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Report To: **Council**

Date of Meeting: June 26, 2023 **Report Number:** PDS-047-23

Submitted By: Carlos Salazar, Director of Planning and Infrastructure Services

Reviewed By: Mary-Anne Dempster, CAO **Resolution#:** C-102-23

File Number: **PLN 34.18 and PLN 34.19** **By-law Number:**

Report Subject: Proposed Demolition of Listed Heritage Property: 45 Raynes Ave.,
Bowmanville (former Goodyear)

Recommendations:

1. That Report PDS-047-23, be received;
2. That the non-designated property and structures located at 45 Raynes Avenue, Bowmanville be removed from the Municipal Heritage Register pursuant to section 27 of the Ontario Heritage Act;
3. That the proposed demolition of the structures, as identified on Attachment 3, be permitted to proceed subject to:
 - a. The property owner providing information to the satisfaction of the Director of Planning and Infrastructure Services demonstrating the necessary approvals from the Ministry of Environment and Climate Change and the Ministry of Labour for the proposed demolition have been obtained; and
 - b. The owner providing a Salvage and Documentation Plan, and Commemoration Plan, as per the Heritage Impact Assessment, to the satisfaction of the Director of Planning and Infrastructure Services;
4. As requested per Council's Heritage Committee Motion 23.19, that staff work with the property owner and the Committee towards the designation under Part IV of the Heritage Act for the following structures: the Cement House (Building 27), Powerhouse (Building 1), and Chimney Stack.
5. That all interested parties listed in Report PDS-047-23, and any delegations be advised of Council's decision.

Report Overview

In 2018, Council added the property at 45 Raynes Avenue (former Goodyear) to the Municipal Heritage Register under Part IV, section 27 of the Ontario Heritage Act (OHA) for its cultural heritage value and interest (CHVI) and its contributions to the history and development of Bowmanville ([PSD-030-18](#)).

Recently, concerns have been raised about the current condition of the vacant buildings and property, increased unauthorized entry and activities, and negative impacts to air and water associated with the recent fire incidents. These concerns have prompted the subject request for demolition.

On May 19, 2023, the owner submitted a Notice of Intent to Demolish certain buildings on the property, as required by the OHA for properties listed on the Municipal Heritage Register. The receipt of the Notice of Intent to Demolish triggered a 60-day period for further evaluation of the property's CHVI to determine whether to pursue designation of the property or to allow the proposed demolition to proceed.

The Clarington Heritage Committee was consulted and supporting Heritage Impact Assessment provided by the applicant was considered. The HIA states the property has CHVI sufficient to meet criteria for designation under Ontario Regulation 9/06 of the OHA.

At its Special Meeting on June 6, 2023, the Clarington Heritage Committee (CHC) recommended to Council a hybrid approach, pursuing designation of certain structures proposed to be retained by the owner that contribute to the cultural heritage value or interest of the site, and allowing the demolition of other buildings as proposed.

1. Background

- 1.1 The subject property at 45 Raynes Avenue, known as the former Goodyear property, is located within the Bowmanville downtown area and is currently being considered for redevelopment as part of the update to the Bowmanville East Urban Centre Secondary Plan.
- 1.2 A Memo provided to the CHC summarizing the site context, background about the Ontario Heritage Act and Bowmanville East Urban Centre Secondary Plan processes, and an overview of the other site considerations forms **Attachment 1** to this report.

2. Ontario Heritage Act and Notice of Intent to Demolish

- 2.1 On May 19, 2023, the property owner submitted the 60-day "notice of intent to demolish" as required under the Ontario Heritage Act for properties listed under s. 27 on the

Heritage Register. The intent is to demolish the large 'main building' and separate reclaim buildings located on the south side of the property. The Notice of Intent to Demolish is included as **Attachment 2**. A Map illustrating the buildings proposed to be demolished is separately included as **Attachment 3**.

- 2.2 During the 60-day period and after consulting with the CHC, Council may state an intention to designate the property pursuant to the *Ontario Heritage Act* or allow the demolition as requested and remove the property from the Municipal Register.
- 2.3 The *Ontario Heritage Act* empowers a municipality to pass a by-law to designate a property that is considered to be of cultural heritage significance and outlines the process for designating properties.
- 2.4 Once a property is designated by by-law under Part IV of the *Ontario Heritage Act*, the property owner is required to obtain consent for any proposed significant alteration to the building's heritage features that are listed in the designation by-law, or for demolition of all or part of the structure.

3. Consultation with Clarington Heritage Committee

- 3.1 A special meeting of the Clarington Heritage Committee was held on June 6, 2023, to consider the proposed demolition of the site. The property owner and their representatives attended the meeting to speak to their intent to demolish submission.
- 3.2 After consideration of the matter, the CHC recommended to Council Motion 23.19:

"To authorize the intent to designate the portions of the site that are proposed to be conserved (Cement House (Building 27), Powerhouse (Building 1), and the stack), and require the applicant to prepare a reference plan to delineate the area for designation for inclusion in the notice of intent.

To request the property owner to move forward with the completion of a Salvage Report and Commemoration Plan as outlined in the HIA, and any other amendments to the HIA, as necessary.

That the remainder of the property be removed from the Municipal Register, and allow the demolition to proceed as proposed, along with the development of a plan to protect the portions of the site to be designated and retained.

That staff be directed to work with the applicant and CHC through the development approvals process to implement the accepted salvage and commemoration plan, including architectural control."

The motion is detailed in **Attachment 4**: Heritage Committee Special Meeting Minutes.

3.3 Subsequent to the CHC meeting, the property owner confirmed they are generally aligned with the CHC's Motion, and do not object to the recommendation to designate the buildings to be retained (Powerhouse, chimney stack, and Cement House), provided the designation can be scoped by way of a reference plan to only include the area of the site containing the built heritage value. The property owner also indicated the desire to work collaboratively with the CHC towards the adaptive reuse of the buildings to be retained, which would include alterations to the structures.

4. Former Goodyear Property has Cultural Heritage Value and Interest (CHVI)

4.1 45 Raynes Avenue, known as the former Goodyear Tire and Rubber factory site, is considered a significant example of the 20th century industrial complexes representing the once thriving manufacturing industry in Bowmanville. The factory was instrumental in the early population growth and development of housing in Bowmanville.

4.2 The HIA for the site prepared for the property owner and accepted by the Planning and Infrastructure Services Department as part of the Bowmanville East Urban Centre Secondary Plan update establishes the property has design, historical, and contextual cultural heritage value sufficient to meet the criteria for designation under the *Ontario Heritage Act*. The Statement of Significance outlining the CHVI of the property proposed by the HIA is included as **Attachment 5**.

5. Discussion

5.1 Council is recommended to:

- Remove the property from the Municipal Register to enable the demolition of the site to proceed, as proposed, to address the safety concerns raised about the vacant buildings and property, increased unauthorized entry and activities, and negative impacts to air and water associated with the recent fire incidents;
- Direct the property owner to proceed with the Salvage and Documentation Plan, and Commemoration Plan as per the HIA to the satisfaction of the Director of Planning and Infrastructure Services; and
- Direct staff to proceed with the process to designate the property as per the CHC's Motion.

5.2 This recommended hybrid approach provides for the conservation and commemoration of the property's CHVI while also considering the public health and safety concerns that have prompted the need to proceed with demolition and remediation of the subject site as expeditiously as possible.

- 5.3 However, once the cultural heritage component is addressed, the demolition of this site will be complex, possibly lengthy, and must be undertaken with great care to ensure that all potential contaminants are properly contained and disposed of, minimizing any adverse impacts to the community and the environment.
- 5.4 Staff will be working with the property owner to develop a Communication Plan to be implemented throughout the demolition and site remediation process to help ensure all departments and agencies involved remain engaged and up to date, and that accurate information is readily available to the community.
- 5.5 Prior to demolition, it is staff's understanding that approval is required from the Ministry of Environment and Climate Change relating to site contamination and Ministry of Labour approval is required relating to building contamination. The timeline associated with these approvals is not known.
- 5.6 Staff is awaiting information from the property owner confirming details about the method of demolition, how retained heritage structures will be protected, whether site alteration is required, and possible truck traffic associated with the demolition operation, in addition to the status of the provincial approvals that are required prior to demolition of contaminated sites.
- 5.7 It is recommended that Council request the owner to submit this outstanding information to enable staff to better understand how the community and natural heritage systems will be protected throughout the demolition process, given the complexities associated with this site.

6. Financial Considerations

- 6.1 There are no direct financial considerations associated with the *Ontario Heritage Act* processes outlined in this report.
- 6.2 However, there may be indirect financial impacts to the Municipality associated with Fire and Emergency Services' responses to the recent increased number of incidents of unauthorized entry to the site due to the current lack of security.

7. Concurrence

- 7.1 This report has been reviewed by the Deputy CAO/Treasurer.

8. Conclusion

- 8.1 The purpose of this report is to consider a Notice of Intent to Demolish submitted by the property owner for 45 Raynes Avenue, being a property listed on the Municipal Heritage Register under section 27 of the *Ontario Heritage Act*.
- 8.2 It is respectfully recommended that the Recommendations be adopted as presented.

