



Staff Report

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Report To:	Planning and Development Committee	
Date of Meeting:	October 23, 2023	Report Number: PDS-052-23
Submitted By:	Carlos Salazar, Director of Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	By-law Number:
File Number:	PLN 34.18; HPA2023-009	Resolution#: PD-075-23
Report Subject:	Heritage Permit Application to demolish Triple Dormitory Building; 2020 Lambs Road, Bowmanville (former Boys Training School and WWII Prisoner of War Camp 30)	

Recommendation:

1. That Report PDS-052-23, any related delegations or communication items, be received for information;
2. That Council support the recommendation of the Clarington Heritage Committee to refuse and not support the demolition of the Triple Dormitory building;
3. That Heritage Permit Application File Number HPA2023-009 to demolish the Triple Dormitory building on the property located at 2020 Lambs Road (former Boys Training School and WWII Prisoner of War Camp 30) be refused;
4. That all interested parties listed in Report PDS-052-23, and any delegations be advised of Council's decision.

Report Overview

The property at 2020 Lambs Road, known as the former Boys Training School and WWII Prisoner of War Camp (Camp 30) was designated as a National Historic Site by the Historic and Monuments Board of Canada in 2013. In 2018, Council designated the property and the six buildings, including the Triple Dormitory building, under Section 29 of the Ontario Heritage Act (OHA) (Designation [By-law 2018-001](#)) for its cultural and architectural heritage significance. The current property owner participated in the designation process.

In April 2022, the property owner submitted planning applications for rezoning and draft plan of subdivision proposing the redevelopment of the subject lands. The development proposal included the demolition of the Triple Dormitory building.

The Ontario Heritage Act requires the owner of a designated property to obtain Council approval for the demolition of structures or parts thereof that affect the designated heritage cultural heritage value or interest.

On June 8, 2023, the property owner submitted the subject Heritage Permit application proposing to demolish the Triple Dormitory building. In accordance with the OHA, a notice of complete application was issued on August 4, triggering the prescribed 90-day period for Council's decision on the application.

The Clarington Heritage Committee (CHC) was consulted as required by the OHA. At its meeting on September 19, 2023, the CHC considered the application and passed a motion recommending that Council refuse the Heritage Permit Application and not support the demolition of the Triple Dormitory building.

1. Background

- 1.1 The subject site, known as 2020 Lambs Road and referred to as the 'Camp 30 property', is located at the northwest corner of Lambs Road and Concession Street East in Bowmanville. The site is approximately 42.5 hectares (105 acres) in total. However, the designated buildings and attributes are concentrated to the central portion of the site, encompassing the six structures in an open landscape around an internal ring road system, as shown in Figure 1. The Triple Dormitory building is one of six designated buildings on the property.



Figure 1: Schedule to Designation By-law– 2020 Lambs Road

- 1.2 The property was donated by John H. H. Jury to build the former government owned and operated Bowmanville Boys Training School, which opened in 1925 and provided education and professional training to boys. It was widely considered the most progressive institution of its kind in Canada. In 1940, the property became a Prisoner of War Camp (Camp 30) during the Second World War. The site is the only relatively intact Second World War prisoner-of-war camp remaining in Canada.

The former Boys Training School/Camp 30 site and buildings have been established to have significant cultural heritage value or interest (CHVI).

- 1.3 In January 2009, Council listed the property on the Municipal Heritage Register under section 27 of the OHA. The property included 18 buildings at that time. The Heritage

Committee conducted a review of the buildings on the property, and subsequently passed a motion recommending Council remove certain buildings from the Municipal Register given their lack of historical significance. Those buildings that were removed from the Municipal Register have since been demolished, leaving the six remaining buildings: Jury House, Cafeteria, Kiwanis House, Gymnasium (natatorium), Hospital/Infirmary, and Triple Dormitory.

Camp 30 is designated as a National Historic Site of Canada

- 1.4 In April 2013, the property was designated as a National Historic Site of Canada by the Historic Sites and Monuments Board of Canada. The designation recognizes property containing the ring road and six remaining buildings, including the Triple Dormitory building, for its historical significance, prairie-style architecture and campus-style setting.

Council designated the Camp 30 site and buildings under the Ontario Heritage Act

- 1.5 In 2018, Council passed By-law [2018-001](#), designating the property under Section 29 of the Ontario Heritage Act ([PSD-080-17](#)). The site's cultural heritage value or interest (CHVI) resides in its collection of distinct structures laid out in a campus-like plan around a ring road, grassy fields, vegetation, and mature trees. It is designated for its historical/associative, aesthetic/design and contextual values. The Statement of Significance included in the By-law identifies and lists the site's CHVI and character-defining buildings and features. The Triple Dormitory building is listed as a significant attribute and character-defining building contributing to the CHVI of the site. It is also specifically noted for its hipped roof over the clerestory windows. Figures 2,3,4 and 5, below depict the Triple Dormitory building as it was in the historical photograph, in 2009, and more recently in 2014, respectively.



Figure 2: Historical photograph of Triple Dorm as seen from the southwest



Figure 3: Triple Dorm building in 2009



Figure 4: Triple Dormitory building in 2014



Figure 5: Triple Dormitory building in 2014

The Camp 30 property is identified in Clarington's Official Plan as a Special Policy Area

- 1.6 The subject property is identified as a Special Policy Area (Special Policy Area F- Camp 30) under Section 16.7 of the Clarington Official Plan, directing the development of a community vision and urban design plan for the long-term use of the lands. Special Policy Area F includes the five buildings located inside the ring road, which are intended to form part of a municipal-wide park and the Triple Dormitory located outside the ring road.

Council accepted the community vision, Master Plan, and Design Guideline developed for the Camp 30 property

- 1.7 In November 2020, Council accepted the Master Plan, Design Guidelines and the community vision ([PSD-051-20](#)) prepared by DTAH for Special Policy Area F. The Design Guidelines provide direction to conserve the designated heritage site and adaptively reuse the remaining six buildings, including the Triple Dormitory. Council passed Resolution # C-492-20, giving the direction:

That Report PSD-051-20 be received;

That the Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 by DTAH dated April 2019 be accepted;

That Official Plan Amendment 121 and the Block Master Plan implement the Community Vision by DTAH;

That Official Plan Amendment 121 prohibit private residential development buildings within the ring road of the Jury Lands;

That the consulting team for Soper Hills Secondary Plan be retained to assist with refining draft Official Plan Amendment No 121;

That Staff continue to work with the land owners on other issues to be brought forward a subsequent report; and

That all interested parties listed in Report PSD-051-20 and any delegations be advised of Council's decision.

Council adopted Official Plan Amendment 121 to the Clarington Official Plan. OPA 121 was developed in consultation with the landowner and directs the implementation of the community vision for the Camp 30 property

- 1.8 In December 2021, Council adopted a municipally-initiated amendment ([PDS-044-21](#)) to the Clarington Official Plan for Special Policy Area F – Camp 30. Official Plan Amendment (OPA) 121 includes policies that direct the implementation of the endorsed community vision and Block Master Plan, and Urban Design Guidelines for the

redevelopment of the designated Camp 30 site. Official Plan Amendment (OPA) No. 121([PDS-051-21](#)) was approved in January 2022.

- 1.9 The Clarington Official Plan, as amended by OPA 121, states the following with respect to the Camp 30 Special Policy Area F in general and the Triple Dormitory building, which falls within the Medium Density Residential – Heritage designation:

Special Policy Area F is the site of the former Bowmanville Boys Training School and World War II prisoner of war camp known as Camp 30. Approximately 10 hectares of this land and buildings have cultural heritage significance, which includes being designated by the National Historic Sites and Monument Board.

The Municipality has consulted and will continue to work with the landowners of Special Policy Area F, the Jury Lands Foundation, other levels of government, and interested parties to:

- Implement “The Jury Lands, Bowmanville, Special Policy Area F: Urban Design Master Plan + Design Guidelines”, dated April 12, 2019, by DTAH, as the Urban Design Guidelines which sets out the principles of the community vision, for the long term use of the subject lands while respecting the nationally designated cultural heritage landscape.
- Implement the community vision of the Urban Design Guidelines and build upon the designation of the National Historic site, in accordance with the National Historic Sites and Monument Act and under Part IV (individual) of the Ontario Heritage Act, by establishing mechanisms to protect the cultural heritage value of Camp 30/The Jury Lands and support its ongoing conservation in alignment with the cultural heritage landscape status of Camp 30 reflected in Section 16.7.8.

- 1.10 In accordance with the Official Plan, a Heritage Impact Assessment, including a view assessment, shall be conducted prior to any development within the Medium Density Residential – Heritage designation to identify where new buildings can be located, along with their relative heights and massing required to conserve the elements identified in the National and local cultural heritage designations. The Triple Dormitory building is identified as a significant attribute in the applicable designation by-law.
- 1.11 The Block Master Plan (Figure 6, below) forms part of the approved OPA 121. The Block Master Plan identifies the designated heritage buildings and establishes the land use pattern to guide development within Special Policy Area F.

