



Report to: Development Services Committee

Meeting Date: April 4, 2023

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**SUBJECT:** Request for Demolition – Addition to Toronto Ladies Golf Clubhouse, 7859 Yonge Street, Thornhill Heritage Conservation District, Ward 1

**PREPARED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

**REVIEWED BY:** Stephen Lue, Senior Manager, Development, ext. 2520

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**RECOMMENDATION:**

- 1) THAT the April 4, 2023, report titled “Request for Demolition – Addition to Toronto Ladies Golf Clubhouse, 7859 Yonge Street, Thornhill Heritage Conservation District”, be received;
- 2) THAT Council supports the proposed demolition of the existing non-heritage addition to the Toronto Ladies Golf Clubhouse;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report recommends that Council support the proposal by the Toronto Ladies Golf Club (the “Owner”) to demolish the existing one-storey, addition to the Clubhouse building located at 7859 Yonge Street (the “Property”) in the Thornhill Heritage Conservation District (“THCD”).

**BACKGROUND:**

**The Owner proposes to demolish a non-heritage addition to the Clubhouse that was constructed in 1990**

The main building on the Property, originally called “Brooklands”, was constructed c. 1922 as a country estate house by Stafford Watson for his son as a wedding gift. In 1924, champion Canadian golfer Ida MacKenzie purchased the house and property to establish the Toronto Ladies Golf Club, which was the only women-exclusive golf club in the world. The original building is included in the THCD and identified as Class A – Buildings/Properties of Major Importance to the District. To address the service needs of the golf club, an addition was added to the historic building in 1990.

**The Owner’s proposal to demolish the non-heritage addition has been reviewed by Heritage Markham Committee (“Heritage Markham”)**

As the Property is designated under Part V of the *Ontario Heritage Act* (the “Act”), review by Heritage Markham is required and approval of Council is necessary to permit the demolition. Heritage Markham indicated on February 8, 2023, that it had no objection to its demolition.

**OPTIONS/ DISCUSSION:****The Act requires Council to consider all demolition applications for designated properties**

Although the subject addition possess no cultural heritage value, its location within the THCD, under Section 42(1) of the Act, requires an owner to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal

The Act does allow Council to delegate its power to grant permits for the alteration of a property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, Heritage Section staff determined that the delegation authority to approve “alterations” to staff does not include the authority to consider applications for demolition or removal, which are addressed under Part IV and V of the Act. No delegation provisions apply in such circumstances.

Therefore, all applications or requests for demolition of buildings and structures within heritage conservation districts, whether of cultural heritage value or not, must be considered by Council within 90 days of notice of receipt. The Owner indicated their desire to demolish the addition when the Site Plan Control application was received.

**Heritage Section Staff do not object to the proposed demolition of the building**

With Heritage Markham review, Heritage Section staff determined that the 1990 addition has no cultural heritage value, and that there are no grounds to object to its demolition. The 1990s addition was not included in the Property’s Statement of Cultural Heritage Value or Interest in the THCD. A new addition is proposed as part of a site plan application with the approval delegated to staff.

**Process/Procedural Requirement for Demolition Requests**

The following is a summary of the key process and notification requirements associated with the demolition of a building/structure in a heritage conservation district:

- Council is to consider the request for demolition within 90 days after notice of receipt is served;
- Council is to be advised by its municipal heritage committee with respect to an application to demolish or remove any building or structure;
- Council may give the applicant the permit applied for; notice that Council is refusing the permit; or the permit applied for with terms and conditions attached;
- If Council fails to make a decision within the identified time period, Council shall be deemed to have given the applicant the permit applied for;
- Notice of the Council decision is given to the owner and the owner may appeal to the Ontario Land Tribunal (OLT) within 30 days.

The 90 day deadline for Council review is April 8, 2023.

