

Public and Landowners Comments Summary Table

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
June 2018 SPAF-1	Summary Comments made during Open House	<ul style="list-style-type: none"> • Retain natural beauty and as many of the historic buildings as practical • Consider wildlife, ecology, natural spaces, protect species at risk • Include community gardens on the site to serve nearby proposed residences • Support idea of demonstration garden with produce supplying local eatery • The development and building form appear to be higher in density than adjacent lands and should be less dense and lower in height. • Provide special event venue space for 100+ people • Property has been subject to severe vandalism 	Comments carried forward as a part of review process.
July 31, 2018 letter from Bousfields SPAF-2	Comments on behalf of LRSP	<ul style="list-style-type: none"> • The limited range of land uses, density and built form types include in the vision for the Jury Lands, which amongst other matters could have a direct impact on affordability and accessibility; • Lack of clarity on how the integration of the vision for the Jury Lands will work with the vision for the Secondary Plan area to the east, including the creation of a hub at the Lambs Road and east-west street; • Incomplete information on future process, and associated timing, to implement the vision including 	Comments carried forward as a part of review process.

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		opportunities to participate prior to the preparation of statutory documents.	
August 2, 2018 SPAF-3	Steve Coles on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> • The Jury Lands Foundation is supportive of the Jury Lands Urban Design Master Plan + Design Guidelines report. • this will create a destination park that citizens of not just Bowmanville but beyond could travel to and learn about the history of the site along with the unique example of the Carolina forest, • the site will be linked into the trail system, • the access as proposed means people can walk, ride bicycles or use public transit along with a car to access the park from Concession St, Lambs Rd or the trail. • it would be beneficial to approve the plans and begin development of the park area; thereby giving the Jury Lands Foundation the opportunity to begin the process of repurposing the heritage buildings. 	Comments carried forward as a part of review process.
August 23, 2018 SPAF-4A + B	David Winkle	<ul style="list-style-type: none"> • It is disappointing to see more residential area proposed here as well as the Farsight property. • The Sopercreek valley and adjacent lands are so important to biodiversity. • To get a better understanding of how important natural spaces are in Southern Ontario and Canada 	Comments carried forward as a part of review process.
August 28, 2018 SPAF-5	Letter from ACO	<ul style="list-style-type: none"> • The community vision calls for a mix of housing types and densities, with public access and views to Soper 	Comments carried forward

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		<p>Creek valley. While development of the lands surrounding the central campus and its historic buildings is welcome, it also needs to be in character with the heritage buildings, it should be low-rise and nestled within the landscape like the existing buildings. The heritage buildings should be predominant. The recommendation that the area within the ring road be a public park with historical interpretation is most welcome.</p>	<p>as a part of review process.</p>
		<ul style="list-style-type: none"> PSD-067-18, September 2018 was the Statutory Public Meeting report. Its purpose was to seek additional public comments, in addition to those already received at the open house held in June 2018 on DTAH concept plan and urban design guideline. 	
<p>Sept 10, 2018 Delegation SPAF-6</p>	<p>Erin O’Toole, MP</p>	<ul style="list-style-type: none"> Erin O’Toole, MP, provided thanks to staff and the Jury Lands Foundation for their work on this project. He stated that this is a special project for Clarington’s National Historic site. MP O’Toole also thanked the community for their ongoing support. He explained that this would be one of the only examples in Ontario of a mixed use parkland and historical designated site. MP O’Toole noted that the National Historical marker will be placed once a plan is approved. 	<p>Comments carried forward as a part of review process.</p>
<p>Sept 10, 2018 Delegation SPAF-7</p>	<p>Comments on behalf of Jury Lands Foundation</p>	<ul style="list-style-type: none"> Marilyn Morawetz, representative of the Jury Lands Foundation, spoke in support of the application. Ms. Morawetz explained that the Jury Lands Foundation’s has worked closely with staff and the developers in 	<p>Comments carried forward as a part of review process.</p>

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		<p>hopes to achieve the proposed recommendations in Report PSD-067-18. She explained that the proposal embodies the goals of the Jury Lands Foundation, including the preservation of the heritage buildings and campus layout, as well as providing the opportunity to educate visitors. Ms. Morawetz explained that the Jury Lands Foundation has also been working with the Architectural Conservancy of Ontario (ACO) – Clarington Branch, the Clarington Museum, and more recently the consultants of DTAH. Ms. Morawetz noted that the Jury Lands Foundation has provided many presentations and explained that the stories related to this property throughout its history are of interest and will remain significant. She advised the Committee that at the first Doors Open Clarington in 2010, more than 1300 people experienced a tour on the Jury Lands. Ms. Morawetz explained that the Jury Lands Foundation supports the proposed park concept for area two as outlined in the Staff Report with housing development along Lambs Road provided they are in scale and proportionate to the existing historic buildings. She stated that the sightlines are significant to the campus plan and need to be maintained and protected as an important feature of the campus layout. Ms. Morawetz explained that the Jury Lands Foundation supports the proposed residential development. She mentioned that public access and vision lines to the Soper Creek Valley are important features as proposed in the Report and should also be maintained. Ms. Morawetz also</p>	