Staff Contact: Jane Wang, Planner II, 905-623-3379 ext. 2411 or jwang@clarington.net. Sarah Allin, Principal Planner, 905-623-3379 ext. 2419 or SAllin@clarington.net; Lisa Backus, Manager, 905-623-3379 ext. 2419 or lbackus@clarington.net.

Attachments:

Attachment 1 – Memo to CHC, dated June 6, 2023

Attachment 2 – Letter prepared by Biglieri Group Re: Notice of Intent to Demolish 45 Raynes Avenue

Attachment 3 – Map illustrating Buildings Proposed to be Demolished

Attachment 4 – Clarington Heritage Committee Special Meeting Minutes of June 6, 2023

Attachment 5 – Excerpt from HIA, prepared by AECOM, dated January 2021 (Proposed Statement of Significance)

Interested Parties:

List of Interested Parties available from Department.



MEMO

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

To: Clarington Heritage Committee

From: Sarah Allin, Lisa Backus Planning and Infrastructure Services

Date: June 6, 2023

File No: PLN 34

Re: Notice of Intent to Demolish: Former Goodyear Property; 45 Raynes Avenue, Bowmanville

Purpose of Memo

The purpose of this memo is to provide a summary of information that may be helpful to the Heritage Committee in its consideration of the Notice of Intent to Demolish received for the property at 45 Raynes Avenue. The property is currently listed on the Municipal Register under s. 27 of the Ontario Heritage Act.

Site Context

The subject site is located south of Queen Street in Bowmanville, with frontage on Queen Avenue and Durham Streets. The site is approximately 15.57ha (38.47 acre). However, 6.27ha is located within the Bowmanville creek and valley.



Figure 1: Location Map and Aerial – 45 Raynes Avenue

The site currently contains the former Goodyear plant main building, the cement house, powerhouse and chimney stack, and other associated outbuildings. Industrial operations ceased in 2016 and the site has been unoccupied since that time.

The Goodyear lands are designated as ‘Special Study Area 3’ in Clarington’s Official Plan. The designation provides for the redevelopment of the site, subject to remediation of contamination associated with the former industrial use, and the

consideration of the cultural heritage value. The objectives for this area include repurposing the former industrial land, providing a complementary new neighbourhood at higher density, and an open space spine that connects to the Bowmanville Creek.

In April 2018, Council formally acknowledged the property has cultural heritage value and listed the property on the Municipal Heritage Register through report [PSD-30-18](#); the property is not designated.

The Heritage Committee's evaluation identified the cement house and the north façade of the main building as having potential cultural heritage value. The owners of the site at the time were notified of the process to list the property on the Municipal Register (Figure 2).

The Update to the Bowmanville East Urban Centre Secondary Plan commenced in 2018 and will add the Goodyear land to the Secondary Plan Area.

Since the start of the Secondary Plan update, staff has engaged with the owner of the Goodyear lands as a key stakeholder recognizing that the property presents a unique opportunity for redevelopment.

In January 2021, a Cultural Heritage Impact Assessment undertaken by the owner establishes the property has cultural heritage value sufficient to meet the O. Reg. 9/06 criteria for designation.

Specifically, the Cultural Heritage Impact Assessment (HIA) identifies Building 1 (Powerhouse, including chimney), Building 2, Building 3, Building 6, Building 18, Building 21, Building 25, and Building 27 (Cement House) as having cultural heritage value or interest and, in accordance with best practices, recommends retention in the event of proposed redevelopment for the site, where possible (Figure 3).

In 2022, the property owner submitted a redevelopment concept for consideration as part of the Secondary Plan process (Figure 4).

The HIA has not been updated to reflect the proposed redevelopment concept. The property owner has also conducted additional studies that look at risk management for contamination and structural assessment for the adaptive reuse of the buildings. Staff are in receipt of these studies but have not yet confirmed the findings.

In May 2023, the property owner submitted demolition permit applications.

Although the comprehensive secondary plan work remains ongoing, the property owner submitted demolition permits for the large 'main building' and separate reclaim building located on the south side of the property. The permit excludes the former powerhouse building with adjacent chimney stack (Building 1), the pumphouse, and the standalone cement house building (Building 27) located on the north side of the property (Figure 5).

On May 19, 2023, the property owner submitted the 60-day "notice of intention to demolish", as required under the Ontario Heritage Act for properties listed under s. 27 on the Heritage Register.

The 60-day notice period gives the Municipality time to consult with the Heritage Committee and determine whether to begin the designation process.

After consulting with the Heritage Committee, Council may:

- State an intention to designate the property pursuant the Ontario Heritage Act; or
- Allow the demolition as requested and remove the property from the Municipal Register.

A hybrid approach may also be considered, pursuing designation of certain buildings/structures that contribute to the cultural heritage value or interest of the site, while allowing the demolition of non-contributing buildings/structures.

After the Heritage Committee is consulted at its special meeting on June 6, a recommendation report to Council will be presented at the Council meeting on June 26.

The Ontario Heritage Act process is scoped to consider whether the property has sufficient cultural heritage value for designation.

However, Planning and Infrastructure staff is aware of the other issues and concerns relating to this site, outlined below.

Public Health and Safety

Clarington's Emergency and Fire Services Department (CEFS) and Durham Regional Police Services have raised public health and safety concerns about the current condition of the vacant buildings and property, and lack of site security that has led to increases in unauthorized entry and activity.

Environment and Natural Heritage

Concerns have been raised about potential impacts to air and water associated with the smoke from the recent fires. Other concerns relate to the water used to put out the fires that may carry contaminants from the buildings to the surrounding land and into the Bowmanville Creek, which runs through the site immediately to the south of the buildings.

Financial Implications

The recent increase in unauthorized activity site due to the lack of security has put pressure on municipal resources and has been costly for both Clarington's Fire and Emergency Services and Durham Region's Police Services.

Economic Development

Clarington's Economic Development Strategy identifies the 'revitalization of downtown Bowmanville, including the adaptive re-use of the Goodyear brownfield site' as a commercial activity node as one of several notable catalyst initiatives that could help shape the long-term economic success of the community.

With its unique history and heritage value, the adaptive re-use of the Goodyear site with appropriate conservation and commemorative measures represents an opportunity to create a destination in downtown Bowmanville for residents and tourists.

Conclusion

The purpose of this memo is to provide a summary of information that may be helpful to the Heritage Committee in its consideration of the Notice of Intent to Demolish received for the property at 45 Raynes Avenue, currently listed on the Municipal Register under s. 27 of the Ontario Heritage Act.

List of Figures

- Figure 1:** Site Context and Aerial – 45 Raynes Avenue, Bowmanville (inset, above)
- Figure 2:** Goodyear Buildings identified by the Heritage Committee as having Potential Cultural Heritage Value
- Figure 3:** Buildings Identified by the HIA as having cultural heritage value or interest
- Figure 4:** Redevelopment Concept Proposed by Property Owner
- Figure 5:** Buildings Proposed to be Demolished

Figure 2: Goodyear Buildings identified by the Heritage Committee as having Potential Cultural Heritage Value



Figure 3: Buildings Identified by the HIA as having cultural heritage value or interest



Figure 4: Redevelopment Concept Proposed by Property Owner



Figure 5: Buildings Proposed to be Demolished





May 19, 2023

Municipality of Clarington
Legislative Services
40 Temperance Street
Bowmanville, ON
L1C 3A6

Attention: June Gallagher, Municipal Clerk

Dear Ms. Gallagher,

RE: Notice of Intention to Demolish
45 Raynes Avenue, Bowmanville
Goodyear Lands
TBG Project No. 20634

INTRODUCTION

The Biglieri Group Ltd. ("TBG") is the planning consultant for Karmina Developments, the owner of the lands municipally known as 45 Raynes Avenue, Bowmanville (the "Subject Site" or "Site") (**Figure 1**). The Subject Site is commonly referred to as the "Goodyear Lands". In April 2018, the Subject Site was added to the Municipal Heritage Register. Outlined in Planning Services Report PSD-030-018, staff identified the three-storey front facade of the factory along with the "Cement House", otherwise known as Building No. 27, as buildings with potential heritage interest.

Further to recent developments, the owner is looking to submit a demolition permit application for various buildings on the Subject Site including Buildings 2-6, 8, 18, 20-25, 28, 29, and the reclaim plant. Buildings 1 (including smokestack) and 27 and the pump house will be retained. Please refer to **Attachment 1** showing the various buildings. A Demolition Plan outlining the buildings to be removed is provided on **Attachment 2**. While the ultimate goal is to redevelop the Subject Site into a mixed-use community, an increase in break-ins and vandalism of the vacant buildings has prompted a hastened need to demolish the buildings out of concerns for safety and security. The Fire Department has made multiple trips to the Subject Site to put out fires within the main buildings in the last few months, including most recently on May 13th and May 15th. In Buildings 6, 18 and 21. The number of reported calls to the Durham Regional Police Department has increased significantly over the last few years (**Figure 2**).