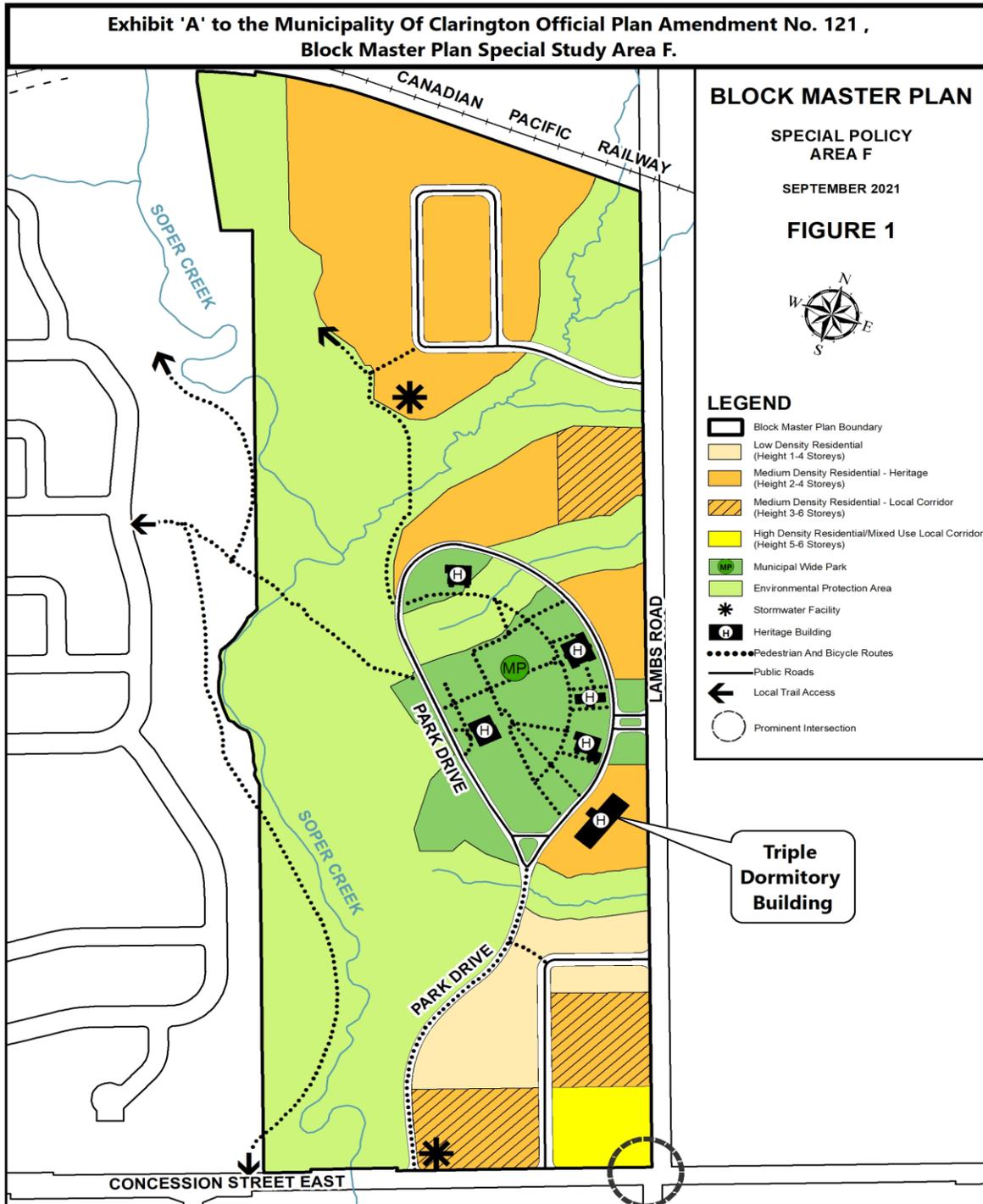


Figure 6. Schedule of the Official Plan Amendment No. 121

The property owner submitted development applications proposing the demolition of the Triple Dormitory building

- 1.12 In April 2022, the property owner submitted a Zoning By-law Amendment and Draft Plan of Subdivision application for the redevelopment of the subject lands. The applications propose the demolition of the Triple Dormitory building. A Heritage Impact Assessment (HIA) -Addendum by Letourneau Heritage Consulting Inc., dated March 2022, was submitted in support of the applications. The HIA Addendum identifies the impacts of the proposed development on the designated heritage property, indicating the removal of the Triple Dormitory would negatively impact the cultural heritage integrity of the Camp 30 site. The HIA Addendum does not provide an opinion as to whether the Triple Dormitory building should or should not be allowed to be demolished.
- 1.13 In May 2022, GBCA Architects was retained by the Municipality to conduct a peer review of the HIA Addendum submitted by the applicant in support of the development applications.

The Peer Review concluded:

- That the HIA Addendum and its recommendations are generally consistent with the directions outlined in the policies that apply to the site, save for the disposition of the Triple Dormitory building.
- The HIA acknowledges the importance of the Triple Dormitory and the implications of its loss but does not provide sufficient justification for its removal.

The Peer Review Recommended:

- The Triple Dormitory be retained, given its contribution to the cultural heritage value or interest of the site, and integrated into the new development.

- 1.14 The development applications were circulated to the Heritage Committee. C. Borgal of GBCA Architects presented the Peer Review to the Heritage Committee in September 2022. At its meeting on November 15, 2022, the Heritage Committee passed a motion recommending to Council that the Triple Dormitory building be retained and incorporated into the development design. Comments to this effect were provided to the applicant in response to the proposed development applications.
- 1.15 A chronology of events is included as Attachment 1.

2. Ontario Heritage Act and Heritage Permit Application

- 2.1 The Ontario Heritage Act requires the owner of a designated property to obtain Council approval for the demolition of structures or parts thereof that affect the designated heritage cultural heritage value or interest.

- 2.2 On June 8, 2023, the property owner submitted the subject Heritage Permit Application proposing to demolish the Triple Dormitory building, as required under the Ontario Heritage Act for properties designated under Section 29 (Attachment 2). Documents submitted in support of the Heritage Permit Application include:
- Heritage Permit Cover Letter
 - Visual Inspection Report by ATKINS + VAN GROLL INC, dated February 2019
 - Preliminary Assessment for Designated Substances Report by Maple Environmental Inc, dated April 2023
 - Class D Budget by CITI- CORE, dated May 2023
 - Heritage Impact Assessment by LHC, dated April 2020; and
 - Heritage Impact Assessment Addendum by LHC, dated March 2022
- 2.3 A notice of complete application was issued on August 4, in accordance with the requirements of the Ontario Heritage Act, triggering the prescribed 90-day period for Council's decision. As per the Act, the Heritage Committee must be consulted prior to Council's consideration of a heritage permit application. The Heritage Committee reviewed and considered the Heritage Permit Application and the above-noted supporting materials at its meeting on September 19, 2023.
- 2.4 After considering the Committee's recommendation, a decision on the Heritage Permit Application is required by Council. A 30-day appeal period will start after Council ratifies the decision at the Council meeting on October 30, 2023, within which the applicant will have an opportunity to appeal the decision to the Ontario Land Tribunal (OLT).

3. Consultation with Clarington Heritage Committee

- 3.1 As noted in Section 1 above, the Heritage Impact Assessment (HIA), dated April 2021 and the HIA Addendum, dated March 2022, prepared by LHC were circulated to the Heritage Committee as part of the review of the development applications for the Draft Plan of Subdivision and Zoning By-law Amendment.
- 3.2 The Peer Review on the HIA Addendum conducted by GBCA Architects was presented to the Committee in September 2022. After consideration of the information, Heritage Committee passed Motion 22.45 ([CHC Meeting Minutes](#)) at its November 2022 meeting, as follows:

That the Committee agrees with the conclusions and recommendations of the peer review of the 2020 Lambs Road HIA undertaken by C. Borgal, which also align with the objectives of the Heritage Committee's past work evaluating the subject site. The Committee recommends to Council that the Triple Dormitory building be retained and incorporated into the development design.

- 3.3 On June 8, 2023, upon receipt of the Heritage Permit Application proposing to demolish the Triple Dormitory Building, the Application and supporting materials submitted by the applicant were circulated to the Heritage Committee for review. A Memo was provided to the Heritage Committee summarizing site context, background about the Ontario Heritage Act and Heritage permit application processes. (Attachment 3)
- 3.4 The subject Heritage Permit application was considered by the Heritage Committee at its meeting on September 19, 2023. The applicant was notified of and invited to the meeting but did not attend. Marilyn Morawetz, representing the Jury Lands Foundation, requested a delegation to speak to the Committee. A letter from Mr. Todd Tremeer (Attachment 4) from the Jury Lands Foundation was submitted and circulated to the Committee as a correspondence.
- 3.5 At its meeting on September 19, 2023, after consideration of the available information and a discussion, the Clarington Heritage Committee passed motion 23.32 (Attachment 5).

That the Committee recommends to Council:

The Heritage Permit Application (File Number HPA2023-009), proposing the demolition of the Triple Dormitory building at the property known as Camp 30, not be supported based on the evaluation of the cultural heritage value or interest of the property as established in Designation By-law 2018 – 001 passed in accordance with Section 29 of the Act and the criteria for designation listed under Ontario Regulation 9/06.

4. Discussion

- 4.1 In 2013, the subject property was designated as a National Heritage Site, recognizing its time as the Bowmanville Boys Training School and Camp 30, as well as its architectural significance. The National designation was pursued with the support of the current property owner.
- 4.2 Council designated the property under the Ontario Heritage Act in 2018 by By-law 2018-001 in support of the long-term conservation of its cultural heritage value. The designation includes the six buildings, surrounding campus-like setting, and identified landscapes, views, and vistas. The current property owner participated in the designation process at that time and did not object to the passing of the designation by-law, which included the Triple Dormitory. The six designated buildings are established as contributing attributes to the CHVI of the site.

