

## Planning Services Report

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<b>Report To:</b>	Planning and Development Committee		
<b>Date of Meeting:</b>	October 23, 2017		
<b>Report Number:</b>	PSD-080-17	<b>Resolution Number:</b>	PD-195-17
<b>File Number:</b>	PLN 34.5.2.64	<b>By-law Number:</b>	2018-001
<b>Report Subject:</b>	<b>Designation of 2020 Lambs Road, former Ontario Boys Training School and WWII Prison of War Camp 30</b>		

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### Recommendations:

1. That Report PSD-080-17 be received;
  2. That Council state its intention to designate the property including six buildings at 2020 Lambs Road under Part IV of the *Ontario Heritage Act*, in accordance with the statement of significance (Attachment 1);
  3. That the Clerk prepare the required Notice of Intention to Designate pursuant to the provisions of the *Ontario Heritage Act*;
  4. That depending on the response to the Notice of Intention to Designate, the Clerk either prepare the necessary by-law or report back to Council on objections received and refer the designation to the Conservation Review Board; and
  5. That all interested parties listed in Report PSD-080-17 and any delegations be advised of Council's decision.
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## Report Overview

The property at 2020 Lambs Road has significant cultural and historic value to the residents of Clarington, the Province of Ontario and the Country of Canada. It was the first Boys Training School in the Province of Ontario when it officially opened in August of 1925. During World War II the Department of National Defence appropriated the property and used it as one of Canada's prisoner of war camps, Camp 30. In addition to the uses of the property the architectural styling of the buildings, demonstrate Prairie Style features which are rare and unique in Ontario and Canada.

The Clarington Heritage Committee and staff are recommending Council initiate the designation of the property, specifically six prominent buildings laid out in a campus style on 7.83 hectares (19.34 acres), under Part IV of the *Ontario Heritage Act*.

## 1. Background

### 1.1. History of 2020 Lambs Road

The 42.5 ha (105 acre) parcel farm at 2020 Lamb's Road was formerly part of the Darch Farm prior to its donation to the Ontario government in the early 1920s by J. H. H. Jury for the purpose of establishing a boys training school.

The Boys Training School officially opened in August of 1925. Various buildings were constructed over the next several years, by the Government of Ontario. Archival records indicate that the cafeteria and first dormitory were built in 1925, a gymnasium and swimming pool building was built in 1927, a large triple dorm in 1928 and a hospital in 1937. In 1939 the facility was renamed to the Ontario Training School for Boys.

During World War II the property was appropriated by the Department of National Defence and used as a German Prisoner of War camp, known as Camp 30. New temporary dormitories were added and the site housed up to 800 detainees, many of which were German officers. There was an uprising at Camp 30 following the Dieppe raid in 1942 when an order was issued to shackle German POWs housed in camps across Canada. Historically recorded as the "Battle of Bowmanville", the uprising lasted for three days until it ended with the assistance of the Royal Canadian Ordnance Corps from Kingston. This uprising is the only known battle of its kind on Canadian soil and has national and international significance. Occupation of the Training School as Camp 30 ended in April of 1945.

Use as a Training School resumed, name changes occurred and other changes related to the philosophy of dealing with young offenders eventually saw the elimination of Training Schools in Ontario. In 1979, the Pine Ridge School, as it was called at the time, closed. The Province offered the property to the Municipality at fair market value in 1983. The Council of the day declined, citing acquisition cost, cost of maintenance, building renovation costs, other operational matters and the distance of the facility from the residential area of Bowmanville. Council offered the Province a nominal amount for the buildings and property which was declined by the Province.

Between 1983 and 2008 the property was used primarily as different schools, by different owners, and included a time from 1987-1998 when a portion of the property was leased for St. Stephen's Catholic Secondary School. While the property was operated as a school 1983-2008, the sports fields were leased by the Municipality and used by many of the recreational leagues in Clarington.

In 2007 the property was purchased by Lambs Road School Property Ltd. (Kaitlin). Darul Uloom, an Islamic University had owned the lands since 2004 and continued to operate until they relocated in October of 2008. The private sewage treatment system for the site failed and orders from the Ministry of the Environment meant either costly repairs or replacement of the private system or connection to the municipal sewage system. The site has been vacant since 2008.

In 2009 the buildings were added to the Municipal Register by Report PSD-099-99. The buildings have sustained significant vandalism and some fires since that time. A conditions survey and mothballing plan by Goldsmith Borgal & Company Ltd. Architects and a structural assessment by Ojdrovic Engineering Inc. indicated that the buildings are still in surprisingly good condition considering their exposure to environmental conditions and vandalism.

