

PRESERVING HERITAGE AND GUIDING GROWTH



Rob Jowett

Following extensive assessment, consultation and planning processes, a key decision has been made that will largely preserve heritage aspects of a WWII-era training facility and former POW camp in Clarington while allowing for residential development on the surrounding lands.

At its meeting December 13, **Municipality of Clarington** council adopted an official plan amendment (OPA) for the Jury Lands, a 48.04-ha site in Bowmanville bound by Concession Street East, Lambs Road, the Canadian Pacific Railway, and an existing residential area. The site is home to Camp 30, a WWII-era prisoner-of-war camp that the town and much of the local community wants to see preserved and reused. The OPA lays out a block plan for the area specifying where low-, medium-, and high-density housing can be built. The site is divided into four developable areas with natural areas in between that will be preserved.

“Mostly it is residential land, except for the middle area where the historic buildings are, which will end up being

a municipal-wide park,” Municipality of Clarington special projects manager **Faye Langmaid** told *NRU*. “[There are some residential uses] along Lambs Road, which is a local corridor in our official plan that will have higher heights and densities, but the densities in

Bowmanville are not as high as densities in other areas.”

In Bowmanville, low-density development refers to buildings up to four-storeys tall and medium-density development to buildings between four and six-storeys tall. While the Jury Lands area is planned mostly

for residential uses, there is a limited amount of commercial space planned for the corner of Concession Road and Lambs Road.

There has been major development interest in the Jury Lands that has put the

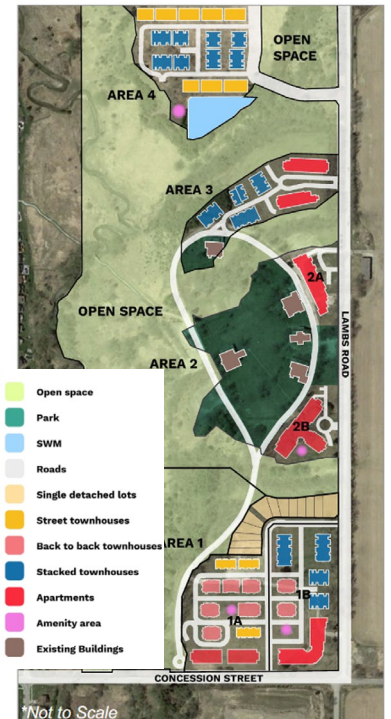
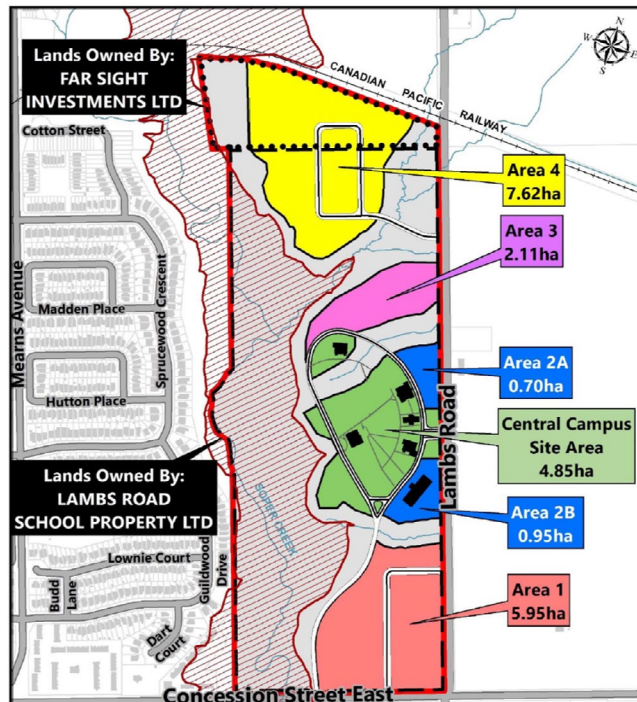
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Below: Map showing the Jury Lands, a 48.04-ha site in Bowmanville where a boys training school and a WWII-era prisoner-of-war camp once operated. The site is expected to see major residential development in the future. Most of the lands are owned by Lambs Road School Property (Kaitlin Corporation and Fandor Homes) and around 5.6 hectares on the north end of the site are owned by FarSight Investments.

SOURCE: MUNICIPALITY OF CLARINGTON

Below: Map showing Lambs Road School Property’s development vision for the Jury Lands, which includes 1,202 residential units. Lambs Road School Property plans to begin submitting development applications for the lands to the Municipality of Clarington later this month.

SOURCE: MUNICIPALITY OF CLARINGTON



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future of the camp in doubt for a long time. The lands around the camp are slated for redevelopment, but the question has always been around how much development would be permitted, rather than whether it will be allowed at all. The town and local community wanted to see the former military camp preserved in its entirety, and the town retained DTAH to prepare a development vision for the area. DTAH developed a preliminary vision outlining urban design and architectural guidelines for the lands that envisioned 700 new homes in the area and a parkland concept plan that would integrate reuse of heritage resources on the lands.

