

## Glen Abbey Proposed Redevelopment Key Facts

Nov. 10, 2016

Please note, full reports supporting this Fact Sheet are publicly available at [glenabbeyplan.com](http://glenabbeyplan.com).

### Proposed Redevelopment

ClubLink Corporation ULC and ClubLink Holdings Limited are proposing that the 92.7 ha Glen Abbey golf course be redeveloped for residential, retail and office development as well as open space uses. The proposed redevelopment envisions approximately 3,222 residential units and 121,000 sf of new commercial space being added to the Glen Abbey Community in the Town of Oakville (excluding the existing RayDor Estate which is approximately 49,000 sf of office).

#### Six Big Ideas

##### *Big Idea 1: Greenway Park*

The Greenway Park is an interpretive landscape, inspired by the linear trail and park systems that structure adjacent neighbourhoods, and by Frederick Law Olmsted's Emerald Necklace linear park system in Boston. The Greenway Park links portions of the open space system to form a distinctive circuit, reminiscent of a golf course.

##### *Big Idea 2: Valley's Edge Open Space: RayDor Estate Approach & Rolling Fairways*

A continuous open space along the valley's edge is a dynamic component of the Park Plan. The valley's edge *open space* has two defining areas, the RayDor Estate approach and the rolling fairways. The historical entrance drive to the adjacent RayDor Estate is incorporated into the new parkland through its adaptive reuse as a multi-use trail. The rolling fairways, located along the central and western portions of the valley's edge, maintains the gently rolling topography of the Glen Abbey Golf Club, providing flexible play fields, passive recreation, and nature viewing areas.

##### *Big Idea 3: Great Belvedere*

As a reinterpretation of spectator viewing opportunities on the existing golf course, the Great Belvedere will become a major feature of the redevelopment and an asset for the Oakville community. It provides a scenic overlook of the valley landscape from the edge of the table lands. While a specific site is not proposed at this time, it is envisioned that the Great Belvedere be located in the vicinity of the 11th Hole tee, the signature hole on the golf course.

#### *Big Idea 4: Village Market*

Interpreting the property's built heritage from the site's Estate Era, a village market and retail facility, with an urban square is proposed by adaptively reusing the existing stables building (currently functioning as a maintenance facility).

#### *Big Idea 5: Social Hub & Central Park*

The social hub and Central Park, located on the site of Glen Abbey's clubhouse and 18th hole green, will link the proposed development to its golf heritage, act as a focal point for the neighborhood, and function as the heart of its park and open space system.

#### *Big Idea 6: Oakville's Valley Open Space*

The valley lands constitute an approximately 78 acre portion of the Sixteen Mile Creek, a Regional Natural Heritage System. These lands, which are currently privately owned, are proposed to be conveyed to a public authority, providing a significant public benefit that will contribute to the Town's environmental and cultural goals.

Implemented, the "Six Big Ideas" employ a combination of conservation treatments, mitigation measures, and interpretation strategies proposed to enrich the Park Plan and to make key historical and contextual themes legible to the public.

### **Green Space**

The plan will dedicate more than half of the site – approximately 124 acres or 54% - for permanent publicly accessible green space. Included would be the long-sought re-establishment of the so-called 'missing link' in the Sixteen Mile Creek Trail system.

Often referred to as "the heart of Halton Region," the 8.5 kilometre long Sixteen Mile Creek Trail is a stunning natural valley carved by the erosion of melting glacial waters more than 10,000 years ago. It is now interrupted by the privately-owned Glen Abbey golf course land. That land, plus much more, will be permanently transferred for public use by its owner ClubLink for the entire community of Oakville to enjoy for generations to come.

Geological, air quality, environmental, archaeological, geotechnical and hydrogeological impact reports are all available publicly at [www.glenabbeyplan.com](http://www.glenabbeyplan.com).

### **Municipal Financial Impact**

Financial Impact The capital impact of the proposed redevelopment is discussed in a separate IBI Group report, Glen Abbey Golf Club Redevelopment:

Capital Impact Assessment, (Capital Impact Assessment), October 31, 2016.

The proposed redevelopment would have the following operating impact implications.

#### Operating Revenues

- Based on the current building permit rates, at completion the proposed redevelopment would generate an overall one-time revenue totaling \$6.9 million.
- The assessed value of the proposed redevelopment at build out is estimated at just over \$1 billion.
- Annual property tax revenue at build out is estimated at \$5.8 million.
- Additionally, annual non-tax revenue attributed to the proposed development is \$620,000.
- Combined, the anticipated revenue for the Town is estimated at \$6.5 million at build out.

#### Operating Expenditures

- In total, the proposed redevelopment will generate \$45.90 million in development charges based on the 2016 rates.
- The Town will be responsible for \$2.04 million due to a 10% statutory deduction in certain DC services.
- Municipal operating costs attributed to the proposed development totals \$4.95 million.
- This includes operating expenditures totaling \$4.77 million.
- An additional contribution of 3.8% attributed to capital from current, which is a dollar amount set aside to deal with capital items, adds approximately \$182,000.

#### Net Operating Impacts

- At a mature state, the annual operating surplus is estimated at \$1.50 million (i.e., operating revenue – operating expenditures).

- It is estimated that each phase of the redevelopment will result in a positive financial impact, combining to generate a \$14.8 million surplus over the duration of the project.

### **Traffic Impact Study**

The site will generate in the order of 1,145 and 1,450 total two-way trips during the weekday morning and weekday afternoon peak hours, respectively.

Based on the analysis undertaken, the following road improvements are recommended in order to accommodate site-generated traffic:

- Dorval Drive / North Service Road West intersection - an over-lapping westbound right phase is recommended at the intersection during the weekday afternoon peak hour under future total traffic conditions (no physical change required).
- Upper Middle Road West / Neyagawa Boulevard intersection - dual left turns are recommended for the northbound left turn movement under future background traffic conditions. An over-lapping southbound right phase is also recommended at the intersection under future total traffic conditions (no physical change required).

With the aforementioned improvements in place, all area signalized intersections will operate acceptably, including the key Dorval Drive-West oak Trails Boulevard / Upper Middle Road West, Dorval Drive / North Service Road West, Upper Middle Road West / Neyagawa Boulevard and Old Abbey Lane-Site Driveway / Dorval Drive intersections.

It is recommended that the proposed Upper Middle Road West / Street A intersection be signalized. With signalization, these intersections will operate acceptably.

No other physical improvements will be required to accommodate forecasted traffic volumes.

### **Waste Management**

Halton Region's Development Design Guidelines for Source Separation of Solid Waste provides a series of requirements for the collection of waste materials from a variety of land use. A preliminary Waste Management Plan has been proposed which addresses these requirements.

The proposed development will feature three types of collection:

- On-street public pick-up for low density residential units with direct street frontage
- Off-street public pick-up for multi-residential apartment buildings and townhouses; and
- Off-street public and private pick-up for mixed residential/commercial developments.

The proposed Waste Collection strategy will comply with the Region of Halton's guidelines with respect to geometry, off-street pick up requirements, waste separation, etc.

Based upon a review of cross-sections proposed for the Glen Abbey Golf Club redevelopment, all proposed public and private roadways within the plan will meet the geometric standards outlined by Halton Region and can acceptably accommodate future waste pick-up vehicles.

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**FOR MORE INFORMATION**

Bill Walker [bill@midtownpr.com](mailto:bill@midtownpr.com) 416-624-3936