As the Subject Site is a Listed property on the Municipal Heritage Register, we are submitting this Notice of Intention to Demolish to the Municipality of Clarington. Further, following the submission of this Notice of Intent to Demolish, the Municipality has 60 days to designate the Subject Site under the Ontario Heritage Act. As such, we are requesting that the Subject Site not be designated.

HISTORY OF THE GOODYEAR FACTORY

The original building was constructed in 1897. The property was then sold to Durham Rubber Co. Ltd. in 1905 who used the lands to manufacture various rubber products including tires. In 1910, Durham Rubber began producing tires for Goodyear Tire & Rubber Co, Goodyear's first manufacturing facility in Canada. Goodyear would then purchase the Subject Site in 1911 and built the first addition to the factory, being the central portion of the north façade. The following year a rail spur was built to connect the Subject Site to the Grand Trunk Railway. Multiple additions were added to the main building over the following decades. In addition, the Cement House building (Building 27) was constructed in 1943, while the Reclaim Plant was constructed in 1965. A year before, the factory employed about 600 people.

From the 1970s until the factory's closure, conveyor belts were the main product produced at the facility. By 2000, Goodyear sold the factory to Veyance Technologies, which was then acquired by ContiTech, a division of Continental Corporation, in 2015. The factory closed in 2016 with the property sold to Karmina Developments in 2019, with the buildings being vacant since.



Figure 1: Aerial View of Subject Site.

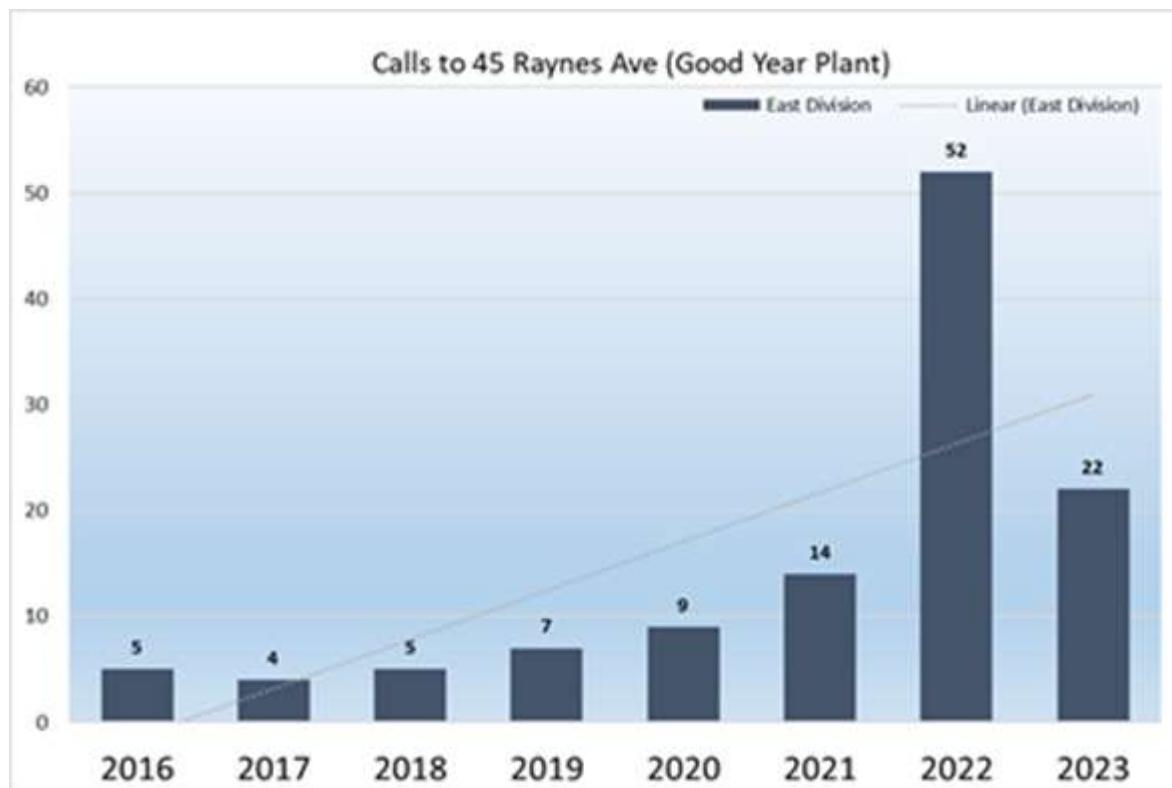


Figure 2: Police Calls to 45 Raynes Avenue (source: Durham regional Police Service).

PLANNING CONTEXT

The Subject Site is located within the *Urban Area Boundary* and designated as *Regional Centre* and *Major Open Space Areas* in the Durham Regional Official Plan. The Subject Site is designated as *Urban Residential and Environmental Protection Area* and identified as “Special Study 3” in the Municipality of Clarington Official Plan (Figure 3). Policy 17.4.2 of the Official Plan states “The Goodyear Redevelopment Area shall be planned as a mixed-use residential area taking full advantage of its proximity to downtown Bowmanville and the Bowmanville Creek. Prior to any redevelopment, a comprehensive redevelopment plan shall be prepared and adopted as an amendment to the Bowmanville East Town Centre Secondary Plan”.

In October 2017, Municipality of Clarington Planning Staff prepared a report to the Planning and Development Committee (PSD-072-17) to begin a review and update of the Bowmanville East Urban Centre Secondary Plan. Several Public Information Centres (“PIC”) have been held by the Municipality, most recently PIC #3 on June 1, 2022. At this PIC, staff presented a “Vision” of the different precincts within the Secondary Plan area, including the Goodyear Lands Precinct. As per Staff Report PDS-028-23 – Secondary Plan Update presented at the April 24, 2023, Planning and Development Committee, a Phase 2 Summary Report is being prepared for the Bowmanville East Secondary Plan study.

A key component of the revised Secondary Plan is the redevelopment of the Subject Site and adding it to the Secondary Plan area. The Report identifies the site as a “*unique redevelopment opportunity in the centre of Bowmanville adjacent to the Bowmanville Creek*”. The owners of the

Goodyear Lands, originally ContiTech and now Karmina, have sat on the Steering Committee since its inception. Further, the owners entered into a financial agreement with the Municipality with respect to the preparation of certain studies specific to the Goodyear Lands that will help to inform the Secondary Plan, including a Functional Servicing Report, Transportation Impact Study, Goodyear Dam Field Investigation and Review Report, and Stable Top of Slope Assessment - Fluvial Geomorphology. In addition, a Heritage Impact Assessment ("HIA") was prepared by the owner's cultural heritage consultant, AECOM, for the purpose of the Secondary Plan study with respect to the cultural heritage attributes of the Goodyear Lands. The HIA has been revised following comments from Planning staff and Peer Reviews from Common Bond Collective. The most recent revision was submitted to Planning staff in January 2021.

REDEVELOPMENT OF THE GOODYEAR LANDS

Karmina Developments intends on developing the Subject Site as a mixed-use development consisting of residential, medical, institutional, and commercial uses (**Attachment 1**). The proposed development consists of multiple high-density development blocks with sixteen (16) buildings ranging in height from four (4) to eighteen (18) storeys in height. Street townhouses are also proposed along the north and east boundaries to provide a transition in height and density to the existing low-rise residential land uses. Buildings 1 and 27 and the smokestack are proposed to be retained. At this time, 1,168 to 1,412 residential units are envisioned. The proposed concept plan prepared by Biglieri Group on behalf of Karmina is generally consistent with the "Vision" of the Goodyear Lands Precinct as presented by the Municipality at the June 1, 2022 PIC (**Attachment 2**).

SUMMARY OF HERITAGE IMPACT ASSESSMENT, AECOM LTD., JANUARY 2021

The January 2021 HIA follows the general conservation principles of the Ontario Heritage Act and Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Specifically, the HIA was guided by the content, impact analysis and structure as outlined in the Municipality's *Heritage Impact Assessments Terms of Reference* and the Ministry of Heritage, Sport, Tourism and Culture Industries' *Information Bulletin #3 Heritage Impact Assessments for Provincial Heritage Properties* (2017). The HIA analyzed and documented a range of impacts to the Subject Site and provided recommendations related to impact mitigation measures for the Subject Site. For the purposes of the report, AECOM undertook the following tasks:

1. *Review of the Municipal Heritage Register, as well as the Ontario Heritage Trust's online inventory of buildings, museums, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;*
2. *Preparation of a land use history of the subject property based on a review of primary and secondary source material, previous evaluations, and historic mapping and aerial coverage;*
3. *Site investigation of the property, undertaken on April 23 and 24, 2018, and February 12, 2020, in order to document the property and structures;*
4. *Evaluation of the property according to the criteria outlined in Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest in order to prepare an appropriate Statement of Cultural Heritage Value and identify appropriate Heritage Attributes; and,*

5. *Preparation of recommendations to provide guidance for the potential re-use of portions of the property and its potential future uses, or commemoration opportunities.*

Given the review and evaluation, AECOM Ltd. has recommended that the property not be designated and that a Statement of Cultural Heritage Value and a list of Heritage Attributes not be prepared.