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- 4.3 After consultation with the current property owner, OPA 121 was adopted by Council in December 2021, and approved in early 2022 without appeal. OPA 121 resulted in official plan policies specific to the Camp 30 Special Policy Area F directing the development of the subject lands in accordance with the community vision, building upon the designation of the National Historic site and Ontario Heritage Act designation to protect the cultural heritage value of Camp 30/The Jury Lands and support its ongoing conservation.
- 4.4 The HIA- Addendum prepared by the applicant and submitted as part of the subject Heritage Permit application was previously submitted in support of the above-noted development applications. As mentioned, the HIA Addendum was circulated to the Clarington Heritage Committee, and was peer reviewed by a heritage consultant retained by the Municipality. Comments on the development applications were provided to the applicant, including:
- (i) there was insufficient justification included in the HIA – Addendum for the removal of the Triple Dormitory building and the resulting loss of and impact to the cultural heritage value to the site;
 - (ii) the development proposal should be revised to retain the Triple Dormitory, and adaptive reuse of the building should be explored, and
 - (iii) revisions to the HIA-Addendum would be required as part of any proposed Heritage Permit application for proposed alterations.
- 4.5 In support of the subject Heritage Permit application proposing to demolish the Triple Dormitory building, the applicant submitted a visual inspection report, a designated substances assessment, a budget assessment, and the existing HIA-Addendum, dated March 2022. The HIA – Addendum was unchanged from the version submitted as part of the 2022 development applications.
- 4.6 The ‘Remaining Buildings at Pine Ridge/Camp 30 Visual Inspection Report’, prepared by Atkins + Van Groll, dated February 2019 cited areas of deterioration, damage from extensive water leakage, and corrosion of steel in one location. The report notes the buildings have not been occupied and have remained unheated in recent years. The report also acknowledges its limitations given that much of the building was not visible during the inspection. Based on what was visible, the damage to the Triple Dormitory structure was suggested to be repairable and replaceable.
- 4.7 The ‘Preliminary Assessment of Designated Substances’ prepared by Maple Environmental Inc., dated April 2023 was undertaken to identify possible hazardous building materials that would be disturbed if the Triple Dormitory is to be renovated or demolished. The Assessment also noted limitations given certain components of the building were not accessible at the time of assessment. The Assessment indicated the

presence of mould throughout the drywall finishes and ceiling tiles within the building, attributing it to the long duration of the building being unoccupied and the significant damage to the roof. While the Assessment did not appear to confirm the presence of asbestos, it does note suspected asbestos containing materials may be present in concealed or inaccessible areas of the building. The Assessment makes recommendations for the removal of the designated substances.

- 4.8 Staff acknowledges the challenges to the adaptive reuse of the building that are outlined in the supporting materials, and the costs associated with addressing them. However, the above-mentioned situations are not uncommon for redevelopment projects with adaptive re-use components. The supporting materials do not appear to conclude the Triple Dormitory building is beyond repair. The loss of the heritage value and interest that would result from allowing the removal of a designated building is not sufficiently justified.
- 4.9 Planning and Infrastructures Services staff had a discussion with the applicant to understand if there was opportunity to pursue alternative solutions to demolition that would enable the building or a portion thereof to be adaptively reused and incorporated into redevelopment of the site. The applicant advised, while they have explored alternatives, the contamination as outlined in the supporting materials and the costs associated with such alternatives, they see the proposed demolition as the only option.
- 4.10 Clarington's Property Standards By-law 2007-030, being a by-law for the maintenance and occupancy of all property, specifically recognizes Designated Heritage Buildings and properties designated under the Ontario Heritage Act. The By-law requires the owner of a heritage property to maintain, preserve and protect its heritage attributes, including protecting the structures and buildings on the property against risk of fire, weather, neglect, intentional damage or damage by other causes.
- 4.11 The buildings on the site have sustained significant vandalism and exposure to weather and environmental conditions over the last decade. The deterioration of the Triple Dormitory to its current condition as cited in the reports submitted by the applicant in support of the proposed Heritage Permit application could in part be attributed to a lack of property maintenance which may contribute to the cost of restoration and adaptive reuse.
- 4.12 The Triple Dormitory building is identified as a significant and integral part of the cultural heritage value and interest of Camp 30 property. It has already been established that there is CHVI recognized nationally, provincially and locally through federal and local designations. The HIA Addendum, as per the Peer Review by GBCA, did not sufficiently justify the proposed demolition.

- 4.13 The proposed Heritage Permit application to demolish the Triple Dormitory building is recommended to be refused based upon the following considerations:
- i) The Municipality encourages the conservation and protection of significant heritage resources through the Clarington Official Plan;
 - ii) Over the years, Council commitments to the conservation of the former Boys Training School/Camp 30 heritage site include identifying the property as a Special Policy Area in the Clarington Official Plan, adopting Official Plan Amendment No. 121, endorsing the Urban Design Guidelines and the community vision to preserve the heritage components and value of the site, and designating the property, including the Triple Dormitory building, under the Ontario Heritage Act;
 - iii) The evaluation of the proposed demolition of a designated building is based upon the cultural heritage value or interest of the attribute and its contribution to the overall value of the property. As per the GBCA Peer Review of the HIA-Addendum, the proposed demolition of the Triple Dormitory building is not consistent with the objectives and policies of the Municipality with respect to planning and heritage. The Triple Dormitory building holds as much significance as the five other designated buildings on the property, and its contributions related to its history and associations with events and people may make it more so.

5. Financial Considerations

- 5.1 There are no direct financial considerations associated with the Ontario Heritage Act process outlined in this report.
- 5.2 There may be indirect financial impacts to the Municipality associated with the Ontario Land Tribunal process if the property owner chooses to exercise appeal rights associated with Council's decision on the Heritage Permit Application.

6. Concurrence

- 6.1 The Deputy CAO/Treasurer has reviewed this report and concurs with the information.

7. Conclusion

- 7.1 The purpose of this report is to consider a Heritage Permit Application to demolish the Triple Dormitory Building (former Boys Training School/Camp 30) submitted for 2020 Lambs Road, being a property designated under Section 29 of the Ontario Heritage Act.

- 7.2 The Municipality has worked with the current property over the years towards the development of a long-term vision for the development of the lands, alongside the conservation of the nationally designated heritage site.
- 7.3 The Triple Dormitory building is a designated heritage structure recognized by By-law 2018 passed by Council under Part IV, Section 29 of the Ontario Heritage Act. Based upon the findings of the HIA-Addendum submitted by the applicant and the Peer Review of the document, the building remains a contributing attribute to the cultural heritage value or interest of the site. The HIA Addendum, peer-reviewed by GBCA, and additional supporting materials did not sufficiently justify the proposed demolition as the only option.
- 7.4 In accordance with the Ontario Heritage Act, the Clarington Heritage Committee was consulted on the proposed Heritage Permit application. Upon its consideration of the application, the Committee has recommended that to Council that the application be refused.
- 7.5 It is respectfully recommended that the Recommendations be adopted as presented.

Staff Contact: Jane Wang, Planner II, 905-623-3397 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 – Chronology of Events Summary

Attachment 2 – Heritage Permit Application cover letter by Lambs Road School Property Ltd.

Attachment 3 – Memo to CHC, dated September 19, 2023

Attachment 4 – Letter from Todd Tremeer, the Jury Lands Foundation

Attachment 5 – Clarington Heritage Committee Meeting Minutes of September 19, 2023

Interested Parties:

List of Interested Parties available from the Department.

Jury Lands (Camp 30) Chronology of Events Summary

Time	Items	Reports/Documents
Feb 2009	Property and all buildings added to the Municipal Heritage Register	PSD-016-09, municipal register.pdf
July, 2009	Council receives a petition with 800 signatures	Minutes
October, 2009	12 buildings were removed from the Municipal Register, six remaining buildings continue to be listed on the Register	PSD-099-09, allows demolition of some bldgs.pdf
Sept 2011	Letter from owner endorsing National designation	Letter
April 2013	Announcement of National designation	
July 2014	Incorporation of Jury Lands Foundation (JLF)	PSD-071-16, MOU for Jury Lands.pdf
March 2015	Release of proposed Official Plan with Special Policy Area	16.7 Special Policy Area F - Camp 30 Clarington Official Plan
October 2016	Official Plan, Special Policy Area F ratified by Council	
November 2017	Council designation by-law of property under the Ontario Heritage Act, including remaining six buildings, ring road, and surrounding area	PSD-080-17, local heritage designation.pdf PSD-080-17, revised schedule for designation.pdf By-law 2018-001
June 2019	Present Urban Design Master Plan and Design Guidelines, prepared by DTAH	PSD-029-19, presentation of urban design.pdf
November 2020	Updates on draft OPA 121, Council acceptance of Urban Design Master Plan and Design Guidelines	PSD-051-20, acceptance of urban design.pdf
December 2021	Council adoption of OPA 121 which replaces Special Policy Area F with conditions for development, Legal Agreement is updated	PDS-051-21, OPA 121 finalization by staff.pdf
April 2022	Kaitlin submitted applications for Zoning amendment and Draft Plan of Subdivision (ZBA2022-0007 & S-C-2022-0005)	Public Meeting Report
June 8, 2023	Kaitlin submitted the Heritage Permit Application to propose to demolish the Triple Dorm Building	

Attachment 1 to PDS-052-23

August 4, 2023	The Notice of complete application was issued	
September 19, 2023	The Heritage Permit Application was reviewed and discussed in Heritage Committee meeting. Committee recommendation to Council	Draft meeting minutes as attachment 5 to the Report

June 8, 2023

Submitted Electronically

Clarington Heritage
Municipality of Clarington
40 Temperance St.
Bowmanville ON L1C 3A6
905-623-3379 ext. 2411

Dear Mayor Foster and Members of Council,

Cc: Clarington Heritage Committee

Re: 2020 Lambs Road – Heritage Permit Application
Lambs Road School Property Ltd.

Lambs Road School Property Ltd. (LRSP) is hereby submitting a Heritage Permit Application for the demolition of the “Triple Dorm” building, located in what is commonly referred to as the “Camp 30” site, in Bowmanville, Ontario. This consent is being requested of the Clarington Municipal Council.

The following information and attachments are being submitted to provide background to the Heritage Committee and to satisfy the requirements of *Ontario Heritage Act* as augmented by the Municipality of Clarington. This application references related development applications, which themselves are supported by a myriad of technical studies and reports. If Clarington Council, Heritage staff or Committee are interested in reviewing those documents, Clarington Planning & Development Services will have all the files but we can also make copies of those materials available to Council and the Heritage Committee if so desired.

