2.5 Pedestrian Provisions (Figure 16 of the Urban Design Brief)
  - 4.5.2.5.1 A comprehensive network of sidewalks and sidewalk connections are proposed to provide and encourage convenient pedestrian movement throughout the proposed redevelopment of the Glen Abbey Golf Club. Special consideration was given to the connections between sidewalks and other pedestrian paths at feature areas and open space connections.
  - 4.5.2.5.2 The street and block pattern is configured to provide for pedestrian connections or openings to transit routes along the neighbourhood's collector roads every 250 m or less.
- 4.5.2.6 Traffic Calming Measures
  - 4.5.2.6.1 Glen Abbey's street and block design includes numerous traffic calming features to promote reduced vehicular speeds, minimize conflicts between road users, promote walking and

improve neighbourhood environment. The features of the inherent traffic-calming plan include the following measures:

- / Local street fabric based on a basic modified grid pattern with regularly spaced connectivity but without extended or long continuous and uninterrupted local streets.
- / Traffic control devices such as roundabouts, signals and stop signs.
- / On-street parking bays with corner bump-outs.
- / Generous planted boulevards to support the growth of street trees to their full maturity.
- / Bicycle lanes along the neighbourhood's collector road and a "share the road" chevron strategy throughout the neighbourhood.
- / Textured road surfaces on the major collector road at pedestrian crossings; and
- / A consistent built form setback enclosure of all roads.

#### 4.6 Sustainability

4.6.1 The Neighbourhood Master Plan is to achieve social, economic, and environmental sustainability and has been designed based on sustainable principles and the North Oakville Sustainable Development Checklist and User Guide.

4.6.2 The checklist acts as a tool to assess the sustainability of new subdivision and site-specific development applications. Although this checklist is intended for development specific to the North Oakville policy area, its sustainable development guidelines have been applied to the proposed redevelopment at the subdivision design, and site level design as follows:

##### 4.6.2.1 Social Sustainability

/ The Neighbourhood Master Plan supports a socially diverse neighbourhood by offering a wide range of accommodation suitable for a range of ages, lifestyles, and economic status.

##### 4.6.2.2 Economic Sustainability

/ An economically active neighbourhood requires a balanced mix of uses including commercial, recreational and employment uses. The proposed redevelopment of the Glen Abbey Golf Club has the potential to accommodate for new jobs accessed by public transit.

##### 4.6.2.3 Environmental Sustainability

/ An environmentally sound neighbourhood takes a comprehensive approach to the impacts of construction and occupation inherent to

all development. Furthermore, by intensifying the site, the neighbourhood achieves smart growth goals.

4.6.3 The following is a series of sustainable strategies implemented in the Neighbourhood Master Plan. Compact, complete, and connected, the Neighbourhood Master Plan delivers:

- / A range of densities;
- / Mixed land uses;
- / Opportunities for future transit and proximity to existing transit;
- / Live/work proximity;
- / Permeable and linked street and trail system;
- / Lifecycle housing options (ageing in place); and
- / Mix of housing types and tenure.

4.6.3.1 Healthy and Sustainable Neighbourhoods.

- / Cardiovascular Health – An enhanced public realm (street, parks, etc.) was designed to encourage walking/cycling and recreational opportunities;
- / Respiratory Health – Proximity between home, job and shopping improve air quality by reducing car dependence;
- / Mental Health – Opportunities for social interaction by creating formal and informal public meeting spaces; and
- / Ageing Population – Accessibility needs and lifecycle housing at all levels is delivered through the neighbourhood's mix of housing forms and tenures.

4.6.3.2 Scale and function complement adjacent residential areas, natural features, and roads.

- / The Neighbourhood Master Plan design acknowledges and is compatible with the existing built form context, character and built heritage;
- / The Neighbourhood Master Plan complements existing parks and community services and facilities; and
- / The Neighbourhood Master Plan recognizes cultural and natural amenities through the design of its street and block pattern and open space system.

4.6.3.3 Neighbourhoods are defined by centres and edges

- / Definable centres (i.e., parks, landmark buildings/heritage landscape and buildings, etc.) delineate the proposed “villages” or sub-neighbourhood centres;
- / Each centre supports a 5-minute walk; and
- / The Neighbourhood Master Plan provides for pedestrian destinations, spaced at reasonable distances, throughout the entire neighbourhood.

- 4.6.3.4 High-quality enhanced streetscapes
  - / High quality architectural presence to the streets (built form massing and façade articulation defines all streetscapes;
  - / Each streetscape, depending on its role and size, is defined by a consistent building – street setback; and
  - / Streetscapes are designed to accommodate for a range of users and appropriate street planting.
  
- 4.6.3.5 Linked parks and open space system
  - / The proposed redevelopment of Glen Abbey provides for a full hierarchy of open space uses to address broader neighbourhood needs; and
  - / The Neighbourhood Master Plan is integrated with the Park and Open Space Concept Plan and provides for an open space strategy that sets out how all components are linked together at the local and regional scale.
  
- 4.6.3.6 Integration of natural heritage features as part of the redevelopment character and open space system
  - / The Glen Abbey open space system integrates existing Table Lands and Valley Land features with the potential for a continuous pedestrian network; and
  - / The Neighbourhood Master Plan in combination with the Park and Open Space Concept Plan preserves and enhances natural environmental features and areas.
  
- 4.6.3.7 High degree of regional accessibility
  - / The Neighbourhood Master Plan identifies proposed transit routes that link to existing transit service; and
  - / The Neighbourhood Master Plan provides for transit supportive densities and land uses.
  
- 4.6.3.8 Diversity of experiences in the public domain, provided through a variety of scales, changing views and natural and built elements.
  - / The Neighbourhood Master Plan identifies memorable natural and built character areas on-site;
  - / The Neighbourhood Master Plan places landmark buildings in high visibility locations; and
  - / Terminal axial views to the Central Park and Valley Edge are maintained.
  
- 4.6.3.9 Permeable street system enhances neighbourhood character that support pedestrians, bicycles, utility vehicles and automobiles

- / The Neighbourhood Master Plan street and block pattern encourages all modes of circulation;
- / Block lengths are designed to encourage walking;
- / Appropriately sized roads reflect the road's role and context (road hierarchy);
- / The Neighbourhood Master Plan integrates passive traffic calming measures such as limiting the length of straight streets and permitting on-street parking; and
- / The Neighbourhood Master Plan streetscapes utilize comprehensive streetscape elements such as street trees, road crossings, bump-outs, pavement patterns, roundabouts, etc.