Evaluation of Property, Ontario Regulation 9/06

The building was evaluated as per the criteria outlined in Ontario Regulation 9/06. The results were that the Subject Site met five of the nine criteria in that:

- *the factory is a representative example of the evolution of early 20th century factory architecture;*
- *the factory has played a significant role in Bowmanville as one of the oldest and most important industries in Bowmanville's history;*
- *the factory has defined the character of the area for over 100 years;*
- *the Subject Site is functionally and historically linked to its surroundings as it was originally constructed along the Bowmanville Creek and utilized the water supply provided by the watercourse; and,*
- *the factory may be considered by some as a landmark building within Bowmanville.*

Based on the above evaluation under the criteria of Ontario Regulation 9/06, the Subject Site possesses cultural heritage value an early-20th century industrial complex. The HIA notes that while the property as a whole is considered to have heritage value, certain buildings and landscape elements are not required to be retained to conserve the cultural heritage value of the property.

Through the evaluation of each building, the following have been identified to have cultural heritage value or interest on the Subject Site and are recommended for retention in the event of proposed redevelopment:

- Building 1 (including chimney)
- Building 2
- Building 3
- Building 6
- Building 18
- Building 21
- Building 25
- Building 27

Potential Impacts Based on Evaluation

The HIA included an assessment of potential impacts to the Subject Site. Impacts include property redevelopment with the retention of existing buildings in situ, adaptive reuse, permanent relocation of all or parts of the buildings, and demolition of all or parts of the buildings proceeded with salvage and documentation of building components.

Potential Mitigation Strategies

For each of the potential impacts to the Subject Site, the HIS provided mitigation options. Where relocation or adaptive reuse of a building with cultural heritage value or interest is not feasible and the only option is demolition, the following mitigation measures are to be completed:

- Consult with municipal staff and the Clarington Heritage Committee regarding any physical impact to the property in order to determine if any approvals/consent is required;
- Complete a *Documentation and Salvage Report* which should be completed by a qualified heritage consultant;
 - Documentation should include photographic records, drawings, or floor plans where appropriate, the identification of salvageable materials including interior features, and/or salvageable heritage attributes;
- During design of a property development plan, incorporate commemorative signage into the design in consultation with Clarington Heritage Committee to communicate the cultural heritage value of the property i.e., it's industrial history) and the demolished structure to the public
 - Complete a Commemorative Strategy which can be incorporated or separate from the *Documentation and Salvage Report*.
 - Consider integrating salvageable materials from the property into the new development such as decorative features in a communal area within the development.

Therefore, the following combination of mitigation strategies are likely the most appropriate actions to take in order to mitigate the loss of the buildings on the Municipal Heritage Register:

- Photographic documentation;
- Complete a Commemorative Strategy;
- Prepare a Documentation and Salvage Report; and,
- Recover unique features of a building and incorporate these features into new development.

Evaluation of Alternatives

The HIA outlined requirements to be undertaken should the property be redeveloped, and it is determined that demolition or removal is the preferred alternative and that it is the only viable option. It must be demonstrated that retention or modification of Buildings 1, 2, 3, 6 18, 21, 25 and 27 could not be adapted to fit a new use and the retention of the building in situ was not feasible.

Recommendations

The HIA concluded with the following recommendations:

1. *The proposed mitigation options identified in Table 10 should be used to guide the next steps when considering proposed redevelopment of the property.*
2. *If adaptive reuse of the property is not feasible or if buildings identified for removal demonstrate design, historical, and context value, a Commemoration Strategy should be developed by a qualified heritage professional for the property. The strategy should be developed in consultation with the Town of Bowmanville and the Clarington Heritage*

Committee. The Commemorative Strategy can be incorporated into or separate from a Documentation and Salvage Report. Commemorative material should be designed and incorporated in a public area within a new development plan. The plan should include an interpretative cultural heritage sign to commemorate the history of the Goodyear Tire and Rubber factory. Interpretative material should include textual and graphic material. In addition, salvaged material may be suitable for integration into a new development, such as for decorative features, including part of the commemorative feature.

3. This Heritage Impact Assessment should be submitted to the Municipality of Clarington Planning Staff and the Municipal Heritage Committee for review.
4. In the event there is a site re-development or re-configuration plan for the subject property, a qualified heritage professional should review this Heritage Impact Assessment and confirm impacts and mitigation measures and identify any changes, including an assessment of impacts to adjacent heritage properties

Assessment of Retention

As outlined in the HIA, if demolition is the only viable option, it must be demonstrated that adaptive reuse of Buildings 1, 2, 3, 6 18, 21, 25 and 27 or retention of a building in situ is not feasible. A Structural Feasibility Study (August 2021) was prepared by Gravity Engineering as it pertains to the re-use of buildings or building elements from a structural perspective in relation to the HIA and redevelopment of the Subject Site. Further, a Risk Management Measures report (September 2021) was prepared by Cambium in consideration of adaptive reuse of the buildings from a site contamination perspective in relation to the Site's history as a manufacturing facility of rubber products.

These studies reviewed the feasibility of reusing or retaining in situ the buildings identified as having cultural heritage value or interest. The Structural Feasibility Study found that Buildings 2, 3, 6, 18, 21, and 25 were not suitable for any type of vertical addition and minimum structural alteration. Further, the costs to retain elements of the buildings comes with a high cost. Meanwhile, the Risk Management Measures report identified very high costs associated with implementing various risk management measures into the reuse of the existing buildings.

STRUCTURAL FEASIBILITY STUDY, GRAVITY ENGINEERING

A Structural Feasibility Study (August 13, 2021) prepared by Gravity Engineering comments on the feasibility of re-use of all, or a portion of Buildings 1, 2, 3, 6, 18, 21, 25, and 27, and provides a summary of the potential budgetary expectations based on the Study's recommendations. The Study reviewed each of the buildings identified as having cultural heritage value or interest. Buildings 2, 3, 6, 18, 21, and 25 were not suitable for any type of vertical addition and minimum structural alteration. The buildings would have to be left "as-is" for any reuse. Further, recommendations and costs for historical attributes are provided. These elements include the raised "louvre" skylight in Buildings 2 and 3 and the exterior façade for Buildings 6, 18, 21, and 25.

General Comments

- Altering, or removing buildings not identified as having cultural heritage value or interest will likely require very costly review and reinforcing to ensure any retained buildings meet the current structural guidelines as it provided in Part 4 of the Ontario Building Code;

- It may be most feasible and structurally efficient to keep the building elements which can be temporarily supported or relocated during construction to meet the guidance of the HIA, but also ensure proper support of new and re-used building elements. This is likely the most structurally feasible method of re-using or re-purposing buildings 2, 3, 6, 18, 21, and 25;
- Given their location, Buildings 1 and 27 appear to be able to be feasibly re-used “as-is” as stand-alone buildings with only minor structural remediation/reinforcing required; and
- In general, re-use of interior structural framing members for structural supporting purposes is likely not cost feasible to undertake due to the lack of documentation and structural information on these existing members. However, use of these elements for aesthetic purposes is feasible and could be considered.

It must be noted that the Structural Feasibility Study was prepared in August 2021 and assessed the buildings as they were at that time. While the extent of damages caused by the recent fires is unknown at this time, it is possible that the structural integrity may have been further compromised.

Risk Management Measures: Building Reuse, Cambium

Cambium prepared a Risk Management Measures study (September 20, 2021) to assess the feasibility and potential environmental risk management measures required to support reuse of the existing buildings identified as having cultural heritage value. The study also provides commentary on the implementation of measures required to reduce human health risk related to exposure to soil and groundwater contaminants of concern via migration to indoor air. This study focused solely on the risk of exposure to volatile contaminants of concern (COCs). The study also considered the reuse scenarios presented in Gravity's structural feasibility study.