Contact information of applicant

Lambs Road School Property Ltd.
220 Duncan Mill Road, Suite 315
North York, ON M3B 3J5
Attn: Devon Daniell
ddaniell@kaitlincorp.com
905-642-7050 x120

Description of Property to be demolished

The “Triple Dorm” building is located on a portion of the approximately 42.5 ha parcel of land owned by LRSP at the northwest corner of Concession Street East and Lambs Road in Bowmanville that is municipally known as 2020 Lambs Road and legally described as Part of Lot 7, Concession 2, former Township of Darlington, now in the Municipality of Clarington, Region Municipality of Durham, designated as Part I on Plan 10R-83 save and except Part 2 on Plan 10R-925.

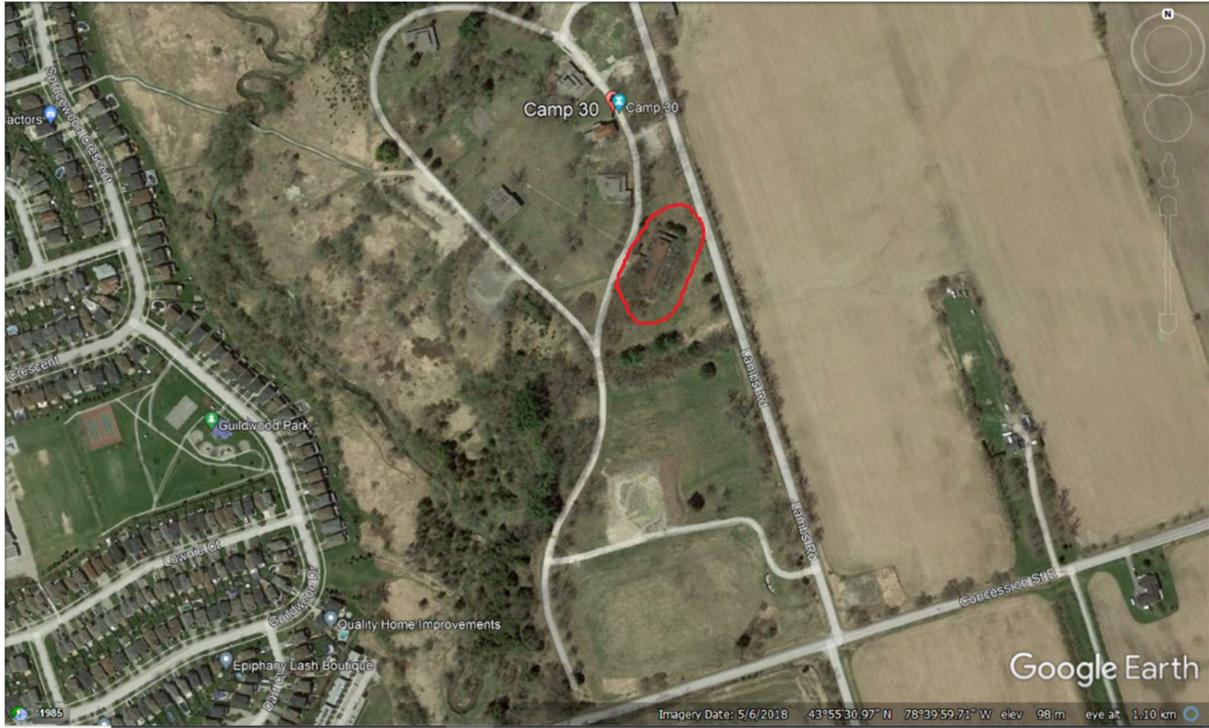


Figure 1 – Camp 30 site from Google Earth, Triple Dorm circled in red

The Triple Dorm is an approximately 14,470 sqft, 1-storey building with a partial basement.



Figure 2 - Triple Dorm Floorplan

Photographs of the Property



Figure 3 - Photograph of Triple Dorm looking west



Figure 4 - Photograph of Triple Dorm looking north



Figure 5 - Photograph of Triple Dorm looking north-east



Figure 6 - Photograph of Triple Dorm looking east



Figure 7 - Photograph of Triple Dorm looking east



Figure 8 - Photograph inside Triple Dorm



Figure 9 - Photograph inside Triple Dorm



Figure 10 - Photograph inside Triple Dorm



Figure 11 - Photograph inside Triple Dorm

Brief History of Park and Development plans within Camp 30 Site

In 2016 LRSP and Clarington entered into an agreement that would see the dedication of a portion of the Camp 30 site to the municipality and the processing of development applications on other portions.

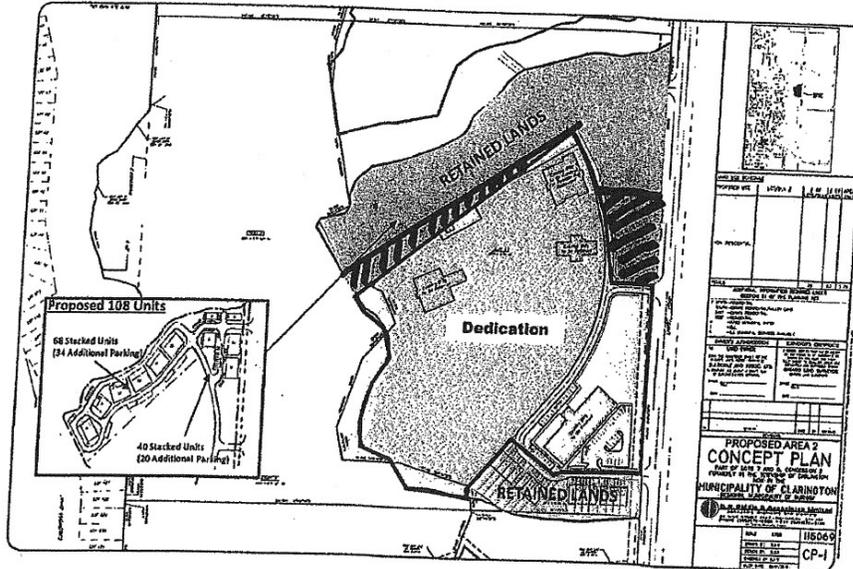


Figure 12 – excerpt from 2016 agreement showing dedicated portion vs retained lands within the ring road

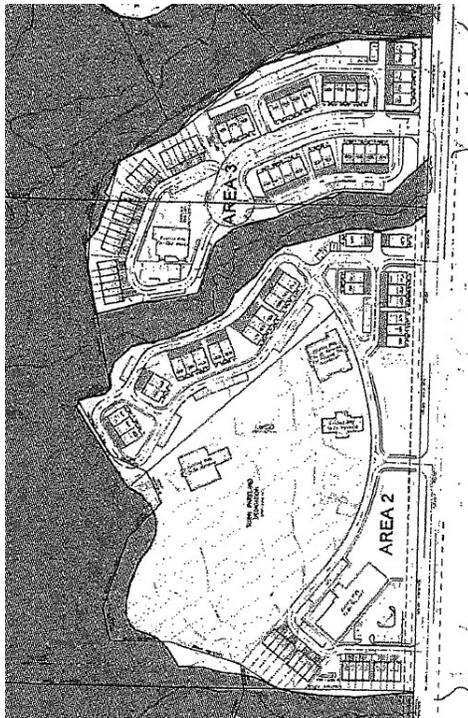


Figure 13 – excerpt from 2016 agreement showing area of proposed development within the ring road

Sometime shortly after the agreement was signed, Clarington planning staff expressed a desire to see no further development within the ring road, as that was the most important heritage attribute. After many years of debate and negotiation a compromise was reached and an amendment to the original 2016 agreement was made in late 2021.

The key points of the amendment as it relates to the park and development were that:

- a) Area of dedication would be changed to cover everything within the ring road, plus an entrance out to Lambs road. The first portion was transferred upon execution of the amendment
- b) Development would be permitted within the two areas outside the ring road, adjacent to Lambs Road
- c) Clarington would bring forward modifications to OPA 121 to reflect the above
- d) Clarington would expeditiously process the associated development applications

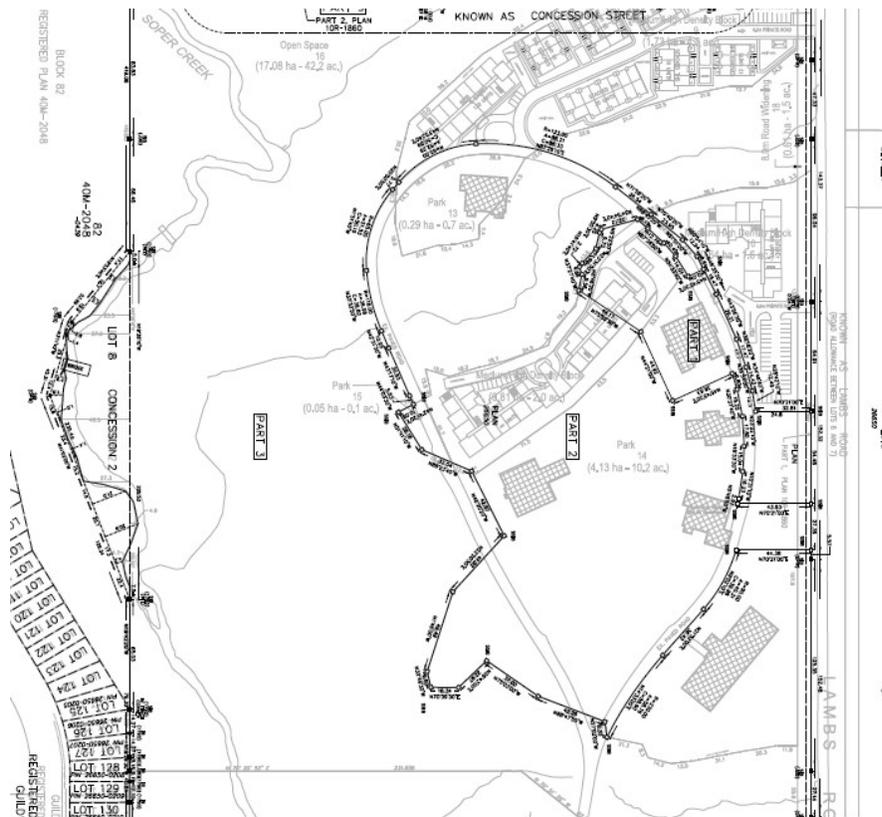


Figure 14 – New area of dedication, now encompassing all of the area within the ringroad. The first parcel including the cafeteria building has already been transferred