4.6.3.10 Environmentally appropriate design reflects the site's natural features and position in the region's broader environmental context

- / The Neighbourhood Master Plan identifies and protects key natural features and functions; and
- / Storm water is harvested and/or captured at-source through the use of bioswales, street landscaped medians, storm water management ponds that are designed to be an integral part of the overall open space system, and at the building scale the use of passive landscaping/bioretenion planting, roof runoff soak-away pits, roof runoff to retention cisterns, green roofs, rooftop and/or parking lot retention storage, roof overflow to grassed areas, pervious pavement/driveways and vegetated filter strips amongst other strategies.

4.6.3.11 The proposed redevelopment of the Glen Abbey Golf Club will encourage energy conservation

- / Encourage the purchase and use of energy saving appliances and utilities through distribution of a sustainability handout to all new owners;
- / The use of xeriscaping and/or native plant species in the design of private lawns and condominium amenity areas;
- / Explore sustainability opportunities for neighbourhood-based initiatives such as carpooling, community composting, waste reduction, and education and stewardship programs; and
- / Examine green roof opportunities.

## 4.7 Character Impact Analysis

4.7.1 Built Form Strategy – Based on my previous description of the surrounding context, the following built form strategy to address character fit was developed:

- 4.7.1.1 The Neighbourhood Master Plan was designed to deliver a street and block pattern and built form strategy that addresses the neighbourhood's surrounding lotting pattern, built form, and natural environment.

4.7.1.2 The Neighbourhood Master Plan introduces a wide range of building typologies carefully sited to transition in mass and scale to the site's context. The Neighbourhood Master Plan does so in the following manner:

4.7.1.2.1 The redevelopment's proposed building setbacks, orientation, and separation distances are compatible and similar to distances and setback strategies used throughout the Town and are based on the best practices and principles found in the Towns' Livable by Design Urban Design Manual and North Oakville's Urban Design Guidelines. The proposal aims to deliver a pedestrian friendly environment where:

- / Garages and surface parking areas do not dominate the streetscape and are minimized through the introduction of appropriate block widths that allow for surface parking areas to be located at rear, appropriate landscape buffers, and appropriate built form strategies (see Section 3: Draft Urban Design Directives of this report);
- / Front porches and primary entrances are visible and provide for clear unobstructed access from all sidewalks;
- / Active, livable spaces are located along the street edge to provide for continuous opportunities for "eyes on the street"; and
- / Ground contact units are highly encouraged whether they are part of a low-rise or mid-rise building.

4.7.1.2.2 The neighbourhood's street and block pattern allow for a gradation in building height from low rise residential forms to the west to mid-rise residential forms to the east (Figure 29 of the Urban Design Brief).

4.7.1.2.3 Comparable lot depths and built forms are located next to the existing Fairway Hill Residential Neighbourhood with an additional 10.0 m-planted back yard buffer to further address matters of privacy, built form transition, and microclimate.

4.7.1.2.4 The Neighbourhood Master Plan integrates existing natural and built features of the existing site such as woodlots and the Stables building. Like these historic elements, the adjacent RayDor Estate is also an important feature of the neighbourhood.

4.7.2 Street and Block Pattern Strategy - Based on my previous description of the surrounding lot pattern context the following street and block strategy to address character fit was developed:

4.7.2.1 The proposed lotting pattern is compatible with the predominant lotting pattern of the surrounding neighbourhood; (Figure 30 – Urban Design Brief)

4.7.2.2 The proposed neighbourhood builds on the conservation of the Town’s natural heritage system by connecting the proposed neighbourhood trails to existing trails such as the Old Abbey trail located along Dorval Drive and the Upper Middle Road trail;

4.7.2.3 These connections are created in a manner that enhances the role of the existing green corridors;

4.7.2.4 The width of the proposed blocks is flexible so as to accommodate future development of a range of built forms and configurations including a laneway system;

4.7.2.5 The length of the proposed blocks provides a pedestrian friendly environment. By introducing a modified grid pattern with shorter block lengths and opportunities for mid-block connections, the proposed lotting pattern ensures safe and comfortable streetscapes are delivered;

4.7.2.6 All roads have been designed to accommodate all users including pedestrians, cyclists, vehicles, and transit; and

4.7.2.7 The site’s collector roads extend and connect to the surrounding road fabric providing additional pedestrian, cycling, and vehicular access to the site’s proposed open space and neighbourhood amenity features.

#### 4.8 Shadow Impact Analysis

4.8.1 A shadow impact analysis was prepared based on test intervals and dates which are shown in Table 1, starting 1.5 hours after sunrise, and ending 1.5 hours before sunset.

4.8.2 The criteria specified in the Town of Oakville Shadow Impact Analysis terms of reference dated July 2016 include:

4.8.2.1 Criteria 1 - Residential private amenity spaces

*/ “The shadow impact analysis must demonstrate that adequate sunlight is available for residential amenity spaces to maximize their use during spring, summer and fall afternoons and evenings. Shadow impacts from proposed development should not exceed two afternoon*

*consecutive hourly test times on April 21, June 21 and September 21 (or where the adjacent site is undeveloped, on at least 60% of that site)."*

/ This shadow impact analysis relies on the "adjacent site" criteria requiring no more than 60% of the site to be in shade for two afternoon consecutive hourly test times to assess the shadow cast on specific residential private amenity areas.

/ This shadow impact analysis assumes "afternoon hours" to mean the hours between noon and 5:00pm. Residential private amenity spaces shade coverage have been tested at an additional 3:00pm interval.

/ Conclusion: No shadow is cast over more than 60% of a private amenity space for longer than two afternoon consecutive hourly test times on April 21st, June 21st, and September 21st.

#### 4.8.2.2 Criteria 2 - Public realm including public sidewalks, plazas, parks, schoolyards and non-residential outdoor amenity areas

*/"The shadow impact analysis must demonstrate that public sidewalks, plazas, parks, school yards and non-residential outdoor amenity areas receive at least 6 hours of continuous sunlight per day on April 21, June 21, and September 21."*

/ Conclusion: All public sidewalks, parks and plazas receive at least 6 hours of continuous sunlight per day on April 21st, June 21st and September 21st.

#### 4.8.2.3 Criteria 3 – Solar energy potential

*/"The shadow impact analysis must demonstrate that proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy. Shadow impacts from proposed development should not exceed two consecutive hourly test times on December 21."*

/ Conclusion: Shadow impacts from the proposed redevelopment do not exceed two consecutive hourly test times on December 21st, allowing for potential sunlight opportunities on all rooftops.

### 4.9 Conclusion

4.9.1 The Neighbourhood Master Plan delivers a compact and well-connected neighbourhood with a strong sense of place and extensive interconnected landscapes and open space for a high quality of living.