Summary of Findings

- Previous investigations at the Subject Site identified soil and groundwater contamination related to historical operations of the factory. Volatile COCs identified include petroleum hydrocarbon fractions 1 and 2 (PHCs), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX), select polycyclic aromatic hydrocarbons (PAHs), and mercury;
- Evaluation of risks and identification of measures required to reduce human health risk via exposure to indoor air will be undertaken as part of a risk assessment completed consistent with the requirements of Ontario Regulation 153/04. As a minimum, it is expected the risk assessment will conclude risk management measures (RMMs) are required for new and reused buildings to mitigate contaminant migration to indoor air and reduce human health risk to acceptable levels. Buildings 1, 2, 25, and 27 are most likely to require implementation of RMMs;
- For buildings where structural support or relocation of heritage features could occur (Buildings 2, 3, 6, 18, 21, and 25), a strategy for implementation of RMMs can be developed to provide appropriate risk reduction. Optimally, this would include removal of the existing slab on grade or basement floors within these buildings to allow construction of a sub-slab vapour intrusion mitigation system (SSVIMS); however, less intrusive RMMs may be identified for one or more of these buildings by the proposed risk assessment;

- Stand-alone use of Buildings 1 and 27, both of which are within and/or proximate to source areas for volatile contaminants, will require implementation of RMMs to reduce human health risk from migration of volatile contaminants to indoor air. The most effective measure for this purpose would be implementation of an SSVIMS, which will require removal of the slab on grade building floors and replacement after construction of the SSVIMS;
- An outline of available RMMs, challenges related to reuse of buildings, and relative costs are provided in **Table 1**. This outline is not exhaustive and depending on COCs concentrations, a combination of RMMs may be required to reduce risk to acceptable levels;
- This study provides a preliminary evaluation of measures to reduce human health risk in the reuse of buildings identified as having cultural heritage or other interest, related to migration of volatile contaminants from soil and/or groundwater to indoor air. It has identified optimal RMMs for implementation to provide risk mitigation. Alternate, less intrusive and/or lower cost RMMs may be identified by the proposed risk assessment for one or more of the buildings; and,
- This study has not assessed the effect of the reuse of buildings; however, in general, the feasibility (costs and construction) is significantly better for implementing RMMs for new structures relative to existing structures.

Table 1: Summary of Potential RMMs (source: Cambium Inc., 2021)

RMM	Challenges	Cost
Underground garage	Extensive construction requirements to retain heritage features in place during construction or remove/replace after construction	High
At grade garage	Extensive construction requirements to retain heritage features in place during construction or remove / replace after construction; may be inconsistent with development plan	Moderate
Sub-slab ventilation	Requires removal of existing floor followed by installation of venting systems; may require temporary structural supports to retain heritage features during construction	High
Perimeter ventilation	Likely ineffective due to the size of the buildings (i.e., insufficient flow induced beneath existing structures); May require implementation with other RMMs	Moderate to high
Floor sealing	May not provide sufficient risk reduction; May require implementation with other RMMs	Moderate
Excavation	Requires removal of existing floor followed by excavation of impacted soil and groundwater; Will require extensive shoring /structural support to retain heritage features; May not reduce risk sufficiently if impacts remain in soil or groundwater beyond the limits of the buildings	High
In-situ Treatment / stabilization	May require extensive injection points through interior floors; may not be effective for metals and PAHs;	Moderate

	uncertain timeline to meet applicable standards / reduced risk levels	
Restrictions (e.g., no first-floor residential use)	May require implementation with other RMMs; may be inconsistent with development plan Low implementation;	Moderate to High effect on revenue

PROPOSED MITIGATION STRATEGIES FOR POTENTIAL REDEVELOPMENT

The adaptive re-use or temporarily support or relocate Buildings 2, 3, 6, 18, 21, and 25 comes with considerably high financial limitations associated with the structural requirements and risk management measures. The HIA report outlines several recommendations that would be feasible for the potential redevelopment of the Subject Site. In particular, a Commemoration Strategy should be developed by a qualified heritage professional in consultation with the Municipality of Clarington and the Clarington Heritage Committee. As such, we are proposing the following mitigation strategies for commemorating and remembering the heritage value of the Goodyear Factory:

- Photographically document the interior and exterior of the buildings to provide an archival record of the buildings prior to demolition;
- Complete a Commemorative Strategy to incorporate in public areas within the redevelopment of the Subject Site. The plan will include an interpretative cultural heritage sign to commemorate the history of the Goodyear Factory and commemorative art displays throughout the redevelopment.
- Prepare a Documentation and Salvage Report; and,
- Recover unique features of a building and incorporate these features into the redevelopment where feasible.

SUMMARY

In summary, the Subject Site is Listed on the Municipal Heritage Register and requires a Notice of Intention to Demolish prior the issuance of a demolition permit. The HIA prepared for the Subject Site identified heritage attributes associated with the various buildings and provided a range of mitigation strategies. If demolition was the only viable option, it must be demonstrated that reuse or retention in situ is not feasible. The Structural Feasibility Study and Risk Management Measures study have demonstrated the significant costs associated with reuse and/or retention of the building in situ. Also, these costs are in addition to the significant costs associated with remediating the remainder of the Subject Site associated with its historical use as an industrial facility.

Biglieri Group and the owner have been working with staff throughout the Bowmanville East Urban Centre Secondary Plan study. While demolition of the buildings has certainly been the preferred option for the owner as part of their redevelopment plans, they have been waiting patiently for the Secondary Plan process to conclude prior to the submission of a redevelopment plan and demolition application. Unfortunately, the Secondary Plan process has taken far longer than expected – five years and counting – with no updated time provided of its anticipated completion.

With multiple incidents of break-ins, fires, and other calls to emergency services reported weekly, the owners are therefore intending on submitting the appropriate demolition applications and

materials. As such, we are submitting this Notice of Intention to Demolish to the Municipality of Clarington in order to demolish various buildings at 45 Raynes Avenue including Buildings 2-6, 8, 18, 20-25, 28, 29, and the reclaim plant. In addition, we are requesting that the Subject Site not be designated in accordance with the Ontario Heritage Act.

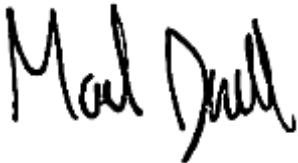
Supporting Documents

In support of the proposed Demolition Permit Application, please find enclosed the following supporting documents:

- One (1) copy of the Heritage Impact Assessment prepared by AECOM Ltd. dated January 2021;
- One (1) copy of the Structural Feasibility Study prepared by Gravity Engineering dated August 13, 2021; and,
- One (1) copy of the Risk Management Measures: Building Reuse study prepared by Cambium dated September 20, 2021.

We trust you will find all in order, however, should you have any questions or require additional information please contact the undersigned at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP, RPP
Planner

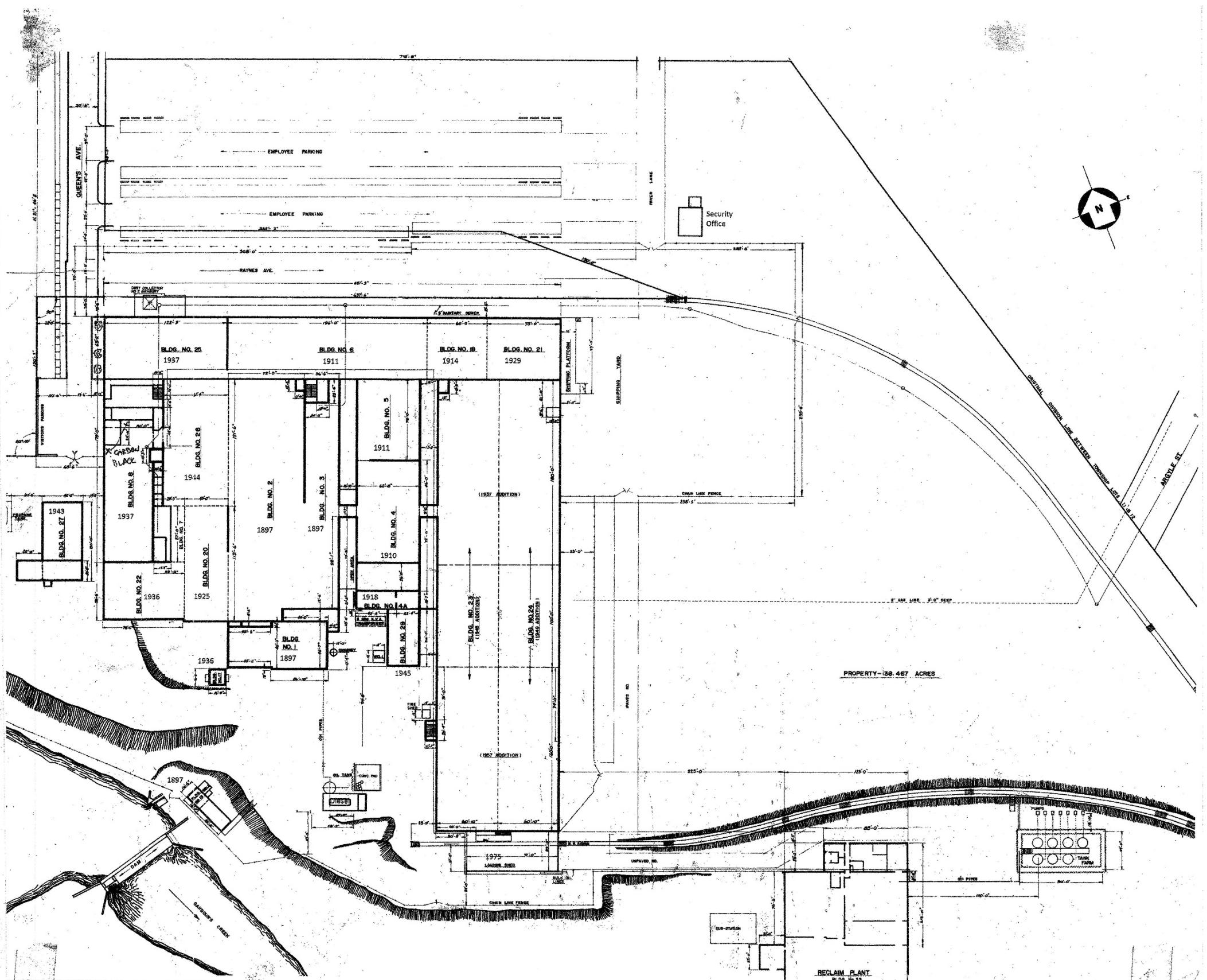


Laura Lebel-Pantazopoulos, MPI.
Planner

CC. Carlos Salazar, Director, Planning and Development Services Department
Lisa Backus, Manager of Community Planning
Sarah Allin, Principal Planner, Community Planning
Emily Corsi, Senior Planner, Community Planning
Absar Beg, Karmina Developments