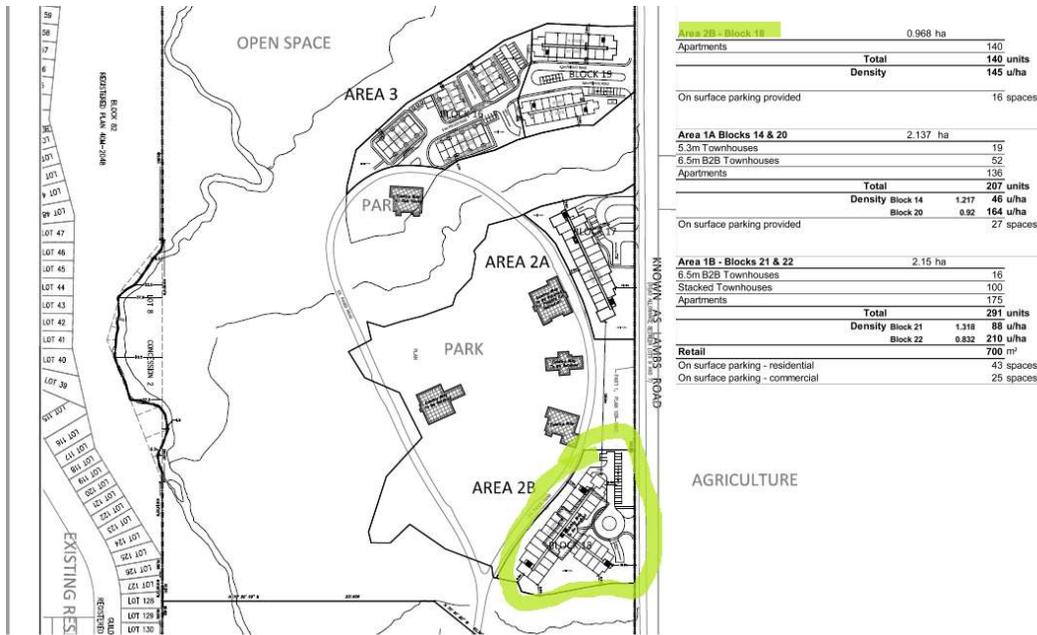


Figure 15 – development concept submitted with development applications and used as the basis for OPA 121

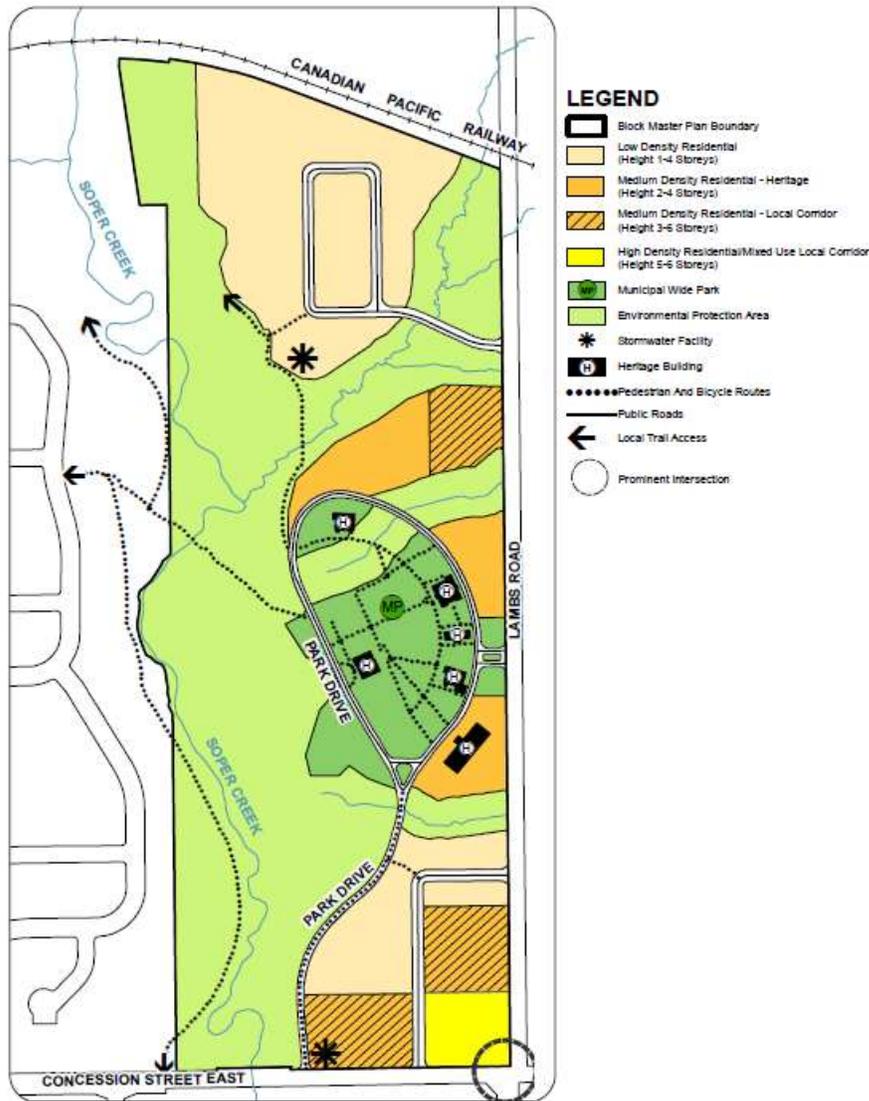


Figure 16 – Land use map from OPA 121, passed by Council in late 2021, which reflects the new medium density residential designation where the Triple Dorm is, as per agreement and applications submitted.

Reason for Demolition of Property

This request for demolition stems from serious structural and environmental issues that precludes its conservation. These include:

1 – The Building has significant contamination and has structural issues

- In February 2019, an engineer from Atkins Van Groll performed a visual inspection of many buildings at Camp 30, including the Triple Dorm (see attachment #1). Observations were only visual without disturbing walls further but included:
 - o deterioration of the multi-wythe load bearing brick and exterior wall,

- many large voids and openings allowing excessive water leakage
- Ice observed on large portion of the building
- Steel intel in a load bearing wall had corrosion

In April 2023, Maple Environmental performed a survey of Designated Substances, PCBs and mould within the site (see attachment #2). This preliminary study found the existence of a number of troubling items including:

- Asbestos on exterior stucco walls
- Asbestos in panels within the building
- Asbestos in mechanical insulations
- Significant mould growth all over the building, including all drywall, ceiling tiles, roof
- Silica
- Mercury vapor and liquid mercury
- Suspected further asbestos and mould in areas that were not accessible to the experts on the day of their inspection including the roof, boilers, concealed floor coverings, etc

2 – The retention of the existing building is cost prohibitive.

Rehabilitation of heritage buildings can be a very expensive endeavor. This is even more so when the building has extensive structural and contamination issues, as noted above. This project, based upon our cost estimates, is projected to surpass \$19,000,000 (see attachment #3). Neither LRSP nor any other entity can make a successful business case for the refurbishment or adaptive reuse of this building at that price.

3 – Demolition is supportable from heritage perspective with the right mitigations

As part of the applications made to develop around the Camp 30 property, a Heritage Impact Assessment was undertaken by LHC Heritage Planning and Archaeology Inc. (see attachment #4). This comprehensive report identifies that removal of the Triple Dormitory building is an adverse impact on the cultural heritage site through demolition of a heritage attribute. We acknowledge that this involves demolition of a heritage attribute. **However, as per the above, there are severe limitations to feasibly retaining the existing structure.** The LHC report identifies measures to mitigate this loss including; preparation of a documentation and salvage report of the building, and that the new building proposed for this location be designed based on guidance from the *Jury Lands, Bowmanville / Special Policy Area F Urban Design Master Plan and Design Guidelines*.

4 – Demolition is consistent with OPA 121 and the Amended Agreement

As outlined above, there is an existing legal agreement in place to process the development applications. This is a necessary step which will lead to the transfer of over 11.26 acres of parkland and 62.34 acres of open space to Clarington. This demolition permit for the Triple Dorm is consistent with the decision made by Council and necessary for the development of this site and satisfaction of the agreement which was amended in late 2021.

Access to Site

LRSP acknowledges (as per Clarington Heritage Permit application form) that Clarington Heritage Staff and members of the Clarington Heritage Committee may visit the property. LRSP is willing to coordinate an opening of an entrance if requested. However, as per the designated substances report, Staff and committee members are hereby advised that the building is known to contain a number of significant designated substances including asbestos, lead and mould. LRSP will assume no liability related to requested visits to the property and requests to be listed as an addition insured on the Municipalities insurance policy should a site visit take place. LRSP advises staff and committee members that they will need to take appropriate measures to protect themselves with appropriate respirators and PPE accordance with WSIB standards, and requirements from your insurer.

List of attached Supporting Documents

Attachment #1 – Engineer Visual Inspection Report
Attachment #2 – DSS report
Attachment #3 – Class D Budget
Attachment #4 – Heritage Impact Assessment
Attachment #5 – HIA Addendum

I hope that this letter and attachments are helpful to assist Council in their decision on this heritage permit application for the Triple Dorm. If there are any additional questions please don't hesitate to reach out to me directly.

Thank you,

Devon Daniell

On behalf of Lambs Road School Property Ltd.