**FINANCIAL CONSIDERATIONS**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

**RECOMMENDED BY:**

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Giulio Cescato, M.C.I.P., R.P.P.  
Director of Planning and Urban Design

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Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

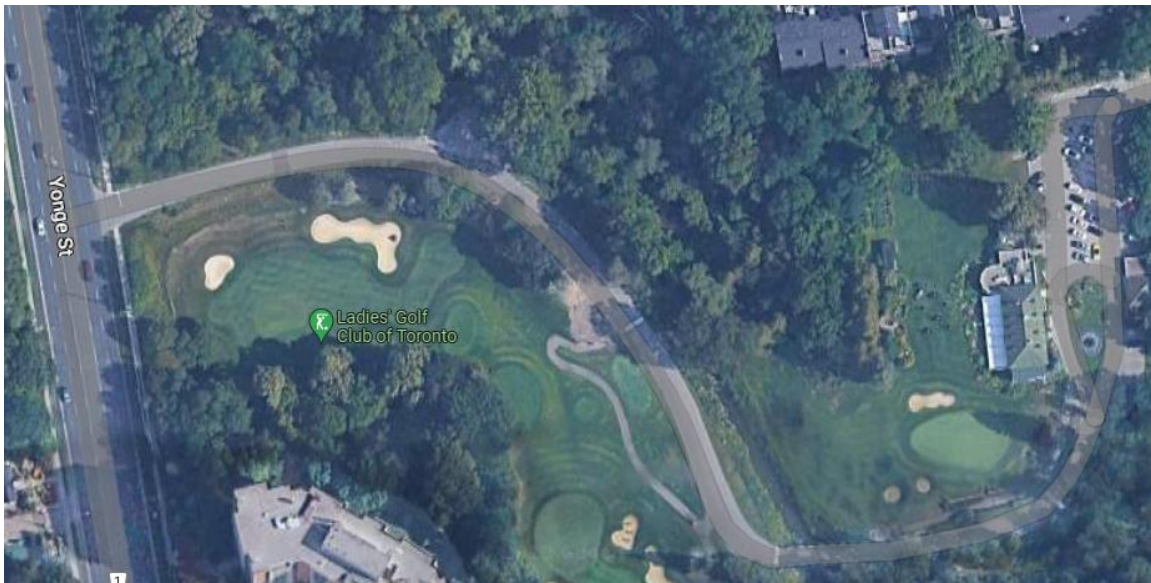
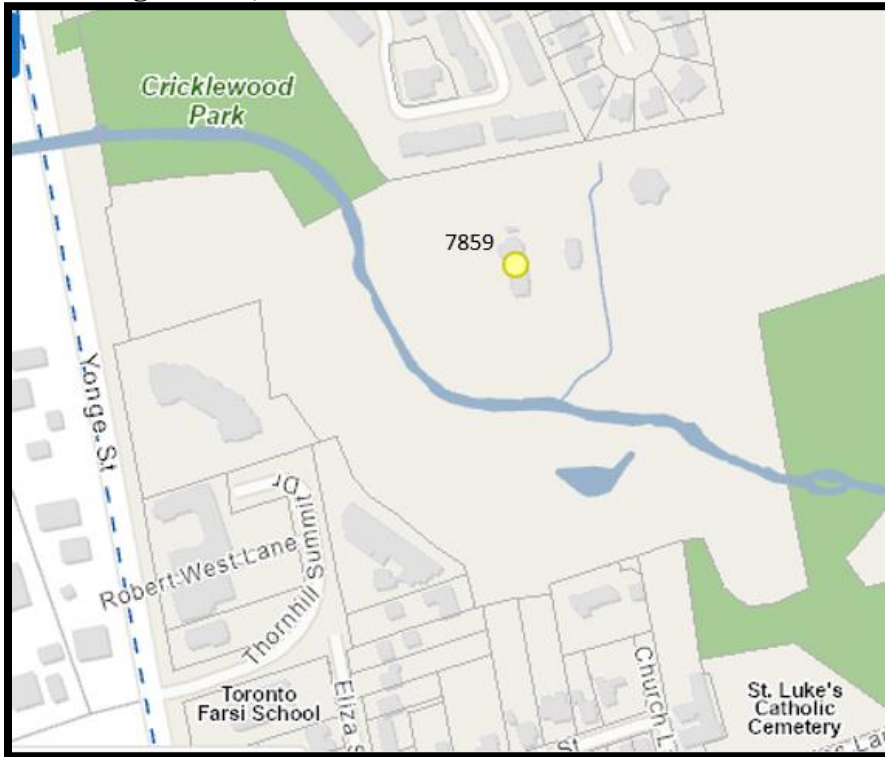
**ATTACHMENTS:**

Figure 1: Location Map

Appendix 'A': Photographs of Addition

## Figure 1: Location Map

**7859 Yonge Street, Thornhill**



*Aerial Photo – Google Maps*

## Appendix 'A': Photographs of the Addition



1990 addition on left of main house



Addition to be removed