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		<p>advised the Committee that the historic roadway should remain a park lane. She explained that the Jury Lands Foundation would like the plans to be approved in order to secure funding for the initiative. Ms. Morawetz concluded by stating that the Jury Lands Foundation supports the Report PSD-067-18 as presented.</p>	
<p>Sept 10, 2018 Delegation SPAF-8</p>	<p>Comments on behalf of ACO-Clarington Branch</p>	<ul style="list-style-type: none"> • Bernice Norton, representative of the Architectural Conservancy of Ontario (ACO) – Clarington Branch, spoke in support of the application. Ms. Norton stated that she is a Ehrenwort Trail guide. She noted that since the grand opening of the trail in May 2016, there has been over 36 guided tours with 835 visitors. Ms. Norton advised the Committee that there is one tour scheduled for September 22, 2018 at 2:00 PM. She explained that the visitors have come from all around the Province and beyond, to participate in the guided tours. 	<p>Comments carried forward as a part of review process.</p>
<p>Sept 10, 2018</p>		<ul style="list-style-type: none"> • No one spoke in opposition to application 	
<p>Nov 23, 2018 letter from Bousfields SPAF-9</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • In our opinion that the Local Corridor policies are not appropriate to the subject site, as the Lambs Road frontage has a depth greater than 100 metres and extends towards the natural features. The application of this corridor policy would not be appropriate given the structure of the subject site, in that there is a cluster of cultural heritage features intersected by natural heritage features central to the subject site. These defining elements mean that the structure 	<p>Urban Structure of Official Plan employs local corridor policies to designate specific corridors for higher density</p>

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		<p>contemplated by the Local Corridor policies could not in fact be applied. Therefore, it is our opinion, that the policy in the proposed OPA should be revised to reflect the unique context of the site.</p> <ul style="list-style-type: none"> • In our opinion applying a maximum number of units is not appropriate, as it effectively limits flexibility with respect to the development potential and restricts built form options of the Special Policy Area. • In our opinion, there is an opportunity to restructure the Official Plan Amendment to be presented in a similar form as other special policy sections in the Clarington Official Plan. 	all along corridor.
		<ul style="list-style-type: none"> • PSD-029-19, June 2019 was an opportunity for Council to receive a presentation from Megan Torza of DTAH about the Community Vision and urban design framework outlined in their report (Attachment 1). The recommendation was for staff to prepare a recommendations report on the proposed Official Plan amendment. 	
June 3, 2019 delegation SPAF-10	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> • Marilyn Morawetz, was present regarding Report PSD-029-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 Amendment. Ms. Morawetz explained that the Jury Lands Foundation's has worked closely with staff and the developers in hopes of establishing a destination space that will attract tenants, commerce and tourists in a community park setting that will 	Comments carried forward as a part of review process.

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		<p>enhance Clarington for its residents and guests. She stated that the Jury Lands Foundation was formed as a result of a Task Force set up by Council in late 2013. Ms. Morawetz explained that the Board has continued to work on behalf of the community as a not-for-profit corporation, established in 2014, with by-laws setting out its governance and membership requirements. She stated that the Foundation and its partners continue to work to educate and promote the significance of the site and the buildings as well as advocate for the rejuvenation of the site by providing presentations and tours. Ms. Morawetz advised the Committee that the Foundation received funding and contributions for a trail on the site. She added that the Foundation has continued to work with the Municipality of Clarington resulting in a trail licence agreement, a building conditions survey, negotiations that resulted in the 2016 legal agreement and implementation of Special Policy F in the Official Plan which resulted in the community vision being presented. Ms. Morawetz noted that the Foundation supports the community vision and would like to see progress from the developer on implementation of the residential development. She advised the Committee that the Foundation also supports the concepts outlined in the urban design master plan and design guidelines. Ms. Morawetz would like redevelopment of one or two buildings to begin. She explained that they have been halted by the lack of Jury Land ownership and have applied twice for charitable status and have</p>	