## **1.2. Architectural Significance**

The buildings and campus of the Boys Training School at 2020 Lambs Road were designed as a provincial showpiece. The buildings form a collection of styles indicative of their construction dates between approximately 1925 and 1940. The buildings were and still are impressive and noteworthy.

Buildings such as the cafeteria, and dormitories (The Jury House and The Kiwanis House) represent the unusual Prairie style of architecture. This style is underrepresented in Ontario and Canada, with few examples ever built, let alone retained. Characteristics of the style include a strong horizontal character, heightened by long, gently pitched rooflines and other linear elements complementing the flatness and openness of the prairies. The style matured under the leadership of Frank Lloyd Wright and his associates emanating from his Oak Park, Illinois studio. Decoration consisted of geometric with strong horizontals, rectangles, squares and occasional vertical elements. These characteristics are well represented in the buildings at 2020 Lambs Road, as a collection they hold architectural and contextual significance. Of note in these buildings is the central clerestory levels which heightened the central space of the interiors and provided natural lighting while maintaining a strong horizontal character.

The hospital (infirmary) and the triple dorm building are more traditional in style with peaked roofs and sash windows, but with brick and stucco façades they make reference to the Arts and Crafts style as well as loose references to the Prairie style

The architects responsible for the buildings where the Government of Ontario, Provincial Architect's Department. Many noteworthy architects interned and practiced with the government, some for their entire careers. There are good records for Government of Ontario buildings and the original drawings exist for many of the buildings of the Bowmanville Boys Training School. From these records the architects that had the most influence over the buildings and style are F.R. Heakes, George White and James Goran.

Francis Riley Heakes (1858-1930) was appointed Chief Architect of the Provincial Architect's Department in 1896 and held the post until his death in 1930. The Ontario Archives hold drawings for virtually all provincial buildings executed under his supervision from 1896 until 1926. For the Boys Training School he is responsible for two Dormitories (3, 15) and Dining Hall (cafeteria) (5), 1925; Medical Superintendents Residence, Fire Hall, 1926; Boiler House & Heating Plant, 1928; Gymnasium & Swimming Pool (13), 1929.

George N. White (1874-1964) served as Chief Architect for the Province of Ontario from 1934 until 1942 and was directly responsible for the design and construction of buildings erected for provincial use during this period. Born in Dundee, Scotland in 1874 he was educated at the Glasgow School of Art and at Heriot Watt College in Edinburgh. In 1911 he emigrated to Canada and obtained a position with Darling & Pearson, the largest architectural office in Toronto, and remained with them until May 1913. At that time he joined the staff of the Provincial Architect's Dept., working directly under the supervision of F.R. Heakes, who trained him as his chief assistant over the next fifteen years. When Heakes retired in late 1926 White was appointed Acting Provincial Architect, a post he held until 1934 when he assumed the post of Provincial Architect. His works in Bowmanville at the Boys Training School included the Hospital (Infirmary Building) and oversight of other buildings built while he was Chief Architect.

## **2. Protecting Cultural Heritage Resources**

In achieving its cultural heritage objectives, the tools that the Municipality has at its disposal are the Provincial Policy Statement, the *Ontario Heritage Act* plus the goals and objectives of the Official Plan.

### **2.1. The Provincial Policy Statement**

Section 2.6.1 of the Provincial Policy Statement states that significant built heritage resources shall be conserved. In the PPS 2014, "significant" is defined as a resource that has been determined to have cultural heritage value or interest for the important contribution it makes to our understanding of the history of a place, an event, or a people. "Conserved" is defined as the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*.

## 2.2. Ontario Heritage Act

The *Ontario Heritage Act* allows municipalities to designate properties of cultural heritage value and interest under Part IV. The *Ontario Heritage Act* outlines the process for designation of individual properties under Part IV, Section 29 (Attachment 2).

The *Ontario Heritage Act* requires that Council consult with the Clarington Heritage Committee prior to initiating the designation process. The Clarington Heritage Committee met on April 6, 2016 and passed a resolution recommending Council proceed with the designation of 2020 Lambs Road under Part IV of the *Ontario Heritage Act*.

The Municipality had in 2009, with consultation of the Clarington Heritage Committee listed the six significant buildings on the Municipal Register. The Municipal Register is a tool under the *Ontario Heritage Act* that allows the municipality 60 days to consider a demolition permit should one be received.

## 2.3. Clarington Official Plan

Section 8 of the Clarington Official Plan encourages the conservation, protection and maintenance of cultural heritage structures and fully supports the heritage designation of properties.