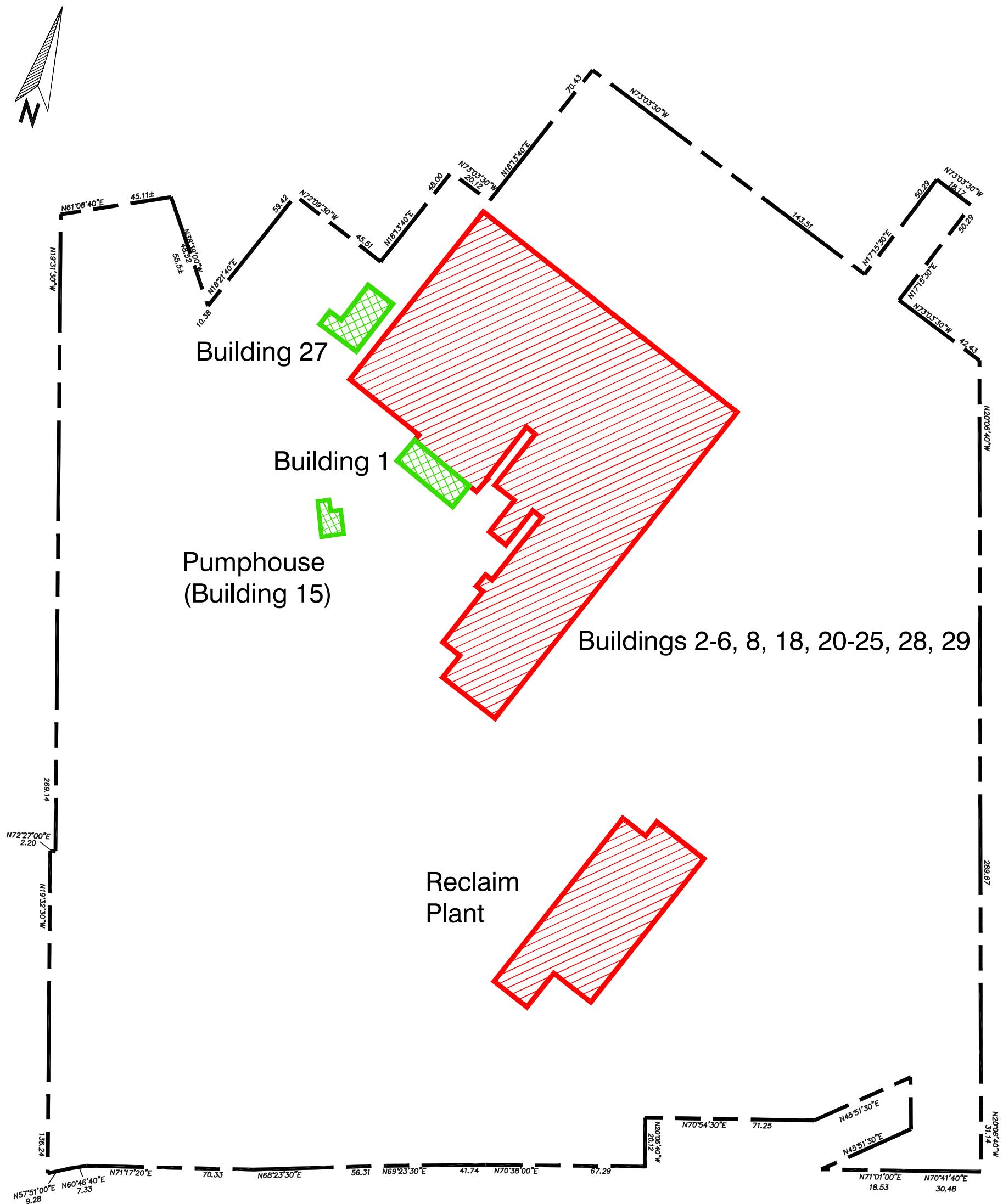
Attachment 1

Site Plan with Building Numbers and Construction Dates (1976)



Attachment 2

Demolition Plan



Buildings to be removed



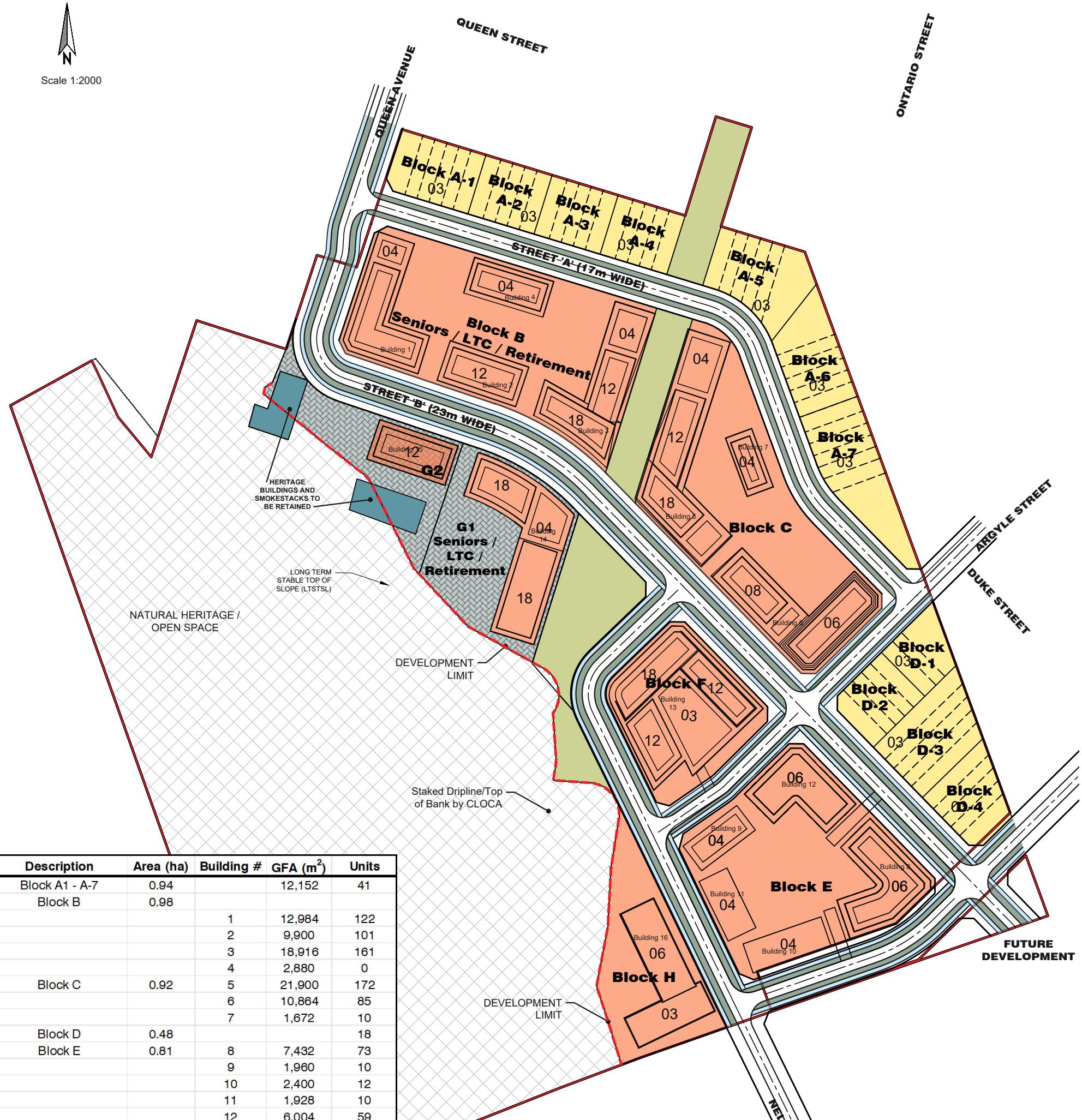
Buildings to be remain

Attachment 3

Conceptual Site Plan



Scale 1:2000



Description	Area (ha)	Building #	GFA (m ²)	Units
Block A1 - A-7	0.94		12,152	41
Block B	0.98			
		1	12,984	122
		2	9,900	101
		3	18,916	161
		4	2,880	0
Block C	0.92	5	21,900	172
		6	10,864	85
		7	1,672	10
Block D	0.48			18
Block E	0.81	8	7,432	73
		9	1,960	10
		10	2,400	12
		11	1,928	10
		12	6,004	59
Block F	0.41	13	30,117	246
Block G1	0.50	14	27,044	245
Block G2	0.33	15	9,888	101
Block H	0.39	16	7,248	70
Total Units				1536
Net Density (UPH)				267.13
Residential GFA				
Non-Residential GFA				
Net Development Area	5.75			
ROW	2.32			
Parkland	0.60			
Future Development	0.06			
Natural Heritage / Open Space	6.81			
Total Area	15.54			