- 4.9.2 The Neighbourhood Master Plan delivers the following elements and amenities: (Views 1 to 4 and Figure 28 of the Urban Design Brief)
- / 3,222 residential units
  - / 62,871 sf (5,840sqm) of retail space
  - / 58,437 sf (5,428sqm) of office space
  - / 27 acres (10.92ha) of public parkland (in addition to the Sixteen Mile Creek Valley Lands and associated buffers, and storm water management ponds)

## **5. Response to Urban Design Issues**

### **5.1 Issue 1. Do the Applications conserve the significant cultural heritage landscape within the subject lands, as designated under section 29 of the Ontario Heritage Act by Town By-law No. 2017-138, as required by:**

- a) the Provincial Policy Statement, including Part III, Part IV, and sections 1.2.1(c), 1.7.1(e), 2.0, 2.6, and 6.0;**

- 5.1.1 Specific to urban design, Section 1.7.1(e) states: *“Long-term economic prosperity should be supported by:*

*e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;”*

- 5.1.2 The Neighbourhood Master Plan’s design is based on the conservation and enhancement of the site’s Cultural Heritage Landscape identified by ERA (which is achieved along with other goals through the “6 Big Ideas”) as well as an open space strategy predicated on walkability and the identified “Villages” or sub-neighbourhoods (Figure 16 of the Urban Design Brief).

- 5.1.3 The conservation and enhancement of the site’s cultural heritage landscape, as interpreted by the ‘6 Big Ideas’, provides the design foundation for a neighbourhood with a strong sense of place through the integration of the following design solutions:

5.1.3.1 Visually and functionally uniting the Sixteen Mile Creek valley lands with the new neighbourhood fabric to create strong visual and physical connections with the existing natural heritage system of the Sixteen Mile Creek.

5.1.3.2 The open space system is designed to reflect the site’s layered history and to lead users from the neighbourhood on the Table Lands to the Valley Lands in an uninterrupted manner.

5.1.3.3 A hierarchical, diverse and linked public open space system that delivers a range of amenities to Glen Abbey’s distinctive sub-neighbourhoods, including: the Greenway Park system, the Valley Edge

Park system and the Central Park;

5.1.3.4 A public open space system that incorporates and builds on the built and cultural heritage and natural heritage resources found on site such as: the Stables Building (framing the Village Market), selected iconic views to the valley (the Belvedere), the Table Lands woodlots, the creation of a “walk in the park” system as an interpretation of the site’s golf history (the Greenway Park System), and the interpretation of the Clubhouse site as the open space central focus (the Central Park and Social Hub);

5.1.4 In my opinion, the Neighbourhood Master Plan is consistent with section 1.7.1(e) of the PPS in that it draws from and integrates the site’s cultural heritage landscape elements, as identified by ERA Architects, into the neighbourhood design approach.

**5.2 Issue 4. Would the replacement of the Glen Abbey Golf Course with the mixed-use development proposed by the Applications fail to preserve the character of the Glen Abbey community, as required by the policies of the Livable Oakville Plan, including sections 2.2.1 and 4.3, and is it consistent with the policies of the Provincial Policy Statement that support conserving features that define community character including cultural heritage landscapes, including section 1.7.1(e)?**

5.2.1 Section 2.2.1 of the Livable Oakville Official Plan lists its guiding principles, which include: *Preserving and creating a livable community in order to:*

a) *preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;...*

5.2.2 “Character” is defined in the Livable Oakville Official Plan as: *“the collective qualities and characteristics that distinguish a particular area or neighbourhood.”*

5.2.3 The Neighbourhood Master Plan is designed to implement a neighbourhood with a strong sense of place. Best practice approaches in the delivery of a strong sense of place are the preservation, enhancement and protection of distinct character areas and associated cultural heritage.

5.2.4 The Neighbourhood Master Plan considers and integrates important Glen Abbey community-wide character defining elements such as the surrounding street and block pattern, the integration, size and location of open spaces and the range of land uses.

5.2.5 The Neighbourhood Master Plan preserves the surrounding Glen Abbey community character in that: (Figure 30 – Urban Design Brief)

5.2.5.1 The proposed lot pattern is in keeping with the surrounding modified grid pattern;

5.2.5.2 The proposed neighbourhood builds on the conservation of the Town's natural heritage system, a predominant character element of the surrounding community; and

5.2.5.3 The proposed neighbourhood offers a range of land uses consistent with the surrounding community to include a range of residential typologies with some commercial opportunities.

5.2.6 In relation to cultural heritage landscapes, see my response to Issue 1.

5.2.7 In my opinion, the Neighbourhood Master Plan preserves the character of the Glen Abbey community and it is consistent with sections 2.2.1 and 4.3 of the Liveable Oakville Official Plan and 1.7.1(e) of the PPS.

### **5.3 Issue 36. Do the Applications propose an appropriate land use pattern and mix of housing and housing types?**

5.3.1 It is my professional opinion that the Applications propose an appropriate land use pattern and mix of housing and housing types in accordance with provincial, regional, and municipal policies as follows.

5.3.2 Response to the PPS

5.3.2.1 The PPS policies for managing and directing land use to achieve efficient and resilient development and land use patterns state that healthy, livable and safe communities are sustained by, among other things: (Section 1.1.1)

*/ promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*

*/ accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.*

5.3.2.2 In section 1.1.3.2, the PPS provides that land use patterns within settlement areas are to be based on densities and a mix of land uses which use land and resources efficiently; are appropriate for infrastructure and public service facilities; minimize negative climate impacts; and support active transportation and transit.

5.3.2.3 The PPS outlines the need for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents. It is encouraged that densities for new housing

efficiently use land resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

5.3.2.4 The Neighbourhood Master Plan is designed to ensure an efficient development through a land use pattern which accommodates for a range and mix of residential, employment, recreational, natural heritage and open space uses.

5.3.2.5 The Neighbourhood Master Plan introduces an intensification strategy that uses land and resources efficiently ensuring existing and future residents have access to a range of housing, community amenities, and open space facilities within walking distance.

### 5.3.3 Response to the Growth Plan

5.3.3.1 The guiding principles of the Growth Plan indicate that the vision for the Greater Golden Horseshoe is grounded in the following principles (among others), which are to guide decisions on how land is developed, resources are managed, and public dollars invested: (Section 1.2.1)

- / support the achievement of complete communities;
- / support a range and mix of housing options;
- / protect and enhance natural heritage; and
- / conserve and promote cultural heritage resources.

5.3.3.2 The Neighbourhood Master Plan introduces a land use pattern that supports the development of a compact, vibrant, and complete community with a mix of housing options, where the site's natural heritage is protected and enhanced, and the site's cultural heritage resources are conserved.

