
June 4, 2025

Chair Councillor Karen Cilevitz
And Members of Heritage Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Dear Councillor Cilevitz,

Re: Heritage Designation of 11901 Yonge Street
Staff Report: SRPBS.25.062

MEHI Planning Services act on behalf of Summit Golf and Country Club, Limited (Summit). Notice of the consideration of the heritage designation of their property was provided by City Staff.

In the past, Summit has enjoyed a productive, supportive relationship with the City without the need to be formally designated. Being listed in the City's Heritage Register has allowed two relatively recent significant additions and renovations to proceed in a mutually cooperative manner. The Summit would prefer that its property not be designated.

It is further recognized that Provincial legislation regarding local heritage conservation has created pressure upon the City to take measures to ensure its heritage resources can be adequately protected.

The above noted Staff Report and related attachments have identified features of the Summit's clubhouse which are considered to be worthy of protection. It is the Summit's view, that subject to a clear and focused listing of the heritage attributes to be protected and confirmation from Staff of the manner by which the aesthetic intent is to be maintained, the designation of this property is an appropriate action.

The analysis contained within Attachment A of the Staff Report seems to take the approach that the protection of appearance of the clubhouse from Yonge Street is the fundamental attribute of protection and the north, south and easterly facades are not significant. City Staff

have verbally advised that the elements shown as A-F in Figure 6 are not significant and do not warrant protection in the future by-law. For the protection of the Summit's future Members, confirmation in the by-law or in written communication should be provided to ensure that Yonge Street appearance is the key element of conservation. Items such as the circular driveway main portico and entrance and window scale and proportionality are to be identified in the by-law, and in doing so, the relationship of these features to the Yonge Street building elevation should be clearly identified.

As noted in the Staff Report, many renovations and additions have taken place over the decades and generally these works have attempted to maintain or reinforce the principles of the original design. In doing so, many non-heritage materials have been gradually incorporated into the building. As examples, within the west (front) building elevation:

- Windows currently in place are Vinyl Sash with Plastic Muntin Bars within Thermopane Windows. They are circa 1998 thru 2000 as per the dates on the thermopaness;
- There are no 'Small Panes of Glass' noted in the report;
- The 'fenestration pattern' is a facsimile as there are no true divided lites;
- Roof has Asphalt Shingles approx. 10 years old;
- Siding is White Aluminum beveled siding with Black Aluminum capping trim around windows;
- 'Stone Steps to Front Entrance' are in fact Stone Cladding on poured concrete steps;
- 'Tuscan Columns' are a modern product called 'Classicast'. They are hollow structural columns made of composite material;
- Hardie Board was employed in the cladding of the 2017 construction of the Pro Shop.

It is imperative, that the designation process acknowledge that non-heritage building materials comprise a large, if not most, of the aesthetic that the designation process is intending to protect. This acknowledgement should clearly state that non-heritage products can continue to be utilized should the need for restoration or replacement arise.

In addition, City Staff have also verbally advised that the clubhouse is the only element to be subject to the designating by-law. The golf course, the practice amenities and other on-site buildings are not to be affected by the proposed by-law. In saying this, it is also acknowledged

that the view from Yonge Street shall not be encumbered in any manner which will impair the intent of the by-law from being maintained.

I trust that this submission will be of assistance to the Committee in its consideration of the designation of this property.

Should the committee require anything further from the Club, please advise and I will be pleased to respond at the Committee's next meeting.

Yours truly,

Murray Evans