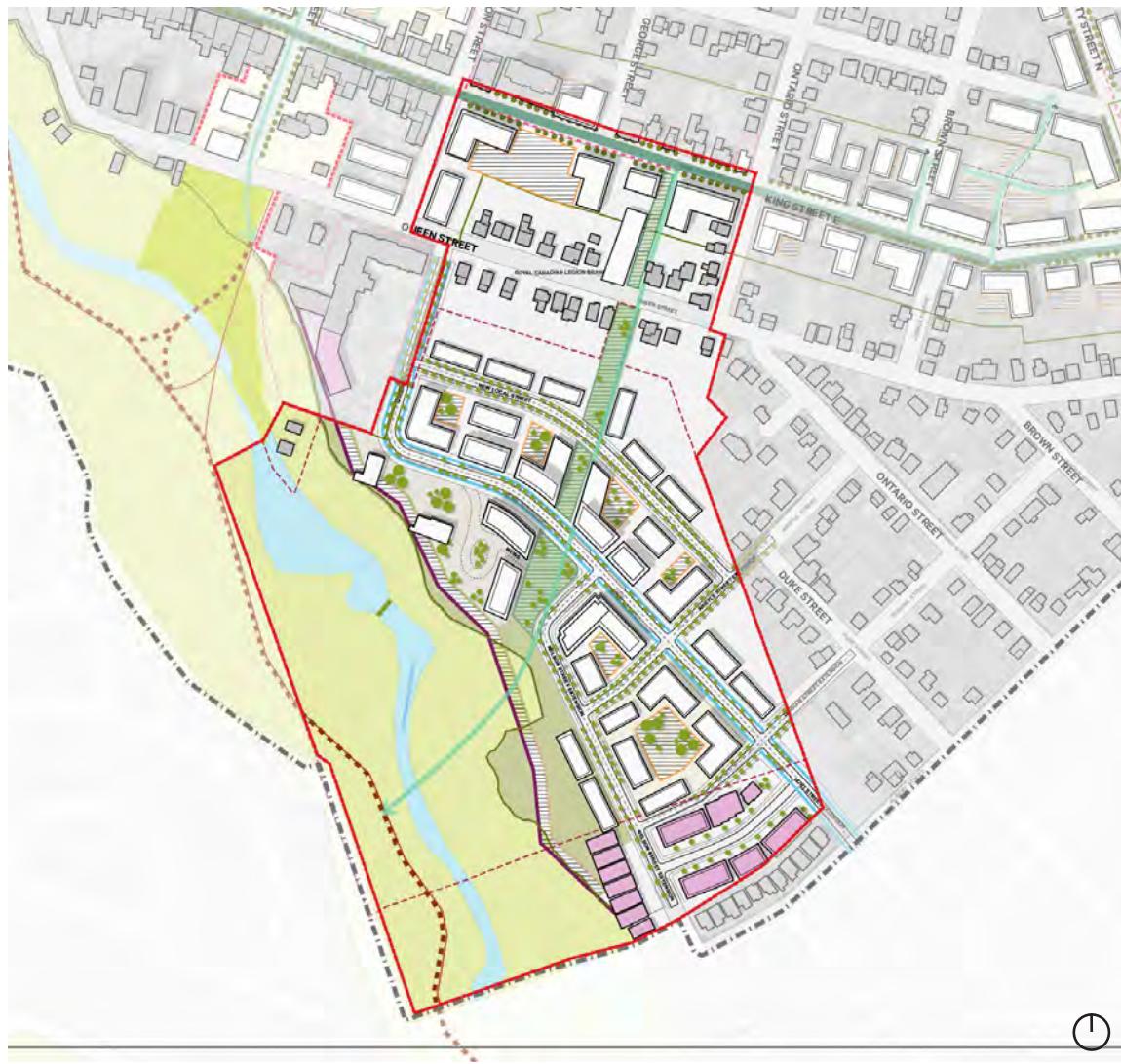
DRAFT
 CONCEPT
 FOR DISCUSSION PURPOSES ONLY
 - CONFIDENTIAL -

Attachment 4

Goodyear Lands Precinct “Vision”

Vision for the Precincts

Goodyear Lands Precinct



Design Vision

To create a new mixed-use district with residential, commercial, and community uses and open spaces.

Objectives

- Diverse commercial to complement King St
- Increased residential base to support local businesses
- Diversify housing
- Placemaking / heritage integration
- Connections to surrounding natural heritage network

NATURAL HERITAGE SYSTEM
 EXISTING OPEN SPACE
 WATER BODIES
 EXISTING TRAILS
 PLANNED TRAILS
 EXISTING BUILDINGS
 EXISTING PLACES OF WORSHIP
 PROPOSED REDEVELOPMENT SITES
 PROPOSED BUILDINGS

REDEVELOPMENT CONCEPT

- PROPOSED BUILDINGS (SP)
- PROPOSED SHARED AMENITY/SURFACE PARKING/OPEN SPACE
- PEDESTRIAN CONNECTION
- MULTI USE PATH CONNECTION
- VEHICULAR CONNECTION
- PRECINCT BOUNDARY

Proposed Demolition Plan

- 45 Raynes Avenue
- Buildings proposed to remain
- Buildings proposed to be removed



Clarington

Subject to Advisory Committee Approval
Clarington Heritage Committee Special Meeting
Minutes
June 06, 2023

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Minutes of the **Clarington Heritage Committee Special Meeting** held as a hybrid meeting in person at 40 Temperance Street, Bowmanville and via Microsoft Teams on June 06, 2023, at 7:00 PM.

Members Present:	Councillor Elhajjeh, Peter Vogel, Steve Conway, Victor Suppan, Jason Moore (ACO), Ron Sproule, Heather Graham, Noel Gamble, Laura Thiel-Convery (Museum), Colin Maitland, Joseph Dalrymple, Steven Lawson.
Regrets:	Sher Leetooze (NVDHS), Myno Van Dyke (NVDHS), Ron Hooper
Staff Present:	Sarah Allin, Jane Wang, Lisa Backus, Planning and Infrastructure Services
Guests:	Mark Jacobs (Biglieri Group), Absar Beg, Tara Jenkins (AECOM)

1 Declaration of Interest

There were no disclosures of interest stated at this meeting.

2 Land Acknowledgement Statement

P. Vogel read aloud Clarington's Land Acknowledgement Statement.

3 Adoption of Agenda

23.18 Moved by S. Conway, seconded by R. Sproule

That the Agenda be adopted

“Carried”

4 Delegations/Presentations:

4.1 Mark Jacobs, Re: 45 Raynes Avenue, Former Goodyear property

Mr. Jacobs from the Biglieri Group gave a presentation regarding the property status and proposed demolition. The presentation outlined the redevelopment concept under the current site and planning context. The property history was summarized, and the cultural heritage value and the Registered heritage status were acknowledged. Mr. Jacobs listed the current issues the property was facing, including the crumbling facades, remediation, trespassing and vandalism. He also reiterated the intention to demolish the large 'main building' and of retaining the

former powerhouse building with the adjacent chimney stack (Building 1), the pumphouse and the cement house building (Building 27).

5 Business Arising

6 Project Reports

7 Correspondence and Council Referrals: None

8 New Business:

8.1 45 Raynes Avenue (Former Goodyear property)

A site visit was conducted the day before the Special meeting. The Committee members discussed the current situation based on the site visit and review of the submitted Heritage Impact Assessment (HIA) dated January 2021, prepared by Aecom and other supporting materials. Committee members asked for clarification of interior heritage attributes.

M. Jacobs stated that the factory expansion surrounded the oldest building. The original wooden columns, some brickwork and raised “louvre” skylight system can be observed. But most features were covered by additional structures built over the years.

Clarification was requested by Committee members relating to year the oldest building and the Chimney were built, a missing reference of 181 Queen Street, and the history of Devitte’s Lane. Committee members also raised concerns about the site security and reuse of retained buildings, the demolition plan, preservation of the pumphouse and Indigenous community consultation. The representatives of the property owner provided clarifications. The consultant Aecom will update the HIA, improve the deficiencies mentioned in the meeting and will prepare a Salvage and Documentation Plan and Commemoration Strategy for the adaptive reuse of the structures proposed to be retained.