### 5.3.4 Response to Halton Region OP

5.3.4.1 The Regional Official Plan's vision supports building healthy communities, which are defined as communities: (Section 31)

- / that fosters among the residents a state of physical, mental, social and economic wellbeing;*
- / that is physically so designed to minimize the stress of daily living and meet the life-long needs of its residents;*
- / where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community;*
- / where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes; and*
- / where the principles of sustainability are embraced and practiced by residents, businesses and governments.*

5.3.4.2 In accordance with the Region's Official Plan, the Neighbourhood Master Plan's proposed land use pattern establishes an interconnected and complete neighbourhood that offers a mix of housing and housing types.

5.3.4.3 The Neighbourhood Master Plan's land use pattern is designed to ensure a sustainable healthy community is delivered. The concept of a 5-minute walk sub-neighbourhood cell (450 metres diameter) is one of the design cornerstones on which the Neighbourhood Master Plan design is based, ensuring pedestrian mobility to and from the site's amenities is available to all residents and visitors alike.

5.3.4.4 Furthermore, the Neighbourhood Master Plan walkable land use pattern, its open space system and its connections with the natural heritage system fosters resident's physical, mental, social and economic wellbeing.

5.3.4.5 These concepts are further explored in section 4.6.

### 5.3.5 Response to Livable Oakville Official Plan

5.3.5.1 Section 2 of the Livable Oakville Official Plan provides goals, objectives, and policies to guide land use and development in Oakville.

5.3.5.2 Section 2.2 of the Livable Oakville Official Plan outlines guiding principles, which have been summarized below as they relate to the Neighbourhood Master Plan:

*/ Preserve and create a livable community to:*

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

*/ Provide choice throughout the Town to:*

- o enable the availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs of the community through all stages of life;*
- o provide choices for mobility by linking people and places with a sustainable transportation network consisting of roads, transit, walking and cycling trails; and*
- o foster the Town's sense of place through excellence in building and community design.*

*/ Achieve sustainability to:*

- o minimize the Town's ecological footprint;*

- *preserve, enhance and protect the Town's environmental resources, natural features and areas, natural heritage systems and waterfronts; and*
- *achieve sustainable building and community design.*

5.3.5.3 The Neighbourhood Master Plan has regard for the policies in Section 2.2 of the Livable Oakville Official Plan by ensuring that:

5.3.5.3.1 The site's cultural heritage is conserved and integrated into the neighbourhood's land use pattern, fostering a sense of place through excellence in community design;

5.3.5.3.2 The site's proposed mix of housing and housing types enables the availability and accessibility of a range of housing while addressing sustainability matters through a compact, complete community strategy;

5.3.5.3.3 The land use pattern delivers an active transportation network linking people and places throughout the Neighbourhood Master Plan and to the surrounding community; and

5.3.5.3.4 The land use pattern enhances and protects the Town's natural features and areas.

5.3.5.4 The Neighbourhood Master Plan introduces an appropriate mix of housing types and densities that conform to the Livable Oakville policies as follows:

- / Low Density Residential blocks with 141 detached units of varying lot frontages with an overall density of 16.8 units per site hectare;
- / Medium Density Residential blocks of 58 townhomes with an overall density of 39.5 units per site hectare;
- / High Density Residential blocks with 2,434 units housed in a combination of townhouse forms and mid rise apartments with an overall density of 177.7 units per site hectare; and
- / Main Street blocks with 538 mid rise apartments with an overall density of 174.3 units per site hectare.

5.3.5.5 Regarding Section 6 of the Livable Oakville Official Plan, the Neighbourhood Master Plan proposes a land use pattern and mix of housing and housing types that supports the creation of a livable community where diversity, amenity, comfort, safety, and compatibility with the existing community is delivered through design.

**5.4 Issue 40. Are the location, size and configuration of the proposed parks appropriate?**

- 5.4.1 The Neighbourhood Master Plan open space structure, and distribution, is based on the 5-minute walk neighbourhood design best practice, where a 450-metre diameter is assumed to represent, in general terms, a 5-minute walk for people of average physical abilities. This concept results in the delineation of three distinctive Village or sub-neighbourhood areas and a core district, each with centrally located open spaces or public square areas to provide for a range of recreational and communal opportunities.
- 5.4.2 As specified in Section 17 of the Livable Oakville Official Plan, the Town's open space system shall consist of a hierarchical diversity of spaces to include parkettes, squares, community parks, neighbourhood parks, tableland woodlot parks, community link parks, major valley parks and minor valley parks.
- 5.4.3 The Neighbourhood Master Plan presents a unique opportunity, and perhaps one of the few remaining opportunities, to introduce a complete hierarchical open space system closely tied to the Town's extensive valley land system south of Dundas Street and north of the QEW.
- 5.4.4 The Neighbourhood Master Plan envisions a hierarchical, diverse, and linked public open space system that delivers a range of amenities to Glen Abbey's distinctive sub-neighbourhoods or villages (and the wider community), and which will include:
  - 5.4.4.1 An interconnected, uninterrupted, and accessible public open space system spanning the entire site that has the potential to include the Sixteen Mile Creek system with the proposed Table Lands park system and the redevelopment's storm water management facilities.
  - 5.4.4.2 A public open space system that incorporates and builds on the built and cultural heritage and natural heritage resources found on site such as: the Sixteen Mile Creek system (the Valley Lands Park system), the Stables Building (framing the Village Market), selected iconic views to the valley (the Belvedere), the Table Lands woodlots, the creation of a "walk in the park" system as an interpretation of the site's golf history (the Greenway Park System), and the interpretation of the Clubhouse site as the open space central focus (the Central Park and Social Hub).
  - 5.4.4.3 A public open space system that reaches out and connects with the surrounding neighbourhoods and trails system.
  - 5.4.4.4 A public open space system that builds on the Town's historic public open space design strategies of connecting public parks to recreational trails along the area's ravine system.
- 5.4.5 The Parks, Open Space, and Stormwater Management areas represent a significant portion of the plan: approximately 54% of the entire plan area and approximately 30% of the Table Land areas.

5.4.6 It is my professional opinion that the location, size and configuration of the proposed parks is appropriate.

**5.5 Issue 75. Do the applications conform with polices 3.2.7, 4.2.1 and 4.2.5 of the Growth Plan for the Greater Golden Horseshoe (2019), and policies 3.2.6, 3.3 and 6 of the Greenbelt Plan (2017)?**

5.5.1 As encouraged in Section 4.2.5 of the Growth Plan, the Neighbourhood Master Plan introduces an extensive publicly accessible parkland open space and trails system that will clearly demarcate public from private access and is based on a comprehensive approach to open space, trails, and overall development planning.