The property at 2020 Lambs was designated Special Policy Area F in the Official Plan with specific reference to its national significance and recommended that the buildings would be designated under Part IV of the *Ontario Heritage Act*.

## 2.4. National Designation

In April 2013, it was announced that the Historic Sites and Monuments Board of Canada had designated a 19.34 acre portion of the site containing the buildings as a National Historic Site. It was designated a National Historic Site recognizing its time as the Bowmanville Boys Training School and Camp 30 (a WWII Prisoner of War Camp) and architectural significance.

## 3. Comments

The property at 2020 Lambs Road is culturally and historically significant at a local, provincial and national level. The past uses of the site, as a Boys Training School and Prisoner of War Camp, and the Prairie style architecture of the buildings in a campus setting, are historically significant and unique. The property meets the criteria for designation under the *Ontario Heritage Act* as indicated by the initial site visit report prepared by the Ontario Heritage Trust in January 2009.

The Historic Sites and Monuments Board of Canada has recognized the significance of the uses and the architecture by designating the property a National Historic Site.

The Clarington Heritage Committee and staff are recommending Council initiate the designation of the property, specifically six prominent buildings laid out in a campus style on 7.83 hectares (19.34 acres), under Part IV of the *Ontario Heritage Act*.

## 4. Concurrence

Not applicable.

## 5. Conclusion

Designation under the *Ontario Heritage Act* is a tool available to municipalities to preserve and protect properties that have cultural heritage value and interest. The Historic Sites and Monuments Board of Canada designated a 19.34 acre portion of the site containing the buildings as a National Historic Site recognizing the significance and history of the Bowmanville Boy's training School and Camp 30 (a WWII Prisoner of War Camp) plus the architecture and campus layout of the site.

The Clarington Heritage Committee and staff believe the property at 2020 Lambs Road has significant cultural heritage value and recommend designating the property under Part IV of the *Ontario Heritage Act*.


## 6. Strategic Plan Application

The recommendations contained in this report conform to the Strategic Plan.

Submitted by:

  
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Reviewed by:

  
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Chief Administrative Officer

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Attachments:

Attachment 1 – Statement of Significance

Attachment 2 – Designation Process under Part IV of the Ontario Heritage Act

Attachment 3 - Draft Designation By-law

The following is a list of the interested parties to be notified of Council's decision:

Ontario Heritage Trust  
Ministry of Culture Tourism and Sport  
Lambs Road School Property Ltd.  
Clarington Heritage Committee  
Jury Lands Foundation

DJC/FL/jp;tg

## **Former Boys Training School and Prisoner of War Camp 2020 Lambs Road, Bowmanville**

### **Statement of Significance and list of character-defining features**

#### **Description of Property**

Located at 2020 Lambs Road in Bowmanville, Ontario, the 42.5 ha (105 acre) irregularly shaped property is bounded by Lambs Road on the east and Concession Street East on the south, with Soper Creek running through the western portion of the property. The property contains six structures in an open landscape around an internal road system that occupies 7.83 ha (19.34 acres).

The buildings that survive and have been identified for designation include the 1925 Jury House (dormitory), the 1925 Dining Hall (cafeteria), the 1927 Kiwanis House (dormitory), the 1928 Triple Dormitory, the 1929 Gymnasium (natatorium) and the 1937 Hospital/Infirmary.

#### **Statement of Cultural Heritage Value or Interest**

The heritage value of the site resides in its collection of distinct structures laid out in a campus-like plan with ring road, grassy fields, vegetation and mature trees. It is designated because of its historical/associative, aesthetic/design and contextual values.

The Bowmanville Boys Training School/Camp 30 is of historical significance because of its long association with the national reform school movements of the early twentieth century and its significant association with WWII.

The former governmentally-owned and operated training school for boys opened in 1925 on farm lands, some of which were donated by John H.H. Jury, a prominent businessman in Bowmanville. While juvenile institutions have pejorative connotations today, the view in the 1920s and 1930s was much different when optimism about reform through ones environment was high. Under the provincial Training School Act the boys would receive moral, mental, physical and vocational education in modern facilities. The Bowmanville site is one of the few juvenile reform schools that were purpose-built in the interwar period that embodies in its architecture and layout a modern philosophy of juvenile social reform. A comprehensive survey of Canadian carceral institutions of 1930 concluded that the Bowmanville Boys School was the only one out of 24 institutions in Canada that fulfilled all of the requirements of a thoroughly modern children's institution.