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		<p>been denied as a result. Ms. Morawetz noted that they need charitable status to carry out necessary fundraising to facilitate the revitalization of the buildings. She stated there is a need for the developer and the Municipality of Clarington to commit to a plan that would move everyone forward. Ms. Morawetz asked the Committee to support the Community Vision and support the project. She thanked the Committee and answered questions.</p>	
<p>June 3, 2019 SPAF-11</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> Aidan Grove-White, Manager, Strategy Corp., was present regarding Report PSD-029-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 Amendment. Mr. Grove-White explained that he is working for the Kaitlin Group. He stated that he reviewed the Report PSD-029-19 and that it is an exciting proposal. Mr. Grove-White noted that he visited the Jury Lands site, and observed that the remaining buildings are not in a good state. He explained that the development should happen in tandem with the improvements of the property and have been in communication with Municipality of Clarington staff regarding massing and site lines. Mr. Grove-White stated that he is concerned that the cost for the project is not known, and that there are only estimates. He mentioned that a project of this size could be approximately \$25 to \$30 million, which only includes the construction cost and building materials. 	<p>Comments carried forward as a part of review process.</p>

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		<p>Mr. Grove-White advised the Committee that they need to get a better fix on how and when the buildings will be rehabilitated, so that they do not become eyesores when the development is complete. He stated that they are willing to work with the Municipality of Clarington to produce a plan or a potential "Plan B".</p>	
<p>June 7, 2019 Letter from LRSP SPAF-12</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • Letter confirming when turn over of first of a number of park dedications would occur and concept plan showing Cafeteria Building. 	
<p>July 22, 2019 memo from Bousfields SPAF-13</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • Precedents Memo on Special Policy and pockets of high density in other municipalities. • In response to the request by Clarington staff for examples of similar developments and the associated policies that permitted the development, the following provides relevant examples from across the region. These precedents have been included because they have similar attributes to development blocks in the Jury Lands, particularly Area 4, including isolated parcels surrounded on two or three sides by open space areas, including natural features with limited points of access. In particular, these examples include parcels with medium to high density residential development. In some cases, the examples have been fully built-out and in others the development is currently underway. 	<p>Comments carried forward as a part of review process.</p>

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August 19 email from Bousfields SPAF-14	Comments on behalf of LRSP	<ul style="list-style-type: none"> We recognize the unique physical context and the need to protect and integrate the natural and cultural heritage features with the proposed development, however, there are other provincial and regional policy directions regarding, amongst other matters, intensification within the built boundary and along corridors, and the efficient use of land, the Municipality's proposed direction for the development does not address. Area 4 needs to take into consideration and be considered as part of the Local Corridor. 	Comments carried forward as a part of review process.
August 22 email from Farsight SPAF-15	Comments on behalf of Developers	<ul style="list-style-type: none"> As we discussed there is a difference of opinion between Clarington and Kaitlin Corporation predominately around the proposed densities for the residential development areas. I have attempted to meet with Kaitlin over the past week to determine whether there is a reasonable solution or compromise to the density issue. Look for ways to resolve disagreement over density. 	Staff will continue to work with land owners.
Sept 17, 2019 Email from Bousfields SPAF-16	Comments on behalf of LRSP	<ul style="list-style-type: none"> Edits to draft OPA. 	Comments carried forward as a part of review process.
Sept 27, 2019 letter from Bousfields SPAF-17	Comments on behalf of LRSP	<ul style="list-style-type: none"> Increase range and maximum number of units Increase height throughout the Special Policy Area Area 4 emergency access should not be a requirement, rather result of an engineering study. 	Comments carried forward as a part of review process.

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		<ul style="list-style-type: none"> Marked up Official Plan Amendment in SPAF-16 	
Sept 30, 2019 Delegation SPAF-18	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> Marilyn Morawetz, Jury Lands Foundation, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Ms. Morawetz supports the recommendations contained in Report PSD-041-19 and asks the Committee to approve them. She advised the Committee of the importance of making a decision on the property. Ms. Morawetz explained that the increased density proposed by the developers will negatively impact the future uses for this site. She would like to know if the Municipality has been given any assurances by the land owners that the project will move forward. Ms. Morawetz stated that the land owners neglected to act on, or comply with, the standard requirements for buildings and damages occurred. She noted that, in 2016, an agreement was made such that the owners would sign over a building, but the transaction has never happened. Ms. Morawetz explained that the nature of the lands and the uses of the buildings will be able to co-exist with the future development. She requested that the Committee approve recommendations contained in Report PSD-041-19. 	Comments carried forward as a part of review process.
Sept 30, 2019 Delegation SPAF-19	Comments on behalf of LRSP	<ul style="list-style-type: none"> Emma West, Bousfields Inc., was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Ms. West explained that she has reviewed the Report and provided comments to staff. She is requesting that, before the Official Plan 	Comments carried forward as a part of review process.