5.5.2 The Neighbourhood Master Plan supports the implementation of a comprehensive parkland and open space system integral to the implementation of a complete and healthy community.

5.5.3 Furthermore, the Neighbourhood Master Plan system of parklands and open spaces expands the supply of publicly accessible parkland by providing an opportunity for additional public connections across the Sixteen Mile Creek to help expand and integrate the Greenbelt and its systems into the southern Ontario landscape. (Policy 6 of the Greenbelt Plan)

5.5.4 As encouraged in Policy 3.2.6 of the Greenbelt Plan, the Neighbourhood Master Plan supports the continued connection of the Sixteen Mile Creek to the local and regional natural heritage system.

**5.6 Issue 88. Do the applications have regard to matters of provincial interest in section 2 of the Planning Act, including but not limited to Section 2(r)?**

5.6.1 Section 2(r) of the Planning Act requires that “the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as”:

*r) the promotion of built form that,*

*(i) is well-designed,*

*(ii) encourages a sense of place, and*

*(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

5.6.2 For the reasons set out in this Witness Statement, the Neighbourhood Master Plan promotes a built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

**5.7 Issue 89. Does the proposed development maintain, protect and enhance the existing neighbourhood character to conform to the Town’s Official Plan, including the criteria in Section 11.1.9?**

5.7.1 A Character Impact Analysis was prepared to respond to the built form and lotting patterns of the surrounding neighbourhoods as required by the Town of Oakville Livable Oakville Official Plan, Part D, Section 11.1.9 and the Terms of Reference for Character Impact Analysis dated July 2016. While the Glen Abbey site is not itself a “stable residential community”, it is surrounded by and proposed to be integrated into a stable residential community. While Section 11.1.9 may not strictly be applicable, the Neighbourhood Master Plan was developed with regards to the criteria in Section 11.1.9, given the adjacent residential neighbourhoods and its location within the broader Glen Abbey community.

5.7.2 Section 11.1.9 of the Official Plan specifies that development within stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) *The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*

5.7.3 “Compatible” is defined in the Livable Oakville Official Plan as “*the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.*”

5.7.4 The Neighbourhood Master Plan introduces a built form that is characterized by a range of housing types carefully sited to transition in mass, height and scale to the site’s context while delivering on a pedestrian friendly environment. The compatibility of the Neighbourhood Master Plan with the surrounding neighbourhood is achieved through:

5.4.4.5 A built form strategy that places pedestrian comfort at its fulcrum with respect to the location and massing of buildings, their relation to the street, special conditions at corners and forms that respond to specific uses such as the neighbourhood's open spaces, and with a maximum podium height of 4 storeys and upper floors setbacks to ensure shadow impacts are minimized and the overall massing of buildings remain at a comfortable pedestrian scale.

5.4.4.6 A building height strategy that responds to the following site influences:  
/ Transition - Building height distribution is intended to provide for the appropriate scale transition between new development and the adjacent lower density neighbourhood. A gradation in building

heights is used to transition to adjacent housing forms. Buildings immediately adjacent to the low-density residential neighbourhood to the west would be a similar single detached home height as the existing homes, except the northern most block adjacent to Upper Middle Road (Block 142 of the Draft Plan), which proposes a three storey house typology.

- / Mid-rise buildings are located around the Central Park along the neighbourhood's main central spine to effectively frame the neighbourhood's Social Hub and major recreational facility away from the existing Fairway Hills Residential Neighbourhood.
- / Legible Hierarchy - Building height distribution responds to the street types that the buildings front onto, using built form to further define the public realm.

b) *Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*

5.7.5 The Neighbourhood Master Plan's proposed setbacks, orientation and separation distances are compatible with and similar to distances and setback strategies used in the Town and based on best practices and principles found in the Town's *Livable by Design Urban Design Manual* (May 2014 version) and *North Oakville's Urban Design Guidelines*. Proposed setbacks and other built form parameters consistent with best practices are contained in the proposed zoning by-law.

c) *Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*

5.7.6 The Neighbourhood Master Plan utilizes a gradation in building heights to transition to adjacent housing forms. Low-rise residential typologies bound the westerly edge of the Neighbourhood Master Plan, transitioning to low and mid rise residential typologies along the neighbourhood's main road and the Valley Lands.

d) *Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*

5.7.7 The Neighbourhood Master Plan transitional strategy includes an enhanced lot depth with comparable built forms immediately abutting the existing Fairway Hills Residential Neighbourhood. Transitional residential lots are a minimum of 42 metres (137.7 feet) in depth by 18.2 metres (60 feet) in width except the northern most block adjacent to Upper Middle Road (Block 142 of the Draft Plan), which is contemplated as a development block of 100 metres (328.08 feet) in depth by 127 metres (416.67 feet) in width at its narrowest point. The transitional strategy includes a 10.0 m planted rear yard buffer, in addition to the standard 7.5m rear yard setback, running the extent of the westerly

property boundary to further address matters of privacy, built form transition, and microclimate.

5.7.8 The Neighbourhood Master Plan has regard for the Town's Urban Design Guidelines for Stable Residential Communities (May 2013), by incorporating appropriate fencing, screening and landscaping measures to assist in maintaining the privacy of adjacent Fairway Hill's dwellings and rear yards through the introduction of the 10.0m planted rear yard buffer.

5.7.9 The proposed neighbourhood lotting pattern builds on the modified grid pattern representative of the Town's surrounding context. This street and block pattern resulted from the introduction and overlay of a concession grid on top of the Town's existing topography and numerous valley lands.

5.7.10 The length of the proposed development blocks provides a pedestrian friendly environment by introducing a modified grid pattern with shorter block lengths and opportunities for mid-block connections. The proposed lotting pattern supports safe and comfortable streetscapes. (Figures 30 and 17 of the Urban Design Brief).

e) *Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*

5.7.11 This item will be addressed by other witnesses.

f) *Surface parking shall be minimized on the site*

5.7.12 The impact of vehicular functional areas, such as garages, surface and underground parking areas, on the public realm is minimized through a combination of design parameters (either encompassed in the proposed zoning by-law or the Neighbourhood Master Plan guidelines). The Neighbourhood Master Plan supports the minimization of surface parking areas by encouraging underground parking and by establishing screening and sustainability strategies for when surface parking is required.

g) *A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.*

5.7.13 The site's proposed street network supports the connection to and extension of the existing road pattern while ensuring pedestrian and cyclist access is integral to the design of all streets.

h) *Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

5.7.14 As part of the Neighbourhood Master Plan transition strategy, the proposed built form mass and height takes advantage of the site's gentle sloping towards

the valley's edge to minimize the impact of building heights and massing on the adjacent low density residential community.