Property owner and representatives indicated the remaining structures will be fenced to prevent unauthorized entry and vandalism. A Stage 1-2 Archaeology Assessment has been done for the site. No archaeological resources were discovered, and no further archaeological assessment is required. The proposed demolition does not include the pump house. The CHC indicated an interest in exploring the cultural heritage value of the dam.

The Committee members discussed the approach of designating individual structures including Cement House (Building 27), Power House (Building 1), and the stack). Additional discussion took place as to whether to designate the chimney stack. Staff will explore the possibility of using a reference plan, to be provided by the applicant, to delineate the portion of the property that would be

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subject to the designation so as not to apply the designation to the entirety of the property.

23.19 Moved by S. Conway, seconded by R. Sproule

That the Committee recommends to Council:

To authorize the intent to designate the portions of the site that are proposed to be conserved (Cement House (Building 27), Power House (Building 1), and the stack), and require the applicant to prepare a reference plan to delineate the area for designation for inclusion in the notice of intent.

To request the property owner to move forward with the completion of a Salvage Report and Commemoration Plan as outlined in the HIA, and any other amendments to the HIA, as necessary.

That the remainder of the property be removed from the Municipal Register, and allow the demolition to proceed as proposed, along with the development of a plan to protect the portions of the site to be designated and retained.

That staff be directed to work with the applicant and CHC through the development approvals process to implement the accepted salvage and commemoration plan, including architectural control.

“Carried”

9 Reports from the committees: None

10 Standing items: None

Adjournment: 9:10 p.m.

Next Meeting: June 20, 2023, 7:00 p.m.

4. Proposed Statement of Significance

Based on the background research, including the history of the property, and the Ontario Regulation 9/06 evaluation completed as part of this Heritage Impact Assessment, the following Statement of Significance has been drafted:

4.1 Description of the Property

45 Raynes Avenue, known as the Goodyear Tire and Rubber Company factory is part of an industrial complex in the Municipality of Clarington, Town of Bowmanville. The full legal description of the property is “Con 1 Pt Lot 12 Plan H50081 – Pt Lt 8 Lots 10 to 20 Plan; 34 ½ Pt St RP 40R14289; Parts 1 to 3.

The property consists of approximately 15.5 hectares and is comprised of table lands and valley lands situated along the Bowmanville Creek, near the centre of the community. Since 1905, this property became a manufacturing site to produce rubber items has been occupied by buildings and landscape features associated with the Bowmanville Goodyear Tire and Rubber factory.

The main historic features of the property include the main two-and three-storey buildings associated with the former Durham Rubber Company, and the subsequent Goodyear Tire and Rubber factory on site (Buildings 2,3,6, 18, 21, and 25). Also included are the Cement House (Building 27), the Mechanic’s Shop (Building 29), and the Powerhouse with its associated brick chimney (Building 1). Associated landscape features include the railway spur, and the adjacent dam on Bowmanville Creek.

The Statement of Significance refers to the cultural heritage landscape and the associated cultural heritage resources found therein.

4.2 Proposed Statement of Significance

45 Raynes Avenue is significant for its design, historical and contextual value.

The Bowmanville Goodyear Tire and Rubber factory is the largest and one of the oldest early 20th century industrial complexes in the Town of Bowmanville. It represents a significant example of the importance of manufacturing in the 20th century development of the Municipality of Clarington.

The industrial complex is a representative example of the evolution of early 20th century factory architecture in the Town of Bowmanville. The property is characterized by its

grouping of industrial buildings that display typical industrial style architecture for its time. The property includes long and narrow rectangular brick structures with flat roofs which were built to house the functional industrial requirements of the early 20th century rubber factory. The Goodyear buildings are constructed of heavy timber framing with brick facades along Raynes Avenue. The extensive windows, now bricked over, had once provided light into both sides of a building. Over the years, the sides of the buildings have been altered to accommodate for expansion with addition. The landscape elements are associated with the historic movement of goods by rail during the formative years of the factory.

Historically, the Durham Rubber Company received a loan in 1905 from the Town of Bowmanville to purchase the Raynes Estate, to establish a new facility. The site may have been a former industrial site with brick buildings constructed in 1897. In 1906 the Durham Rubber Company built a two-storey brick building on site to produce carriage and bike tires and other rubber items. In 1910, the Durham Rubber Company entered an agreement with Goodyear, and 45 Raynes Avenue became the first Goodyear plant in Canada. In 1911, the first addition was constructed to meet the demand of production for tires.

Contextually, the industrial complex is situated in the heart of the community of Bowmanville amidst residential buildings of similar age, many of which were built for or occupied by workers at factory. The property, located along Bowmanville Creek, represents an industrial site established in the late 19th century, likely as a former mill site. Views to 45 Raynes Avenue from the public realm, including the creek valley trail system reinforce a connection to the industrial and economic heritage of the Bowmanville community. The former Goodyear Tire and Rubber factory is a well-known local landmark that has defined the industrial character and history of the community of Bowmanville since its inception in the early 20th century.

4.3 Heritage Attributes

The following heritage attributes in **Table 5**, below, express the cultural heritage value of the property at 45 Raynes Avenue, Bowmanville, containing the Goodyear Tire and Rubber Complex as an example of late 19th and early 20th century industrial style that reflects the alterations, changes in use throughout a century of operations.

Table 5: Heritage Attributes Associated with the Former Goodyear Tire & Rubber Co. Factory

Building No.	Original Function	Construction Date	Heritage Attributes
1 (with chimney)	Powerhouse and chimney	1897	<ul style="list-style-type: none"> ■ Architectural details on the south façade including engaged pilasters and brick corbelling just below the original roofline on the building. ■ Series of factory-style windows that have since been painted. ■ A large, hipped-roof cupola is located on the roof of the building, the cupola houses a metal hopper. ■ Large chimney located east of the building
2	Mill room	1897	<ul style="list-style-type: none"> ■ Raised "louvre" skylight system in the middle of the building with extant mechanisms to open and close the windows.
3	Mill room	1897	<ul style="list-style-type: none"> ■ Raised "louvre" skylight system in the middle of the building with extant mechanisms to open and close the windows.
6	The first storey was used as a shipping area. The second storey was used as storage, and the third storey was used for hose manufacturing.	1911	<ul style="list-style-type: none"> ■ Scale, massing and configuration of the brick façade fronting onto Raynes Avenue. ■ Series evenly placed bays of windows with a shallow arch and voussoirs. ■ Engaged pilasters which extend from the foundation to just above the third storey window. ■ Brick corbelling between each pilaster.
18	Mixing	1914	<ul style="list-style-type: none"> ■ Scale, massing and configuration of three-storey brick façade fronting onto Raynes Avenue. ■ Series evenly placed bays of windows with a shallow arch and voussoirs ■ Engaged pilasters which extend from the foundation to just above the third storey window. ■ Brick corbelling between each pilaster.
21	The first storey was used primarily for shipping and receiving. The third storey housed the administrative offices and meeting rooms for the facility.	1929	<ul style="list-style-type: none"> ■ Scale, massing and configuration of three-storey brick façade fronting onto Raynes Avenue. ■ Series evenly placed bays of windows with a shallow arch and voussoirs ■ Engaged pilasters which extend from the foundation to just above the third storey window. ■ Brick corbelling between each pilaster.
25	Milling	1937	<ul style="list-style-type: none"> ■ Scale, massing and configuration of three-storey brick façade fronting onto Raynes Avenue. ■ Series evenly placed bays of windows with a shallow arch and voussoirs ■ Engaged pilasters which extend from the foundation to just above the third storey window. ■ Brick corbelling between each pilaster.
27	Cement house	1943	<ul style="list-style-type: none"> ■ Series evenly placed bays of windows with a shallow arch and voussoirs ■ Engaged pilasters which extend from the foundation to just above the third storey window. ■ Brick corbelling between each pilaster. ■ Original exterior wood and metal doors.

Table 6: Landscape Features Associated with the Former Goodyear Tire & Rubber Co. Factory

Landscape Feature	Construction Date	Heritage Attributes
Bowmanville Creek (Formerly Barbour's Creek)	NA	<ul style="list-style-type: none"> ■ Spatial relation to the former Goodyear Tire & Rubber Co. Factory. ■ The former Goodyear Tire and Rubber Co. utilized the water supply provided by the watercourse. The former factory also utilized the creek to dispose of waste from the factory.
Grand Trunk Railway rail spur	1912	<ul style="list-style-type: none"> ■ Raised railway spur which extended south from the Grand Trunk Railway mainline, tracks located on north and south sides of the Former Goodyear Tire and Rubber Co. to facilitate shipping.
Viewscapes within and to the Former Goodyear Tire and Rubber Company factory	NA	<ul style="list-style-type: none"> ■ The key views that represent the value of the former Goodyear Tire and Rubber Company Factory as a landmark and continue to define the industrial character and history of the community and the industrial cultural heritage landscape as experienced from the public realm including the Bowmanville Creek Valley, Queen Street, Raynes Avenue, Queens Avenue and within the property.