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: Jane Wang, Sarah Allin, Lisa Backus Planning and Infrastructure Services
Date: September 18, 2023
File No.: PLN 34; HPA2023-009
Re: Heritage Permit Application Proposing to demolish Triple Dormitory Building (Camp 30); 2020 Lambs Road, 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 Heritage Permit Application and the Notice of intent to demolish received for the Triple Dormitory Building on the property at 2020 Lambs Road. The property is designated under Section 29 of the Ontario Heritage Act by the Municipality of Clarington ([By-law 2018-001](#)) and was recognized as a National Historic Site by the Historic Sites and Monuments Board of Canada in 2013.

Site Context

The subject site is located at the northwest corner of Lambs Road and Concession Street East in Bowmanville. The site is approximately 42.5 hectares (105 acres) in total. However, the designated buildings and attributes are concentrated to the central portion of the site, encompassing the six structures in an open landscape around an internal ring road system, as shown in Figure 1. The Triple Dormitory building is one of six designated buildings on the property.



Figure 1: Location Map and Aerial – 2020 Lambs Road – Triple Dormitory Building

In January 2009, the property was listed on the Municipal Heritage Register.

At that time, the property included 18 buildings. In September 2009, the buildings on the property were reviewed with the Heritage Committee, and as a result of the review, the Committee passed a motion recommending Council remove certain buildings from the Municipal Register given their lack of historical significance. Those buildings that were removed from the Municipal Register have since been demolished, leaving the six remaining buildings: Jury House, Cafeteria, Kiwanis House, Gymnasium (natatorium), Hospital/Infirmary, and Triple Dormitory.

In April 2013, the property containing the ring road and six remaining buildings, including the Triple Dormitory, was designated as a National Heritage Site for its historic value and architectural significance.

The property was donated by John H. H. Jury to build the former government owned and operated Bowmanville Boys Training School which opened in 1925 and provided education and professional training to boys. In 1940, the property became a Prisoner of War Camp (Camp 30) during the Second World War. The property was designated for its historical significance, prairie-style architecture and campus-style setting by the Historic Sites and Monuments Board of Canada in 2013.

In 2018, the property was designated under Section 29 of the Ontario Heritage Act by the Designation By-law 2018-001. ([PSD-080-17](#))

The heritage value of the site resides in its collection of distinct structures laid out in a campus-like plan around a ring road, grassy fields, vegetation, and mature trees. It is designated because of its historical/associative, aesthetic/design and contextual values. The Statement of Significance and Schedule B included in the By-law identifies and lists the cultural heritage value or interest of the site and character-defining buildings and features, including the Triple Dormitory Building, which is noted specifically for its hipped roof over the clerestory windows.

In 2018, the property was identified as a Special Policy Area (Special Policy Area F. Camp 30) under Section 16.7, in the Clarington Official Plan.

In November 2020, Council accepted and endorsed the Block Master Plan, Urban Design Guidelines and the community vision ([PSD-051-20](#)) prepared by DTAH for Special Policy Area F, as directed by the Clarington Official Plan. The Special Policy Area F includes the five buildings located inside the ring road, which are intended to form part of a municipal-wide park and the Triple Dormitory located outside the ring road. The Design Guidelines provide direction to conserve the designated heritage site, and adaptively reuse the remaining six buildings, including the Triple Dormitory.

In December 2021, Council adopted a municipally-initiated amendment ([PDS-044-21](#)) to the Clarington Official Plan for Special Policy Area F.

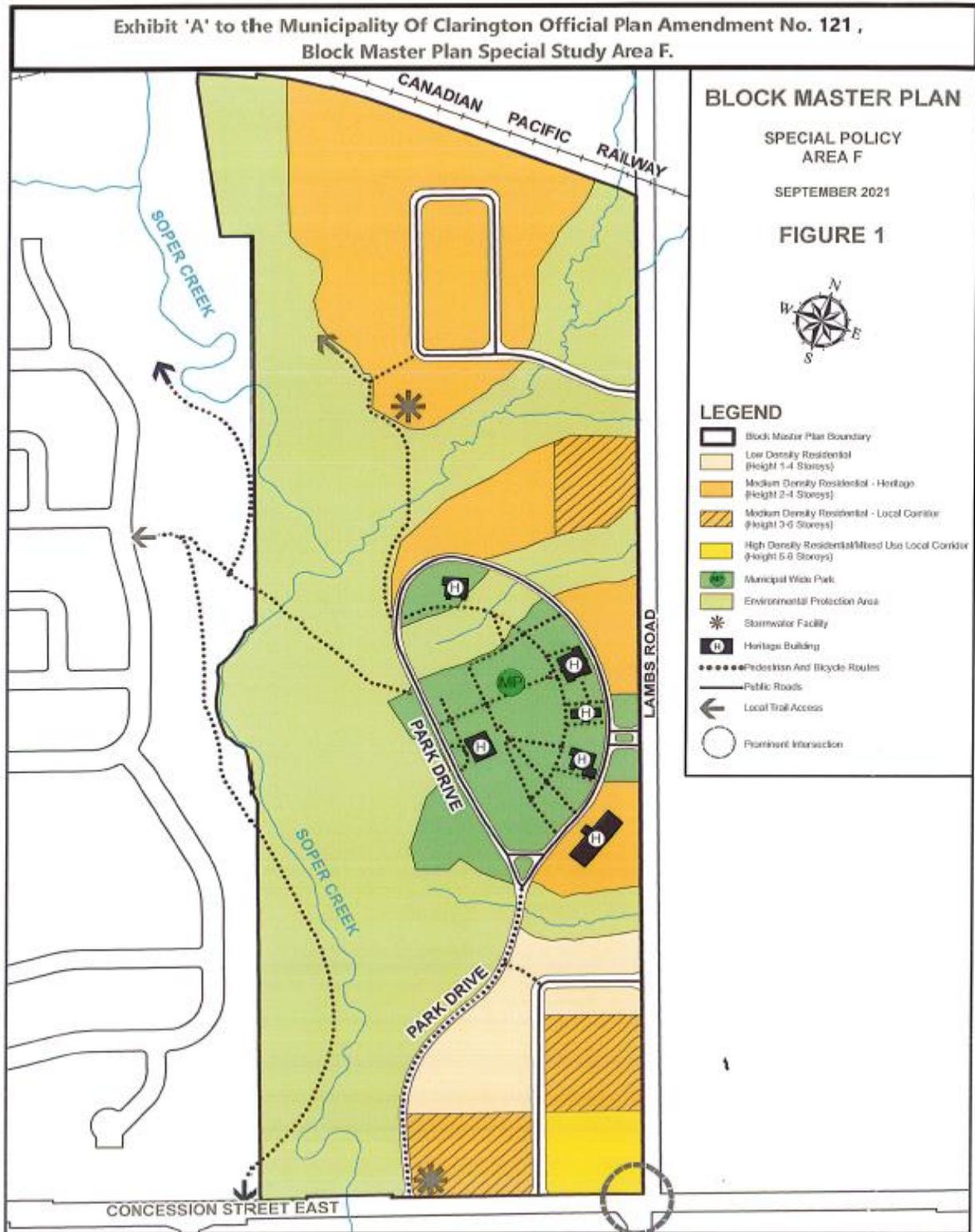
The Official Plan Amendment included policies that direct the implementation of the endorsed vision and Block Master Plan and Urban Design Guidelines for the redevelopment of the designated Camp 30 site. Official Plan Amendment (OPA) No. 121 ([PDS-051-21](#)) was approved in January 2022.

Specifically, section 16.7.5.2 of OPA 121 applies to the area of the property containing the Triple Dormitory building and states:

A Heritage Impact Assessment including a view assessment, shall be conducted prior to any development within the Medium Density Residential –

Heritage designation to identify where new buildings can be located, along with their relative heights and massing required to conserve the elements identified in the National and local cultural heritage designations.

See the following Schedule of the Official Plan Amendment No.121.



In April 2022, the property owner submitted a Zoning By-law Amendment and Draft Plan of Subdivision application for the redevelopment of the subject lands. The application proposes the demolition of the Triple Dormitory.

The Heritage Impact Assessment-Addendum by Letourneau Heritage Consulting Inc., dated March 2022, was submitted to support the applications. The HIA Addendum identifies the impacts of the proposed development on the designated heritage property, indicating the removal of the Triple Dormitory would negatively impact the cultural heritage integrity of the Camp 30 site but does not provide an opinion as to whether the Triple Dormitory building should or should not be allowed to be demolished.

In May 2022, Mr. Chris Borgal from GBCA Architects was retained by the Municipality to conduct a peer review of the submitted HIA Addendum.

The Peer Review concluded:

- That the HIA Addendum and its recommendations are generally consistent with the directions outlined in the policies that apply to the site.
- The HIA acknowledges the importance of the Triple Dormitory and the implications of its loss but does not provide sufficient justification for its removal.

The Peer Review Recommended:

- The Triple Dormitory be retained, given its contribution to the cultural heritage value or interest of the site, and integrated into the new development.

Mr. Chris Borgal appeared as a delegation at the September 2022 Clarington Heritage Committee meeting and presented the draft Peer Review Report at the meeting. At its November 2022 meeting, the Heritage Committee passed Motion 22.45 ([CHC Meeting Minutes](#))

That the Committee agrees with the conclusions and recommendations of the peer review of the 2020 Lambs Road HIA undertaken by C. Borgal, which also align with the objectives of the Heritage Committee's past work evaluating the subject site. The Committee recommends to Council that the Triple Dormitory building be retained and incorporated into the development design.

On June 8, 2023, the property owner submitted the Heritage Permit Application to demolish the Triple Dormitory Building, as required under the Ontario Heritage Act for properties designated under Section 29.

Documents submitted in support of the Heritage Permit Application include:

- Heritage Permit Cover Letter
- Visual Inspection Report by ATKINS + VAN GROLL INC, dated February 20019
- Preliminary Assessment for Designated Substances Report by Maple Environmental Inc, dated April 2023
- Class D Budget by CITI- CORE, dated May 2023

- Heritage Impact Assessment by LHC, dated April 2020; and
- Heritage Impact Assessment Addendum by LHC, dated March 2022

The Municipality issued a notice of complete application on August 4, in accordance with the requirements of the Ontario Heritage Act, triggering the prescribed 90-day period for Council's decision. As per the Act, the Heritage Committee must be consulted prior to Council's consideration of a heritage permit application.