- 5.7.15 Storm water management facilities are an integral component of the open space system and their location was carefully considered based on the site's conditions while providing for the required drainage parameters. Stormwater management issues will be addressed by Stephen Schaefer of SCS Consulting Group.
- 5.7.16 Access and circulation is gained through adjacent public roads without bisecting local neighbourhoods or disrupting local traffic internal to the neighbourhood circulation. Transportation and traffic issues will be addressed by Mark Jamieson of BA Group.
- 5.7.17 The proposed transitional built form, height strategy and landscaped buffer zone located adjacent to the Fairway Hills Residential Neighbourhood are designed to ensure privacy impacts are minimized. There are no shadow impacts on the Fairway Hills Residential Neighbourhood.
- 5.7.18 Throughout the Neighbourhood Master Plan, privacy and shadow impacts were considered and appropriately addressed as they pertain to residential lands and the public realm.
- 5.7.19 Shadow impacts were assessed throughout the neighbourhood design process and are summarized in the shadow study dated September 7, 2016, in Appendix D of the Urban Design Brief. See Section 4.8 of this Witness Statement for further detail. The shadow impact analysis demonstrates the following:
- / That no shadows will exceed two afternoon consecutive hourly test times on April 21<sup>st</sup>, June 21<sup>st</sup> and September 21<sup>st</sup>.
  - / That all sidewalks, public parks and public plazas will receive at least 6 hours of continuous sunlight per day on April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup>.
  - / That the proposed development will not exceed two consecutive hourly test times on December 21<sup>st</sup> on building faces and roofs, allowing for potential solar energy opportunities on all rooftops.
  - / That the Neighbourhood Master Plan meets the criteria for shadow impact studies for the Town of Oakville by complying with the established criteria.
- i) *The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- 5.7.20 While not within a Heritage Conservation District, the proposed Neighbourhood Master Plan incorporates "6 Big Ideas", which are inspired by the findings of the Cultural Heritage Landscape Assessment and Heritage Impact Assessment

(CHLA/HIA), as a strategy and framework to conserve, interpret, and enhance the site's cultural heritage resources.

5.7.21 The "6 Big Ideas", described in detail in the CHLA/HIA, inform the neighbourhood's design and vision:

- / The Greenway Park
- / Valley's Edge Open space: The RayDor Estate approach and Rolling Fairways
- / The Great Belvedere
- / The Village Market
- / The Central Park and Social Hub
- / Oakville's Valley Open Space System

*j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*

5.7.22 A comprehensive network of sidewalks, sidewalk connections and park trails are proposed to provide and encourage convenient pedestrian movement throughout the proposed neighbourhood, and to include an open space pedestrian connection to the Fairway Hills Residential Neighbourhood.

5.7.23 The development and configuration of the proposed road network is intended to be supportive of alternative modes of transportation, including transit. The neighbourhood's main transit route is proposed to run along the main north-south Central Spine (major collector road).

5.7.24 The community amenity areas are proposed at the centrally located Social Hub, within the Central Park, and the Village Market and associated Stables building accessible to the entire neighbourhood.

5.7.25 The proposed mixed use commercial facilities are easily and publicly accessible to the entire neighbourhood.

5.7.26 The Neighbourhood Master Plan envisions the Sixteen Mile Creek valley system to have the potential to become a public recreational system accessible to all. The plan sees this portion of the valley as an important, currently missing, public link in a regional park system, which can extend from Lake Ontario to the northern edge of the Region and beyond.

*k) The transportation system should adequately accommodate anticipated traffic volumes.*

5.7.27 Transportation and traffic issues will be addressed by Mark Jamieson of BA Group.

- l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*

5.7.28 Servicing issues will be addressed by Stephen Schaefer of SCS Consulting Group.

**5.8 Issue 90. Do the Applications properly address matters of transition and interface with the existing abutting stable residential neighbourhoods, including the Fairway Hills Community, located generally to the west of the subject lands?**

5.8.1 The Neighbourhood Master Plan's proposed setbacks, orientation and separation distances are compatible and similar to distances and setback strategies used in the Town and based on best practices and principles found in the Town's Livable by Design Urban Design Manual and North Oakville's Urban Design Guidelines.

5.8.2 Comparable lot depths and built forms are located next to the existing Fairway Hills Residential Neighbourhood with an additional 10.0 m-planted back yard buffer to further address matters of privacy, built form transition, and microclimate.

5.8.3 The proposed transitional built form, height strategy and landscaped buffer zone located adjacent to the Fairway Hills Residential Neighbourhood is designed to ensure privacy and no shadow impact to lots to the west. (Refer to Shadow Impact Analysis in Appendix D - Urban Design Brief)

**5.9 Issue 91. Does the inclusion of a portion of the rear yard of 1301 Greeneagle Drive in the development application have an adverse impact on the existing stable residential neighbourhood?**

5.9.1 The inclusion of a portion of the former rear yard of 1301 Greeneagle Drive has, in my opinion, no adverse impact on the existing stable residential neighbourhood. The rear yard lands represent a small, triangular lot and will be integrated into the storm water management and associated landscape area.

5.9.2 Further, please refer to issue 89 on matters of transition to stable residential neighbourhoods.

Conclusion

In summary, it is my professional opinion that the proposed redevelopment represents good urban design and maintains and respects the character of the surrounding neighbourhoods and the broader community.

## **6. Documents Referred To**

3.1 I will refer to the following documents:

- / Provincial Policy Statement
- / Places to Grow – Growth Plan for the Greater Golden Horseshoe
- / Halton Region Official Plan (September 2015)
- / Livable Oakville Official Plan (2009)
- / Livable Oakville Official Plan Urban Design Policy Paper (2009)
- / Livable by Design Manual: Urban Design Direction for Oakville
  - At submission: May 2014
  - Current: December 2019
- / Livable by Design Manual: Design guidelines for stable residential communities (Unchanged)
- / North Oakville East: Parks facilities distribution plan (Unchanged)
- / North Oakville: Urban Design and Open Space guidelines (Unchanged)
- / Town of Oakville: Streetscape Strategy (Unchanged)
- / Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document
  - At submission: February 2016
  - Current: November 2020
- / Terms of Reference:
  - / Development Application Guidelines: Urban Design Brief for Development Applications (v. Jul 2016)
  - / Development Application Guidelines: Subdivisions (v. Jul 2016)
  - / Development Application Guidelines: Shadow Impact Analysis (v. Jul 2016)
  - / Development Application Guidelines: Character Impact Analysis (v. Jul 2016)
  - / Development Application Guidelines: Building Elevations (v. Jul 2016)
  - / Development Application Guidelines: 3D Computer Model (v. Jul 2016)
  - / Development Application Guidelines: Streetscape Plan (v. Jul 2016)
  - / Development Application Guidelines: Streetscape Master Plan (v. Jul 2016)
- / Neighbourhood Master Plan Rendering
- / Urban Design Brief

Respectfully submitted,



Ute Maya-Giambattista, BArch, MPI, RPP, MCIP, LEED AP

Dated May 17, 2021

# Ute Maya-Giambattista

MCIP, RPP, LEED AP, M.Pl., B.Arch  
Principal, Urban Design



Ute Maya-Giambattista is the Principal, Urban Design at Fotenn Planning + Design. She is a Planner, Urban Designer and Architect with over 19+ years of experience and is a member of the Ontario Professional Planners Institute and the Canadian Institute of Planners.