During World War II the Department of National Defence appropriated the property for use as a German Prisoner of War detention centre known as Camp 30. The school site was chosen because of its isolated yet accessible location and because the buildings on the campus would accommodate a large number of people with minimal intervention. New structures were erected and there were some changes to the site, including a perimeter fence with gates and guard towers, and the removal of trees that obscured surveillance. Nothing remains at the site

that was purpose-built to serve internment operations but the original extant school buildings once functioned as a WWII prisoner of war detention centre.

Documented attempted escapes from the POW camp include one where the prisoners dug a tunnel from the triple dormitory under Lambs Road.

A riot in October 1942 resulted in the “Battle of Bowmanville,” which lasted three days. Despite the relatively minor scale of this incident in the context of actual battles fought during WWII, this event has garnered public attention across the country as a rare example of fighting action on Canadian soil.

Following the War, the property reverted back to the provincial government under the Department of Reform Institutions as a training school, which was eventually closed in 1979 when the Young Offenders Act was enacted.

The Bowmanville Boys Training School/Camp 30 is of architectural significance because the buildings (and their layout in the site) reflect modern architectural influences of the 1920s and 1930s, most notably the influence of the Prairie Style of architecture. The modernist vocabulary of cubic volumes, open plan, purity of form and flat roofs distinguished these buildings from others being built at the time in the area and from other such institutions across the country. F.R Heakes was the Chief Architect for the provincial Department of Public Works who were responsible for many buildings throughout the province. Five of the six buildings were principally designed by James Govan. The sixth building (the later Infirmary) was designed by George White. The buildings retain much of their architectural integrity, although interiors have been widely altered over time.

The site has cultural contextual significance as it is a well-known local landmark whose unique history attracts attention from outside of the municipality as well.

## **Description of Heritage Attributes**

### **The character-defining elements relating to the site:**

- The spatial relationship between buildings across the open landscape reflective of the campus-plan of the original Bowmanville Training School
- The visual connection between the buildings, manifest through the style, materials and ornament
- The circulation pattern provided by the ring road and the paths through the landscape, which create a cohesive campus ensemble
- The semi-domestic environment of the former school buildings created by the scale and massing of each of the structures

### **The character-defining elements relating to each of the six buildings:**

- The steel framing with masonry construction, finished on the exterior in brick and/or stucco, with shingle roofs
- With the exception of the Infirmary and Triple Dorm buildings, the long, low massing that visually connects the buildings with the landscape site by means of flat roofs with pronounced overhangs over one-storey structures

- With the exception of the Infirmary and the Gymnasium, the clerestory windows (steel framed, hopper type) set back from the outer walls of the one-storey structures with slightly hipped roof and overhanging eaves
- The variety of window openings and types being primarily double-hung, paired openings on the ground floor or single openings (with the exception of the Infirmary and the Gymnasium)
- With the exception of the Infirmary building, the simple, geometric terracotta ornamentation under the eaves and the geometric patterning incorporated through the use of stucco outlining cubic forms of the structures
- The overall massing of the buildings with clear, simple forms and ample fenestration for natural lighting
- The ambiguity of the a primary/front facade

**Additional Character-defining elements for the Cafeteria**

- The large open concept interior flooded with natural light from the windows and the clerestory
- The large window openings with metal windows for natural lighting
- The tall brick chimney

**Additional Character-defining elements for the Gymnasium/Natatorium**

- Large window openings with metal windows for natural lighting
- The glass block windows
- The configuration and materials of the pool