However, the Jury Lands landowners have been pushing for more development that would include more residential units—initially around 1,100 residential units [see *‘Density Dispute’, NRU GTHA Edition, 30 October, 2019*], and subsequently, in May 2020, 1,376 units. The Jury Lands are owned mostly by **Lambs Road School Property (Kaitlin Corporation and Fandor Homes)**, and **FarSight Investments** owns around 5.6-hectares on the north end of the lands. With approval of the OPA, the way is clear for specific development

applications that can be considered without the major hurdle of the camp.

“We will be submitting planning applications early this year that will go through the public process, and we will certainly continue to collaborate with the various stakeholders,” Kaitlin Corporation business development director **Devon Daniell** told *NRU*. “This project has seen many different iterations to the concepts over the years and we’re excited

to have this recent OPA approved, which provides the path forward for us to deliver another unique and high-quality project in Clarington.”

Kaitlin Corporation has put forward a development vision that includes up to 1,202 residential units and a small amount of commercial space on the site. Daniell says the first development applications for the lands will be submitted to the city this month.

“I think where we landed on, under the circumstances, is reasonable,” FarSight Investments managing partner **Bob Schickedanz** told *NRU*. “Considering the vast amount of green and open space that the area—this

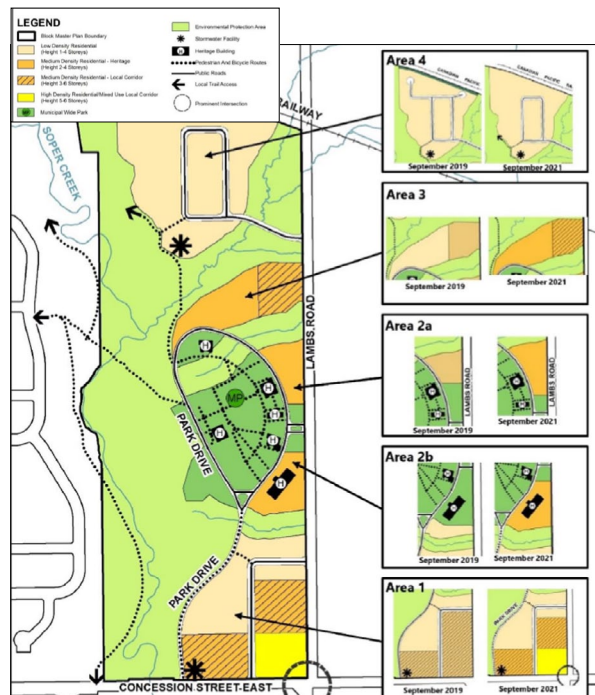
this little neighbourhood—would provide, then in all the developable areas, it makes prudent sense to have a little bit more density to put more people in the area to join that, enjoy that amenity space for sure, including eventually, whatever the town has planned for the refurbishment of the Camp 30 buildings.”

Camp 30 was originally opened as the Boys Training School in 1925, the site was converted to a prison camp following the outbreak of the war. It is also the site of the Battle of Bowmanville, one of the only battles in the Second World War to take place on North American soil, which

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Below: Map showing the layout of the former Camp 30, a WWII prisoner-of-war camp in the middle of the Jury Lands that will be turned into a city park. Redevelopment of the Jury Lands has been stalled as the town, the Jury Lands Foundation, and landowner groups have been negotiating the best way to preserve heritage elements of the former camp while new development occurs around it.

SOURCE: MUNICIPALITY OF CLARINGTON



Below: Photo of Camp 30 in 1941. Six buildings on the site of the former camp are intended to be protected as heritage buildings and adaptively reused.

SOURCE: MUNICIPALITY OF CLARINGTON
PREPARED BY: DTAH



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occurred following a mass prisoner revolt. Today, the site hosts six historic buildings, which are owned by Lambs Road School Property. The Boys Training School was established by Bowmanville businessman **J.H.H. Jury**, from which the lands derive their name.

The not-for-profit **Jury Lands Foundation** has been leading the fight to preserve Camp 30, and as a result of the OPA, most of the Camp 30 buildings will be transferred to the group for preservation and

re-use. Jury Lands Foundation chair **Marilyn Morawetz** told *NRU* that the group plans to find a way to re-use the site while preserving its heritage elements. She says the lands will be converted into a public park and the camp itself will not be turned into a museum but will see adaptive reuse, like local retail uses. She adds that with approval of the OPA, a final vision for the camp can now be determined.

“We would like to refurbish the outside of each of the

buildings and to stabilize them and to bring them back to their to their glory, and [ensure] that the inside of each building would then be leased to some other group or agency for repurposed use,” says Morawetz. “It’s going to be a process that the community hopefully will appreciate and [that] will need to take many years [and] lots and lots of money.”

The former camp cafeteria building, one of the largest buildings in Camp 30, has already been transferred to the Jury Lands Foundation. All the other buildings in the camp will be transferred to the foundation except for the triple dorm, which will remain in the hands of Lambs Road School Property, at least for now. Morawetz

says that if the Jury Lands Foundation cannot itself take over that building, it hopes to work with Lambs Road School Property to try to integrate it into the coming park.

“Because [the Camp 30 buildings were added to the heritage registry for the province... we hope and trust that whatever they do around or adding on to that building will maintain it, so that the heritage standards and the stories can still be told,” says Morawetz.

Schickedanz says the lands are also in need of servicing upgrades that will need to take place before any development can happen on the lands and says he hopes the town moves forward with that work as soon as possible. 🌱

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