Ute approaches her work with the understanding that design can be a vehicle for creating healthy places and communities while being aware of the complexities of urban spaces and the potential for infrastructure to transform the vitality of a place. Integral to all her management and design work is her commitment to the integration of social, economic, and environmentally sustainable practices from the earliest stages of the process. Her design experience includes both private and public sector clients, extends throughout Canada, the United States, Russia and China, and includes the design of master plans and community development plans that range in size from custom homes to district-wide master plans.

## Contact

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## Education

Master of Planning (Urban & Regional Planning), Queen's University, 2001

Bachelor of Engineering & Architecture, National Polytechnic Institute Mexico, 1994

## Affiliations

Canadian Institute of Planners (CIP), Member

Ontario Professional Planners Institute

Urban Land Institute, Toronto Chapter

Council for Canadian Urbanism (Board Member and Treasurer)

Congress for New Urbanism, Ontario Chapter (Past Vice-Chair)

OPPI's Planning Issues Strategy Group

Member, City of Vaughan Urban Design Review Panel

Past-Member, Hamilton Urban Design Review Panel

## Project Experience

### **Glen Abbey Neighbourhood, Town of Oakville, Ontario, 2015-Present**

The Glen Abbey Neighbourhood is designed with the intent to deliver a sustainable, pedestrian friendly, mixed-use community. The neighbourhood plan envisions the development of 3,200+ new residential units, 68,000 sq.ft. of retail and 108,000 sq.ft. of office opportunities, as well as the dedication of 34 hectares of environmental areas and the creation of 11 hectares of parks and open space. Ute is the Project Lead/Urban Designer in charge of developing the Vision and Neighbourhood Master Plan for the redevelopment of the club's lands in the Town of Oakville.

### **River Road Secondary Plan, Zoning and Servicing Study, City of Cambridge, 2019-Present**

The River Road Secondary Plan Study is envisioned to provide an as-of-right standard of development and land use compatibility across the study area grounded in the comprehensive understanding of the study's servicing, transportation, and heritage context. Central to the development of a clear strategy will be the transformation of River Road into a complete and safe pedestrian and cycling route for residents and visitors alike. Ute is the Project Lead/Urban Designer responsible for project management, public engagement, and oversees all design aspects including concept development and associated planning and urban design frameworks.

## Professional Experience

Fotenn Planning + Design  
Principal, Urban Design  
2018-Present

Sorensen Gravely Lowes  
Planning Associates Inc.  
Principal, 2015-2018  
Head of Urban Design, 2011-2015

The Planning Partnership  
Associate, Urban Designer, 2008-2011  
Urban Designer, 2001-2007

Morris Architects Limited  
(Orlando, Florida)  
Intern Architect  
1997-1999

Grupo DIARQ  
(Mexico City, Mexico)  
Intern Architect  
1994-1997

## Academic Experience

University of Toronto, Planning Studio,  
2008

University of Toronto, Urban Design Studio,  
2010

Seneca College, Guest Lecturer, 2016

Seneca College, Urban Design Applied  
Course, 2017 - 2018

## Languages

English  
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## Main Street Built Form and Urban Design Guidelines, Town of Whitchurch-Stouffville, 2020

The Town of Whitchurch-Stouffville Main Street Built Form and Urban Design Guidelines will be used to direct development within the Main Street corridor in a manner which is compatible with the character and intensification objectives for the community. Ute was the Lead Urban Designer responsible for developing a vision and associated frameworks for growth and intensification along the Main Street Corridor. As part of the project, Built Form and Urban Design Guidelines have been prepared to ensure that new development reflects the local character areas, including Main Street West, Downtown Main Street (and Stouffville GO MTSA), and Main Street East

## Heritage Conservation District Plan, Town of Beeton, 2019-Present

The Town of Beeton Heritage Conservation District Plan and Design Guidelines demonstrate industry best practices, are contextualized within relevant recent Local Planning Appeal Tribunal, and conform to the requirements of the Ontario Heritage Act. Ute is responsible for the project management and oversees all of the urban design components of the study, including the assessment of existing built form, character and heritage attributes, the urban design guidelines for renovations, additions, and new construction within the HCD.

## Mill Street Corridor Precinct Neighbourhood Study, Town of Halton Hills, 2018-2020

The Mill Street Neighbourhood Study focuses on developing a short, medium and long-term strategy of the enhancement of the local cycling and pedestrian network as well as the provision of better connections and linkages to existing and potential open space amenities within and beyond the study area. Ute was the Urban Design Lead responsible for developing plans for the streetscape and public realm and assessing the potential for the redevelopment of the Memorial Arena site and adjacent lands for high-density residential, community facilities and related uses.

## Centre Wellington Cultural Heritage Landscape, Centre Wellington, 2019-2020

As part of the identification and evaluation of Cultural Heritage Landscapes in the township, Fotenn was tasked to develop and undertake a public engagement plan/strategy that includes the facilitation of community mapping exercises of candidate CHLs. Ute was responsible for the project communications, engagement strategy, and the facilitation of all public and stakeholder consultation sessions.

## Downtown Development Plan, City of Woodstock, 2019-2020

The Downtown Development Plan informs future decision-making processes and will ensure that investments in the downtown are well informed, justifiable, and part of a larger

Ute Maya-Giambattista  
Principal, Urban Design

strategy. Furthermore, an integrated Cultural Plan will address the City's growing needs for cultural facilities and programs. Ute was overseeing all design aspects of the project including development of concept plans and related frameworks.

### **Clarence-Rockland Secondary Plan, City of Clarence-Rockland, 2019**

Expansion lands had been identified for future development and were expected to accommodate a large proportion of future urban growth in the City. The Secondary Plan had been prepared to ensure that future growth occurs in an efficient, orderly, and sustainable manner. Ute was responsible for developing a series of planning frameworks and land use schedules/concepts to support the secondary plan policies and objectives.

