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## The Corporation of the Municipality of Clarington

### By-law 2026-037

Being a by-law to designate the property known for municipal purposes as 11 Veterans Avenue, Bowmanville, Municipality of Clarington as a property of historic or architectural value or interest under the *Ontario Heritage Act*, R. S. O. 1990, Chapter O.18;

Whereas the *Ontario Heritage Act*, R. S. O., 1990, c.O. 18 authorizes the Council of the Municipality to enact by- laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

Whereas the Council of the Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes at 11 Veterans Avenue, Bowmanville, and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published on the municipal website having general circulation in the area of the designation on February 13, 2026 and

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

Whereas the Clarington Heritage Committee has recommended that the property known for municipal purposes as 11 Veterans Avenue, Bowmanville, be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

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

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

1. The property known for municipal purposes at 11 Veterans Avenue, Bowmanville, which is more particularly described in Schedule "B" which is attached to and forms part of this by- law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the *Ontario Heritage Act*, R. S.O. 1990, c. O. 18.
2. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.

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

Passed in Open Council this 27<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Granville Anderson, Deputy Mayor

  
\_\_\_\_\_  
June Gallagher, Municipal Clerk

This by-law is deemed to have been passed on the expiry of the two-day period prescribed under Part VI.1 of the Municipal Act, 2001, no veto having been exercised.

**Schedule 'A'**  
**To By-law 2026-037**

Statement of Significance and List of Character Defining Features

Description of Property

11 Veterans Avenue is located on the south side of Veterans Avenue in the Town of Bowmanville. The property contains a one-storey building constructed between 1946 and 1947 as part of Bowmanville's Veteran's Housing Initiative.

Physical/Design Value

11 Veterans Avenue has design value as a representative example of purpose-built post-WWII Victory Housing. Typical of this type of building is its one-storey construction, rectangular plan, asymmetrical massing, and side gable roof with modest overhanging eaves. The subject building follows a simple and compact form with frame construction and clad with horizontal siding. 11 Veterans Avenue showcases unadorned rectangular window openings of various sizes and a simple, single, rectangular entrance door opening. The subject building does not feature any ornamentation or decorative features, which is typical of the Victory House style. The building has an exterior brick chimney, which is a feature found on all the Victory Houses within the planned Victory Housing neighbourhood.

Historical/Associative Value

11 Veterans Avenue has historical value for its association with the Veteran's Housing initiative spearheaded by the local municipal government as a result of the Veteran's Land Act. The subject property was originally part of local entrepreneur John Jury's large estate, which was purchased by the Town of Bowmanville in 1946 to be the site of Bowmanville's veteran's housing subdivision. The Town of Bowmanville Council allocated funds to construct the subdivision, likely marking the first time the town acted as a builder. The subject property is one of 12 uniform lots established along both sides of Veterans Avenue, and one of 18 lots undertaken as part of the Town of Bowmanville's Veteran's Housing initiative. Throughout Ontario and Canada, the planned and deliberate construction associated with these kinds of Veteran's Housing initiatives was the result of legislation like the Veteran's Land Act. The Veteran's Land Act sought to provide affordable housing to returning veterans and personnel associated with domestic war industries in Canada. 11 Veterans Avenue was constructed between 1946 and 1947 by the Toronto Construction Company. As intended by the Veteran's Housing initiative, the first occupant of 11 Veterans Avenue was W. Bertram Syer, who purchased the property in April 1947. Bertram Syer was part of the RCAF inspection division and attained the rank of Sergeant before being discharged in 1945. After leaving the military, he worked as an electrical refrigeration technician and was also involved with the Bowmanville Chamber of Commerce.

11 Veterans Avenue has historical value for its association with Camp 30, a Prisoner of War Camp for German military officers that was located at the intersection of Concession Street East and Lambs Road. Camp 30 was originally a Boys' Training School, which was also built on part of the Jury estate in the 1920s but expropriated by the federal government in 1941 for the war effort. Camp 30 was declared excess property after the cessation of World War II. At that time, the Town of Bowmanville purchased the buildings and due to a post-war material shortage, materials were taken from Camp 30 and used to construct the 18 Victory Houses. Additionally, the cost of installing municipal services in the neighbourhood was also supported by the sale of salvaged Camp 30 materials not required for the Victory Housing project.

Contextual Value

11 Veterans Avenue is important in supporting the character of the planned Victory Housing neighbourhood located along Veterans Avenue, Second Street, and Lambs Lane. As part of the Veteran's Housing initiative begun by the Town of Bowmanville, simple one-storey Victory Houses were constructed on 18 uniform lots in the planned community. All 18 buildings followed a uniform and rhythmic layout and design achieved through setback, massing, and height, which has created a cohesive and uniform streetscape. Specifically, along Veterans Avenue the asymmetrical façade composition

is consistent along the north side of the road and opposite on the south side of the road, ultimately acting as mirror images of each other. The subject property exhibits setback, height, and massing consistent with the character of the area. 1 Veterans Avenue, and the surrounding 17 houses located in the neighbourhood, support one of the best examples of a Victory Housing neighbourhood in the Municipality of Clarington.

#### Description of Heritage Attributes

11 Veterans Avenue has design value as a representative example of purpose-built post-WWII Victory Housing. The property contains the following heritage attributes that reflect this value:

- One-storey Victory House
- Asymmetrical three-bay fenestration
- Simple and compact rectangular form
- Side gable roof with modest overhanging eaves and front gable peak
- Rectangular window and entranceway openings
- Exterior brick chimney

11 Veterans Avenue has historical value for its association with the Veteran's Housing initiative spearheaded by the local municipal government as a result of the Veteran's 3 Land Act and historical value for its association with Camp 30. The property contains the following heritage attributes that reflect this value:

- One-storey Victory house
- Frame construction
- Overall massing and setback
- Location on Veterans Avenue

11 Veterans Avenue is important in supporting the character of the planned Victory Housing neighbourhood located along Veterans Avenue, Second Street, and Lambs Lane. The property contains the following heritage attributes that reflect this value:

- One-storey Victory House
- Location along Veterans Avenue

**Schedule 'B'**  
**To By-law 2026-037**

Legal Description:

LT 3 PL 595 BOWMANVILLE; CLARINGTON

PIN 266160429