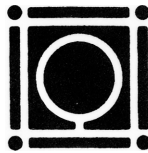


# **APPENDIX B**

SUBJECT TO COURT ORDER AND PENDING COURT APPLICATIONS

REVIEW  
of  
**APPLICATION FOR DEMOLITION AND REMOVAL  
UNDER SECTION 34 OF THE ONTARIO HERITAGE ACT**  
-  
**1313 AND 1333 DORVAL DRIVE, OAKVILLE**

AS SUBMITTED BY  
CLUBLINK CORPORATION ULC AND CLUBLINK HOLDINGS LIMITED



Julian Smith  
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Huntsville, Ontario

26 January 2018

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**APPLICATION FOR DEMOLITION AND REMOVAL  
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NOTE: The property at 1313 and 1333 Dorval Drive, Oakville, is hereinafter referred to simply as 'Glen Abbey'.

This report is in response to a request from the Town of Oakville to review the above ClubLink application. The application was delivered to the Town by letter dated November 21, 2017. Both the formal letter and the application have been reviewed, for the purposes of this report, as well as a supporting *Addendum* prepared by ERA Architects, dated Nov. 20, 2017. This is an *Addendum* to their original *Cultural Heritage Landscape Assessment & Heritage Impact Assessment*.

The Town of Oakville's interest is whether or not the proposed removals and demolitions outlined in the application conserve the Glen Abbey significant cultural heritage landscape.

The Town has asked that it be assumed, for the purposes of this report, that ClubLink has the authority to make the above application under Section 34 of the *Ontario Heritage Act*.

I. **Overview**

The proposed demolitions and removals, given their nature and scope, would irreversibly damage and destroy, rather than conserve, the cultural heritage value of the existing Glen Abbey cultural heritage landscape. The following sections explain the reasons for this statement.

II. **Scope of Proposed Demolition and Removal**

It is clear from the application that the intended scope of demolition and removal involves the entirety of the existing golf course, including 16 related buildings. This is made explicit in the application by pointing out that it includes removal of "all existing tees, greens, hazards, fairways, cart paths, etc., together with all related infrastructure . . .", plus a list of 16 buildings that includes the clubhouse and a variety of structures that support the operational and maintenance functions of the golf course.

This scope is confirmed in ERA's *Addendum* to their *Cultural Heritage Landscape Assessment & Heritage Impact Assessment*. This *Addendum* states that it "forms part of an application by ClubLink to the Town under Section 34 of the *Ontario Heritage Act* (Notice of Intention to Demolish) to remove the golf course in its entirety and demolish all buildings on the site other than those that are proposed to be retained as part of ClubLink's redevelopment proposal".

III. **Impact of Proposed Actions on Cultural Heritage Value or Interest**

III.1 **Demolition and removal of existing golf course**

At Glen Abbey, the golf course itself - an 18-hole course hosting tournament, championship and recreational golf - is the primary, defining element of the cultural heritage landscape. It is the golf course that gives substance to all three areas of value - the design values, the associative values, and the contextual values.

In terms of design values, the golf course embodies the innovative and lasting qualities that have made Glen Abbey into what Golf Canada acknowledges as 'Canada's most famous golf course'. The overall stadium design and hub-and-spoke layout have given it international significance. The carefully designed and varied sequences created by the existing tees, greens, hazards, fairways, etc. embody the craftsmanship, artistic merit, and strategic design so appreciated by both players and spectators. The integrated design approach, skilfully combining the functional and the aesthetic, can only be understood by experiencing the golf course in its entirety.

In terms of associative values, the golf course as a whole provides the most direct and meaningful connection to Jack Nicklaus and his fame as both a player and a golf course architect, as well as to the Canadian Open.

In terms of contextual values, the existing championship golf course is what provides the central identity of Glen Abbey within Oakville, and within Toronto, Ontario and Canada more generally.

All of these cultural heritage values are identified in the designating by-law. The demolition and removal of the golf course, as set out in the application, would constitute a complete, severe, and irreversible negation of these values.

III.2 **Demolition and removal of buildings**

As is true of most significant golf courses, buildings play a supporting rather than primary role in the experience of the cultural heritage landscape. However, certain buildings become part of the identity of the course and its sense of place, and thus are important contributors to cultural value. Other buildings, while not individually significant, provide necessary functions for the ongoing operation of the golf course and thus for the sustaining of related values.

The following comments pertain to the 16 buildings identified in the application.

III.2.1 **Clubhouse:**

The clubhouse is the building most clearly associated with the original design concept and current identity of Glen Abbey golf course, and it therefore contributes directly to its cultural heritage value. This is recognized in the owners' own assessment provided by ERA, in which the Crang and Boake clubhouse contributes both to design/physical value of Glen Abbey, as a "rare, unique, representative or early example of a style, type, expression,

material or construction method" and to its historical/associative value because it "demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community."

This building is also specifically identified in the designating by-law as contributing to the cultural heritage value of Glen Abbey. As is pointed out, "the design of the clubhouse reinforces the spectator experience and successfully integrates architecture and landscape", and "the clubhouse building, both in its original form and with its matching wings, demonstrated a new relationship between architecture and landforms in heightening the drama of finishing play for spectators". The by-law also references, under historical/associative value, the connection with Crang and Boake. It is noted in both the ERA report and the designating by-law that the wings continue the original style of the Crang and Boake design.