### **First Unitarian Church Redevelopment Plan, Ottawa, 2019-2020**

The First Unitarian Church Lands (on Cleary Ave) are within proximity to a new LRT stop which has increased the impetus to redevelop the lands into a transit-oriented mixed-use development. A process grounded in public engagement and technical expertise was necessary to ensure that future development responds to the future potential of the land. Ute was the Project Lead/Urban Designer responsible for project management, public engagement, and oversees all design aspects including concept development and associated planning and urban design frameworks.

### **Select Project Experience (Prior to Fotenn)**

#### **Riverwalk Master Urban Design Plan, Brampton**

Ute was the Urban Design Project Lead/Manager for the Brampton Riverwalk Urban Design Study (Phase 2, Part 2). She led a team of engineers, urban planners and landscape architects in the development of urban design concepts (built form, siting, orientation, density) and public realm concepts such as parks, trails, and lands that integrated flood mitigation measures and conditions identified during the Flood Risk Analysis. The Plan directed the implementation of public and private investment initiatives in the area. Enhancing the built form and public realm while improving connectivity revitalizes the river front and re-envision it as a key element in the Downtown.

#### **Pier 6,7+8 Urban Design Brief, Hamilton**

Ute was retained by the City of Hamilton to develop an Urban Design Brief for the proposed development of the Hamilton Harbour. The Brief would provide an urban design rationale for the development of Piers 6,7 and 8, as envisioned in the West Harbour Secondary Plan and corresponding Urban Design Study. She was subsequently retained to test the proposed built form against the previously determined residential and commercial yield expectations to determine if the proposed zoning regulations applied to the Harbour were appropriate to allow the intended density of future development.

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## **North West Welland Secondary Plan, City of Welland, Ontario**

The Plan focused on innovative placemaking, community design and public consultation strategies. As development pressures continued to drive investment and development within the City, the area offered significant potential due to recent regional infrastructure investments. As the Project Lead/Manager and Urban Designer, Ute developed land use and built form policy frameworks to guide the future development of the study area, in a coordinated, sustainable and character sensitive manner.

## **Southwest Kitchener Secondary Plan Area, City of Kitchener**

Ute was the Project Manager/Urban Designer that developed a Community Master Plan for Kitchener's largest remaining greenfield area within its urban boundary. The Plan would accommodate approximately 8,500 new residential units and be serviced by over 800,000 sq.ft. of commercial. Various land use scenarios were investigated and analyzed based on a set of evaluation criteria which lead to the development of the preferred Community Master Plan.

## **West End Waterfront Trail and Community Master Plan, Town of Grimsby**

In close proximity to future mass transit this mixed-use, high-density node envisioned 1,300 new residential units and over 580,000 sq.ft. of employment. Ute was the Project Lead/Urban Designer that prepared Urban Design Framework, and Built Form and Streetscape Guidelines for the 224-hectares of shorefront property that stretched over 3.5 kilometres along Lake Ontario.

## **Brampton Mature Neighbourhood Study, Brampton**

The Study involved the review of municipal policies to ensure that the physical character of Brampton's existing neighbourhoods was protected from incompatible additions/renovations and redevelopment. Ute was part of a multi-disciplinary team that undertook a review of Brampton's Official Plan policies, zoning standards, and architectural and site plan control processes. The Study recommended a preferred approvals process to address residential infill development, including architectural controls and an implementation strategy.

## **East Fenwick Secondary Plan, Pelham**

Ute was the Project Manager/Urban Designer, that prepared a Secondary Plan for East Fenwick. The Plan provides a long-term vision accompanied by land use policy and urban design frameworks necessary for its implementation. The Secondary Plan envision a compact community of over 800 new residential units, distributed within three distinctive neighbourhoods and throughout 78-hectares of land.

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## Select Project Experience List (Prior to Fotenn)

### Community Design & Master Planning

- / Humber Station Master Plan, Bolton
- / Seaton Neighbourhood Secondary Plan, Pickering
- / Cornell Centre West Master Plan, Markham
- / Trinison's Master Plan, Markham
- / Mayfield Community, Caledon
- / Warren Woods Community, Sentex Developments
- / West Village, Angus Glen Community, Markham
- / Milliken Mills Centre, Markham
- / BramWest Community, Brampton
- / Villages of Country Meadows Plan, Waxahachie, Texas
- / Yudino Lobnya Perhushkovo Master Plan, Russia
- / Lesnaya Polyana Kemerovo Master Plan, Russia

### Visioning Studies & Urban Design Framework

- / Winston Road Neighbourhood Urban Design, Grimsby
- / Wainfleet Site Plan Control Guidelines, Wainfleet
- / Cultural Heritage Landscapes, Mississauga
- / Uptown Core, Oakville
- / Cornell Community Design Plan, Markham
- / Cornell Built Form + Development Guidelines, Markham
- / Seaton Placemaking Sustainable Guidelines, Pickering

### Sustainable Urban Design

- / Twenty Valley Trail System, Lincoln
- / EcoTech Village Sustainable Community, Mattamy Homes, Halton Division (LEED ND Community)

### Development Feasibility Studies

- / Children's Charity Site Feasibility Study, Variety Children's Organization
- / South Unionville Land Exchange, Markham
- / General Electric (GE) Site Studies (Landsdowne Avenue), Toronto
- / Yonge St. & 401 Feasibility Study, Vaughan
- / Bloorview Project, Toronto
- / Dufferin Street Land Use and Built Form Study, Toronto

### Streetscapes & Urban Design Guidelines

- / Downtown Chatham Streetscape Study, Commercial Community Improvement Plan and Design Guidelines, Chatham-Kent
- / Downtown Streetscape and Facade Improvement Guidelines, Southampton
- / Centre Street Urban Design Guidelines, Vaughan
- / Baldwin Street Streetscape Revitalization, Toronto
- / Ajax Downtown Revitalization, Town of Ajax, Ontario
- / Public Realm Review + Design Guidelines, Whitchurch-Stouffville

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Ute Maya-Giambattista  
Principal, Urban Design



Ontario  
Local Planning Appeal Tribunal  
Tribunal d'appel de l'aménagement local

**ACKNOWLEDGMENT OF EXPERT'S DUTY**

Case Number	Municipality
PL171084, PL180158, PL180580, MM180022, MM170004	Town of Oakville

1. My name is Ute Maya-Giambattista  
I live in the City of Toronto  
in the Province of Ontario
2. I have been engaged by or on behalf of **ClubLink Corporation ULC and ClubLink Holdings Limited** (*name of party/parties*) to provide evidence in relation to the above-noted LPAT proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
  - c. to provide such additional assistance as the LPAT may reasonably require, to determine a matter in issue.
  - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date: May 17, 2021

.....  
*Ute Maya-Giambattista*  
Signature