After consulting with the Heritage Committee, Council may:

- Approve the Heritage Permit Application allowing the demolition as requested,
- Approve the Heritage Permit Application allowing the demolition subject to certain terms and conditions,
- Refuse the Heritage Permit Application and the Intent to Demolish.

After the Heritage Committee is consulted at its meeting on September 19, a recommendation report to Council will be presented at the Planning and Development Committee meeting on October 23, 2023. A 30-day appeal period will start after Council ratifies the decision made by the Committee at the Council meeting on October 30, 2023, within which the applicant will have the opportunity to appeal the decision to the Ontario Land Tribunal (OLT).

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 Heritage Permit Application and the Notice of Intent to Demolish received for the Triple Dormitory Building at the property located at 2020 Lambs Road in Bowmanville. The property is currently designated under s.29 of the Ontario Heritage Act.

Jury Lands Foundation

Preservation through Rejuvenation



The Triple Dorm should be saved. The Triple Dorm is an integral part of this site's reform school and wartime history. The Property Developer has allowed this *historically designated Triple Dorm* building to deteriorate through neglect and now it's the same property developer who argues the building is beyond repair. If 'failure to preserve' is accepted as a rationale to remove one building can this same rationale then be applied to other buildings on the *Jury Lands/Camp 30*?

As Canadians we often travel abroad to experience other country's cultural-historical sites and events. We attend their Arts events and enjoy their parks and eateries but neglect our own with remarks like; 'Canada's too young to have a history' and 'our history is the history of other places.' As Canadians we've depended on American Hollywood films to teach us about the World Wars and Native issues. Many of us knew little about First Nation Residential Schools until a few years ago; today few of us know much about Reform Schools and their histories. There are bad stories associated with this reform school--there are bad sides to most histories--but conflicting narratives should be told and not removed from history.

Triple Dorm - Physical Presence

Although the original front entrance may have once laid across the valley to the east, the view from Lambs Road has represented the 'Old Training School' for at least a generation. Loss of the Triple Dorm means the Jury Lands site loses its visibility from Lambs Road just when this road becomes a major traffic corridor. Without the Triple Dorm's footprint on Lambs Road, the Jury Lands site risks becoming landlocked and invisible to the public.

The Ring Road - Site Integrity

The Triple Dorm faces the Ring Road and dominates this circular path. If the Triple Dorm is lost, what prevents the Ring Road from becoming a thoroughfare to developments to the north and south? How does a modern building that borders the Ring Road inadvertently influence the character of this culturally unique collection of buildings? If preserved--it is the Triple Dorm that separates and encloses this historical site from the new buildings planned to the south--ultimately the Triple Dorm protects this site's historical integrity and future value as a community space.

Todd Tremeer
Jury Lands Foundation Board Member
14 Sept. 2023



****Subject to Advisory Committee Approval**
Clarington Heritage Committee Meeting Minutes
September 19, 2023**

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

Minutes of the **Clarington Heritage Committee** held as a hybrid meeting in person at 40 Temperance Street, Bowmanville and via Microsoft Teams on September 19, 2023, at 7:00 PM.

- Members Present:** Councillor Elhajjeh (until 8:30 pm), Peter Vogel, Steve Conway, Victor Suppan, Ron Sproule, Noel Gamble, Laura Thiel-Convery (Museum), Colin Maitland, Joseph Dalrymple, Steven Lawson. Myno Van Dyke (NVDHS), Ron Hooper
- Regrets:** Sher Leetooze (NVDHS), Heather Graham, Jason Moore (ACO)
- Staff Present:** Sarah Allin, Lisa Backus Planning and Infrastructure Services
- Guests:** Marilyn Morawetz, Jury Lands Foundation

1 Declaration of Interest

Joseph Dalrymple, as a member of the Jury Lands Foundation, stated a conflict of interest at this meeting.

2 Land Acknowledgement Statement

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

3 Adoption of Agenda

23.30 By consensus

That the Agenda of the Clarington Heritage Committee meeting on September 19, 2023, be adopted.

"Carried"

4 Adoption of Meeting minutes

23.31 Moved by J. Dalrymple, Seconded by R. Sproule

That the meeting minutes of the Clarington Heritage Committee meeting on June 20, 2023, be adopted.

"Carried"

J. Dalrymple left the meeting room due to a conflict of interest.

5 Delegations/Presentations:

5.1 Marilyn Morawetz, Jury Lands Foundation

Ms. Morawetz, on behalf of the Jury Lands Foundation, spoke to the Committee regarding the proposed demolition of the Triple Dormitory Building on the Camp 30 property, summarized as follows:

The position of the Jury Lands Foundation that the Triple Dormitory Building should remain a significant element of the heritage site on which it sits. Camp 30 is federally designated as a National Historic. The Triple Dormitory building is an important part of the history and historical landscape of Camp 30 that attracts tourists' interest. The heritage value has been acknowledged and evaluated through the developer's Heritage Impact Assessment report and the Peer Review report prepared by heritage professionals.

The removal of the Triple Dormitory would have a negative impact on the designated heritage site. This site, and this building in particular, are of national and international significance, and to demolish it due to the desire of the owners to better their unit numbers would be most unfortunate. The Heritage Impact assessment for the property owner stated that the Triple Dormitory Building limits opportunities to be modified for reuse as residential housing. However, the report did not state it could not be done. Repurposing the triple dormitory and integrating it into new development should be explored. There are many examples all over the world of historic structures that have been repurposed successfully.

The Municipality states that it considers cultural heritage resources to be of value to the community and values them in land use planning. It is also supported by the Provincial Policy Statement. The Official Plan policies for the Camp 30 area have been adopted by Council. The DTAH consultant study has been adopted by Council in the principle, the design guidelines being enforced for new development. It is concerning that there may be a bias for demolition despite repeatedly stating through these reports that there will be a negative impact on the heritage story of the site if the triple dormitory is demolished.

This site offers Clarington the unique opportunity to benefit from protecting the national and international heritage site. We have the opportunity to maintain the integrity of the site and the six remaining buildings, including the triple dormitory. In denying the demolition of the triple dormitory, we would have a chance to rebuild this once beautiful site, with the opportunity to bring new life into these designated heritage structures, we can honour all the significant history that has occurred here.

A Letter from Todd Tremere, Jury Lands Foundation Board Member, was also circulated to the Committee.

Committee members asked questions, and acknowledged the buildings on the subject property are not in good condition. The safety issue of the buildings was

raised. Structural Assessment had been done a few years ago. It needs to be reassessed due to the natural process and vandalism activities.

Ms. Morawetz indicated that the Jury Lands Foundation is retaining professionals to look into a broader approach to preserve the buildings on the property. The building is still valuable.

Councillor Elhajjeh asked about the ownership of the property and property maintenance. The property, including the Triple Dormitory building is under the private ownership of the applicant. The Cafeteria building is under municipal ownership. The delegate noted the developer initially worked with the Jury Lands Foundation to protect the buildings for several years. Then the developer changed how they look after the property, and the situation declined for at least the last ten years.

The CHC thanked M. Morawetz for the delegation.

6 Business Arising

7 Project Reports

V. Suppan updated projects, site visits and evaluations he was working on, including the Zoo property, Bridge, Vanstone mill and others. Some reports will be submitted in the coming Committee Meetings.

8 Correspondence and Council Referrals:

P. Vogel read the letter from Todd Tremeer, Jury Lands Foundation Board Member. (attached to minutes)

9 New Business:

9.1 Heritage Permit Application to demolish the Triple Dormitory Building (Camp 30)

S. Allin gave the brief to the Committee about the Heritage Permit Application to demolish the Triple Dormitory Building (Camp 30). The existing six buildings, including the Triple Dormitory Building, were designated under s.29 of the *Ontario Heritage Act*. The designation By-law (2018-001) lists the significant attributes. The Triple Dormitory is identified as a contributor to the cultural heritage value of the Camp 30 site. The heritage permit application is required under the Ontario Heritage Act, where the demolition of a designated building is proposed.

The subject Heritage Permit application proposing to demolish the Triple Dormitory building was submitted in June 2023. The Municipality issued a notice of complete application on August 4, 2023, in accordance with the requirements of the Ontario Heritage Act, triggering the prescribed 90-day period for Council's decision. A memo of the property history, status and process under the Act was circulated to the Committee on September 18, 2023 (attached).

Committee members commented that the site possesses architectural, historical and contextual heritage significance, and the attributes still exist even condition of the buildings has deteriorated. S. Conway questioned how to define the financial hardship associated with the failure to maintain and preserve heritage properties.

Members discussed not accepting the demolition application based on the heritage characteristics of the property of being well established and examined over the last three decades, and the fact that the property continues to meet the necessary the criteria for designation in accordance with the applicable legislation.

This is a designated national heritage site with heritage value.

23.32 Moved by V. Suppan, seconded by S. Conway

That the Committee recommends to Council:

The Heritage Permit Application (File Number HPA2023-009), proposing the demolition of the Triple Dormitory building at the property known as Camp 30, not be supported based on the evaluation of the cultural heritage value or interest of the property as established in Designation By-law 2018 – 001 passed in accordance with Section 29 of the Act and the criteria for designation listed under Ontario Regulation 9/06.

“Carried”

Committee members emphasized that the Committee and the heritage conservation rely on property owners to take pride in their heritage properties and maintain the property. Demolition should not be the solution for neglecting properties and allowing properties to deteriorate.

J. Dalrymple rejoined the meeting.

10 Reports from the Committees:

- Bowmanville, Orono and Newcastle CIP: No update
- ACO – Clarington Branch
 - ACO is having their annual general meeting tonight.
- NVDHS
 - Two Summer students were hired for the digitization project this summer and processed about 8,000 pieces of information. The NVDHS was also involved in the 100th anniversary of the Community Hall. Hundreds of people came in on that particular day, July 29th, and they had building tours and lots of displays. All the events were really successful.
- Museum



Normal operations are Tuesdays through Thursdays, 10:00 AM to 4:00 PM, and looking forward to a busy fall with spirit walks and Remembrance Day events coming up.