The demolition and removal of the clubhouse, therefore, has a direct and negative impact on the cultural heritage value of Glen Abbey.

#### III.2.2 Remaining 15 Buildings:

The other 15 buildings listed for demolition have been provided with condition assessments. However, no heritage assessments have been provided by the applicant for these buildings. Therefore, as individual components it is difficult to judge whether the applicant regards them as having heritage value or not.

As a group these buildings are essential in sustaining Glen Abbey as a golf course. It can therefore be stated that their demolition and removal would further negatively impact the cultural heritage value of Glen Abbey.

#### IV. **Impact on Values Assessed through Impact on Attributes**

The impact on cultural heritage value or interest can be considered indirectly through the impact on a property's heritage attributes. Both the *Ontario Heritage Act* and the *Provincial Policy Statement* recognize the importance of 'heritage attributes' and their role in contributing to cultural heritage value or interest.

If the impact on heritage attributes results in a negative impact on cultural heritage values, then the overriding direction of the *Provincial Policy Statement* - that significant cultural landscapes shall be conserved - is not being followed. A failure to retain cultural heritage value or interest is, according to the *Provincial Policy Statement*, a failure to conserve.

Glen Abbey has been designated as a significant cultural heritage landscape, and both its cultural heritage values and its heritage attributes are outlined in detail in the designating by-law.

Almost every single heritage attribute of Glen Abbey would be damaged and/or destroyed by the proposed demolitions and removals. This is to be expected given the nature and scope of the application.

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The following is a list of the heritage attributes that would be irretrievably lost:

- The historic use and ongoing ability of the property to be used for championship, tournament and recreational golf;
- The historic use and ongoing ability to host championship and other major tournaments, such as the Canadian Open;
- The close and ongoing association of the course design with Jack Nicklaus/Nicklaus Design;
- The pioneering stadium-style golf course design with its unique hub and spoke layout;
- The organization of the various open parkland holes, water holes and valley holes to provide a dramatic championship sequence;
- The spatial organization of each tee, hazard, plantings, fairway and green as evidence of Nicklaus's design philosophy of strategy and risk/reward;
- The carefully designed visual unfolding of each hole as part of the golfing experience, both aesthetic and functional;
- The integrated spectator experience, including the hub and spoke layout, central clubhouse and spectator mounds;
- The circulation patterns during championship, tournament and recreational play, for golfers, spectators and visitors;
- The ecology of the river valley as a delicate balance between natural features and the landscape of golf;
- The landforms and their role in shaping a new era in golf course design;
- The subtle use of water features to achieve both aesthetic pleasure and challenging hazards;
- The clubhouse designed by Crang and Boake Inc., and its relationship to both the landscape of the 18th hole and the overall hub-and-spoke layout;
- The key views that represent the designed cultural heritage landscape as experienced from the public realm and within the course:
  - The visual overview from the Smith Triller Viaduct;
  - The view from the 11th hole with a long shot into the valleylands;
  - The spectator's view of the green of the 18th hole;
  - The golfer's view of the green of the 18th hole from the bunkers (the Tiger Woods shot);
  - The long view up the valleylands from the 14th hole;
  - The water vistas and picturesque landscape of the 9th hole;

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- The nature of the open space within the surrounding residential neighbourhoods related to a distinct sporting culture with a unique type of parkland setting;
- The visual and historical connections to the surrounding residential neighbourhood.
- Jack Nicklaus's unique integration of land use, traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features.

Each of these attributes by itself supports the core values of Glen Abbey, as a significant cultural heritage landscape. Taken as a whole, the loss of these attributes would destroy the values outlined in the designating bylaw.

Three attributes would partially remain, in isolation, related to the RayDor estate:

- The elements of the property constructed during the RayDor Estate Era and with Andre Dorfman, a nationally significant figure in the development of the mining industry in Canada.
- The RayDor Estate house exterior designed by architects Marani, Lawson & Morris, including the carved stone exterior, red clay tile roof, leaded casement windows, main entrance with ornamental surround and solid oak door, hipped dormers and stone chimneys with clay pots;
- The outbuildings associated with the RayDor Estate, including the stable buildings, designed by architects Marani, Lawson & Morris.

These attributes would have entirely lost their context. They could no longer be viewed or understood as intentional parts of the designed Glen Abbey cultural landscape. They would therefore no longer be able to contribute to its cultural heritage value.

The impact of the proposed demolitions and removals on Glen Abbey's heritage attributes simply reinforces what is clear from examining the direct impact on the property's cultural heritage value or interest - the loss is so great that the cultural heritage value cannot be conserved.

V. **Conclusion**

As stated at the outset, the proposed demolitions and removals would destroy, not conserve, the value of Glen Abbey as a significant cultural heritage landscape. In essence, the significant cultural heritage landscape would cease to exist. Such a course of action runs directly counter to the direction set out in the *Provincial Policy Statement* and the *Ontario Heritage Act*.



Julian Smith