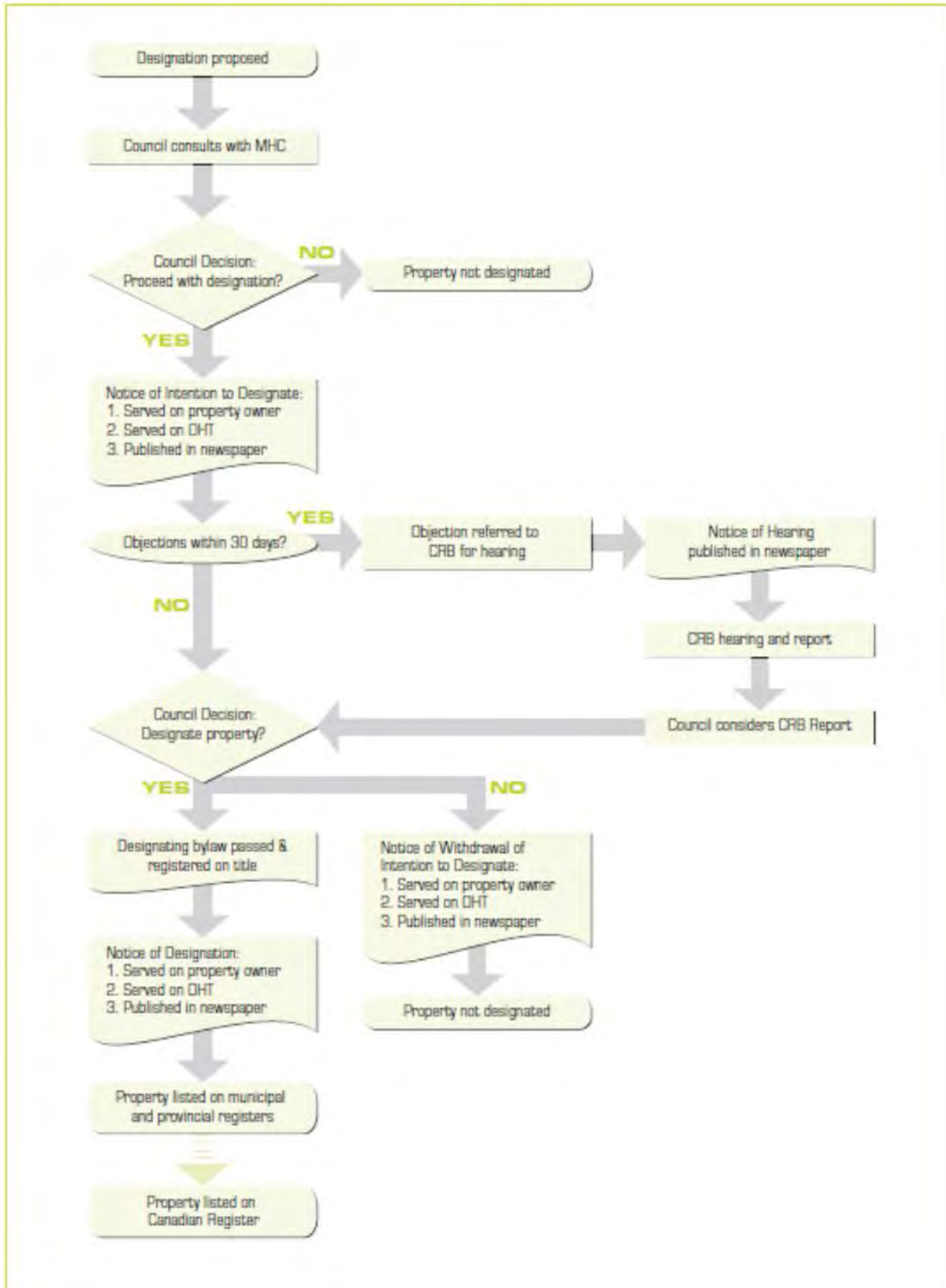
**Additional Character-defining elements for the Infirmary**

- The two-storey form under a hipped roof with one-storey addition under a flat roof
- The rectangular window openings (for double-hung windows)

**Additional Character-defining elements for the Triple Dormitory**

- The hipped roof over the clerestory windows

### 1. Designation by Municipal Bylaw (Section 29 of the Ontario Heritage Act)



The Corporation of the Municipality of Clarington

By-Law No. 2017-xxx

being a by-law to designate the property known for municipal purposes as 2020 Lambs Road, Municipality of Clarington as a property of historic or architectural value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18

Whereas the Ontario Heritage Act, R.S.O., 1990, c.0.18 authorizes the Council of the Municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

Whereas the Council of the Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes at 2020 Lambs Road, Municipality of Clarington and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published in the Clarington This Week, a newspaper having general circulation in the area of the designation on \_\_\_\_\_; and

Whereas the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "A" attached to and forming part of this by-law; and

Whereas the Clarington Heritage Committee has recommended that the property known for municipal purposes as 2020 Lambs Road, Municipality of Clarington be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

Whereas no notice of objection to the proposed designation was served upon the Municipal Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore the Council of the Corporation of The Municipality of Clarington hereby enacts as follows:

1. The property known for municipal purposes at 2020 Lambs Road which is more particularly described in Schedule "B" which is attached to and forms part of this by-law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.,0.1The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.

2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" hereto and on the Ontario Heritage Foundation. The Municipal Clerk also is authorized to cause notice of the passing of this by-law to be published in the Clarington This Week, a newspaper having general circulation in the area of the designation.

By-law passed in open session this \_\_\_\_ the day of \_\_\_\_\_

\_\_\_\_\_  
Anne Greentree, Municipal Clerk

\_\_\_\_\_  
Adrian Foster, Mayor

Schedule 'B'  
to By-Law 2017-XXXX