- Heritage Conservation District
A member of the Heritage Committee is required to sit on the board of the Heritage Conservation District. The matter will be discussed in the next meeting. Discussion on issuing letters on behalf of the Committee to acknowledge property owners' commitment to maintaining the heritage properties.
- Wilmot Creek Heritage Park - no update

11 Standing items:

- 81 Scugog St
Committee members updated that the property has been sold.
- Fletcher Tree – no update

Adjournment: 8:50 p.m.

Next Meeting: October 19, 2023, 7:00 p.m.

October 17, 2023

VIA EMAIL

Mayor's Office
40 Temperance Street
Bowmanville, ON L1C 3A6

RE: 2020 Lambs Road – Heritage Permit Application - HPA2023-009

Dear Mayor Foster and Members of Clarington Council

On June 8th 2023 we submitted a Heritage Permit Application for the demolition of the “Triple Dorm” building located on the Camp 30 site. I understand that a report on this application will be coming forward to P&D Committee on October 23, looking for an eventual Council decision on the application.

I believe the cover letter submitted with the application succinctly summarizes the various reasons why Council should approve the permit. The purpose of this letter is to draw your attention to the other important matters which will be directly impacted by the Council decision on this permit.

In 2021 Council passed OPA 121 and the Municipality of Clarington amended the original “Option to Purchase Agreement” with us. The amendments to the agreement reflected the new agreed upon areas of development and dedication within the Camp 30 site. Simply put, we will now be dedicating all of the lands within the ringroad to Clarington, while redeveloping the areas outside, including the “Triple Dorm”.

There has been a long history related to the development of Camp 30, but this was all settled in 2021. Immediately after OPA 121 was passed and the amendment was signed, we transferred the cafeteria building to Clarington along with the first \$100k towards maintenance as agreed. We then submitted the updated development applications that were consistent with OPA 121 and the amended agreement. Clarington explicitly agreed to expeditiously process these applications.

Years later the development applications are still not being brought forward for Council consideration. I understand that this is because of some reluctance to the redevelop of the Triple Dorm site, even though this was approved by Clarington Council in 2021.

The demolition permit in front of Council is not asking for anything new. Rather, it is a reaffirmation of Council's previous decision. This is a situation where the Planning Act and Heritage Act intersect so a denial of this permit will have several implications including making approval of the current development applications impossible without an appeal, and potential breach of our agreement with Clarington. This would also impact the ability to transfer the additional \$400k for maintenance along with all of the remaining buildings and open space to Clarington.

We hope that Council will approve this permit, consistent with OPA 121 and the agreement made in 2021. This is a key step in finally turning the page on the Camp 30 redevelopment, bringing forward a great new Municipal Park for the community, and delivering more much needed housing in Clarington.

If you require any more information or clarity in advance of the meeting, please let me know and I am happy to provide or meet with anyone leading up to the meeting, and will be in attendance on the 23rd if there are any further questions that evening.

Yours Truly,



Devon Daniels
Lambs Road School Property Ltd.

CC: Municipal Clerk

CC: Robert Maclver

From: [Raye Davies-Budd](#)
To: [ClerksExternalEmail](#)
Subject: Bowmanville Training School for Boys/Camp 30
Date: Tuesday, October 17, 2023 1:43:51 PM

You don't often get email from rdavies_budd@hotmail.com. [Learn why this is important](#)

EXTERNAL

Dear sir or Madam

I am hoping that the triple dorms will be save as this is a National Historic Site.

My Dad worked there back in the 60's and was in North, Centre and South Houses.

Bowmanville has let so many important, historic buildings fall under the hammer.

This needs to stop. It is all about greed!

I have shown my kids the photos of old buildings now gone and they agree with me - a loss of history and beauty.

Please add my name to petition those who can stop this.

Bowmanville is my "Canadian" home town (since 1959) and I would love to see it protected.

Thank you

Sincerely

Raye Davies-Budd

268 Hillside Drive

Campbellford, Ontario

KOL 1L0

Dear Mayor Foster and Council

I am Bernice Norton, President of the ACO Clarington Branch.

The demolition of Triple Dormitory simply should not happen. We need to protect our local and Canadian history especially this very unique site. A site linked with an historic war where discrimination was so pivotal. With recent world events, we recognize that education against racial and other forms of discrimination, is not complete. This site will allow for students and guests alike to explore and contemplate, all that can be learned from the stories at Camp 30 and in fact of World War II

You might ask why one building makes a difference, but it is the most storied of all the buildings on the site, and on tours that we give, is most definitely the one that guests find the most fascinating.

It is worth repeating that this is a significant National Historical Site and also designated under the Ontario Heritage Act. It is very important as it was the site of the Tunnel Projects by the POW's and was the starting point for many escape attempts.

Demolition of this building spoils the campus layout which was part of the national designation, changes the viewpoints and vistas, and detracts from the beauty of the site as a whole. If replaced by a multi storied building, it would make the entire campus, and other historic buildings less visible from Lambs Road as people approach the site. The grander and scale of the site and the buildings would be lost from that perspective. If you have not been on the site recently, we would encourage you to join us on a tour. Standing at the south end of the Ring Road where all the buildings are visible, it is obvious that they should stand together as a group.

It is the position of Clarington ACO, that for the Bowmanville Training School and Camp 30 (POW Camp), all the buildings need to be saved.

We beg of Council to respond to these appeals to honour our significant heritage interests. We know this site is important, not just in our own community, but across Canada. Please save Triple Dormitory.

On a recent school tour of 75 students, one of the teachers asked their grade 10 history students where one can build apartment buildings. It wasn't long before students responded that apartment buildings can be built anywhere. They then went on to discuss that sites such as this and the uniqueness of buildings like the triple dormitory are once in a lifetime opportunities to honour and to save.

Again, I ask of you, please do not approve the application for demolition of the triple dormitory.

Thank you.

Bernice Norton

ACO Clarington Branch President

22 Liberty St. North

Bowmanville, Ontario

L1C 2L6

From: [Rick McEachern](#)
To: [ClerksExternalEmail](#)
Subject: Camp 30 Triple Dorm
Date: Tuesday, October 17, 2023 12:55:49 PM

EXTERNAL

Please relay this message to the Mayor and the rest of the Clarington council, “under no condition should you issue a demolition permit nor allow the demolition of the building known as the Triple Dorm, on the Camp 30/Boys Training School site.”

Regards,

Rick McEachern

95 Champine Square Bowmanville L1C 4V9

Sent from my iPhone

From: [Michelle Lamont](#)
To: [ClerksExternalEmail](#)
Subject: SAVE Camp 30 buildings
Date: Tuesday, October 17, 2023 12:38:27 PM

You don't often get email from millam4@outlook.com. [Learn why this is important](#)

EXTERNAL

DO NOT grant the owner/developer a demolition permit for any remaining buildings on the Jury Land.

As a resident of Bowmanville for 65 years enough is enough!

Michelle Lamont

45 Ashdale Cres Bowmanville

From: [Kerry Grady](#)
To: [Zwart, Margaret; ClerksExternalEmail; williewoo8888@gmail.com](#)
Subject: Saving POW Camp
Date: Tuesday, October 17, 2023 11:40:08 PM

EXTERNAL

Mr Mayor

I grew up hearing stories from my Mom about the POW camp - one prisoner was a dentist and Orono did not have one so he was put into action. They were also put to work at harvest time since the men were overseas and helped harvest local apples. Another friend told me about watching the POW's being paraded down the Main Street of Bowmanville.

My understanding, from Dr. Jack Granatstein, a Canadian historian, is that this little bit of history is either the last or one of the last World War 2 POW camps still in existence outside of Europe.

It is something this community should take pride in, a time to reflect upon our history and respect those who went before us. This site in its entirety should be saved as a tribute to our past rather than tearing it down for the sake of yet another subdivision which Bowmanville seems to have an abundance of these days.

Many local families have honoured our past with banners which we see flying for Remembrance Day showing that this community values our military past. Why not take a stand against development and save and restore this piece of history. That's the right thing to do.

My father served, his brothers served. My Uncle John gave up his life flying supplies to the resistance and recently received posthumously the Order of the Resistance from France. I think it is important to preserve something from that generation. As John McCrae said, we have been handed the torch to keep their memories alive and if we fail, they shall not sleep.

K.Grady

16 Seymour St in Port Hope

From: [Julie Lankin](#)
To: [ClerksExternalEmail](#)
Subject: Camp 30
Date: Tuesday, October 17, 2023 12:32:47 PM

[You don't often get email from jalankin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Camp 30 is a historical site and needs to be saved. As a resident of Bowmanville I oppose the demolition of any of the buildings.

Please save camp 30
Thank you
Julie lankin
27 hanna drive 11c5m4

Sent from my iPhone

From: [Jaden Loach](#)
To: [ClerksExternalEmail](#)
Subject: Camp 30
Date: Wednesday, October 18, 2023 12:00:20 PM

[You don't often get email from jvaloach@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

To whom it may concern,

Good afternoon. I am directing this email in regards to the idea of demolishing the Triple Dormitory at Camp 30 in Bowmanville. These buildings are part of this country's history and should not be demolished for housing development and profit. Having these buildings standing for people young and old to learn about their past is much different than only having pictures for them to see in books. These buildings hold a great amount of history both as POW camps and schools and to destroy them for money is almost disgusting. Most of these buildings are already gone and it would be a shame to see the rest disappear. Please take these words and other's true to heart and deeply consider what we all have to say.

I appreciate your time and I hope you consider what I have to say.

Sincerely,
Jaden Loach
417 Rosedale Drive, Whitby, ON, L1N 1Z5