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		<p>Amendment is approved, the following changes be considered:</p> <ul style="list-style-type: none"> i. The maximum height in the local corridor area be increased from four stories to six stories; ii. In the north portion of the property allow for 30% of portion to be 6 stories; iii. A secondary emergency access be reviewed when plans are submitted; and <ul style="list-style-type: none"> • Ms. West stated that Lambs Road is a local corridor area and the requests are consistent with the Region, Provincial and Municipal plans. She answered questions from the committee. 	
Sept 30, 2019 Delegation SPAF-20	Comments on behalf of Farsight Investments Inc.	<ul style="list-style-type: none"> • Bob Schickedanz, Far Sight Homes, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Mr. Schickedanz owns land in the northern section of this block. He explained that it takes time and effort to implement and create a new community. Mr. Schickedanz stated that the site is unique and the cost to develop is significantly higher than normal development. He would like the access to the northern block of land be triggered by engineering staff not the number of units. Mr. Schickedanz explained that, for the development to be economically feasible and produce reasonable priced homes, the density needs to be increased. He mentioned that the increased density means that more residents will be able to enjoy the features of the property. 	Comments carried forward as a part of review process.

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Sept 30, 2019 Delegation SPAF-21	Comments on behalf of LRSP	<ul style="list-style-type: none"> Enzo Bertucci, Kaitlin Corporation, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Mr. Bertucci explained that he has had productive meetings with staff. He would like minor amendments made to what is provided in Report PSD-041-19. Mr. Bertucci stated that they have submitted a letter to staff and the Committee with the proposed amendments they are requesting. He explained that their proposal is no different than common developments within the Region. Mr. Bertucci would like to see a greater range in density on the property, and that the six stories will make ensure the buildings are more accessible. He stated the six stories is not high density and is still mid-range. Mr. Bertucci explained that they do not want to delay the project and it is close to being acceptable for all parties. He explained that the development footprint got smaller after the land for the Municipal Park was increased, but they still need to ensure they can meet the minimum standards for the property. Mr. Bertucci stated that, if the minor amendments proposed can be approved, then the project can move forward immediately, but if they are not approved the site becomes undevelopable. 	Comments carried forward as a part of review process.
October 7,2019 Email from Enzo SPAF-22	Comments on behalf of LRSP	<ul style="list-style-type: none"> Comments on OPA (mark-up) Discussion on transfer of cafeteria building Withdrawal of Demolition Permits for buildings. 	Comments carried forward as a part of review process.

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October 22, 2019 Letter from Bousfields SPAF-23	Comments on behalf of LRSP	<ul style="list-style-type: none"> We request that revisions be made to the proposed OPA which recognize the uniqueness of the subject site; integrate the permissions with respect to density and units counts that are contextually sensitive and in particular increase the height permissions in the developable lands at the north end of the plan area. As written the OPA is not consistent with the Provincial Policy Statement and does not conform to the Growth Plan. As such, it is our opinion that the proposed amendment should not be adopted in its current form. 	Comments carried forward as a part of review process.
October 25, 2019 Letter from Farsight SPAF-24	Comments on behalf of Farsight Investments.	<ul style="list-style-type: none"> On behalf of developers collectively, looking to delay consideration of Official Plan amendment, suggests more time is needed to resolve issues. Give consideration of the recommendations made by Bousfields to address density in Area 4 	Comments carried forward as a part of review process.
October 28, 2019 Delegation SPAF-25	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> Katharine Warren was present regarding Report PSD-041-19 – Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the Clarington Official Plan. She advised the Members of Council she is a local resident as well as a member of the Jury Lands Board. Ms. Warren stated that she is concerned with the increased traffic in the area due to the proposed increased density that will result with this development. She added that she is also concerned with the effect on local health care services and is 	Comments carried forward as a part of review process.

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		<p>hoping that this is kept in mind as increased developments results in increased population in Clarington. Ms. Warren noted that she feels public safety may also become a concern with this proposed development. She continued by providing several comparisons of nearby historic sites with similarities to the area surrounding this subject property. Ms. Warren explained that the architectural style (Frank Lloyd Wright) is very rare, and this style is very low to the ground, and she feels that that high rise buildings will take away from this. She referred to the Official Plan and asked that the surrounding areas be considered in the design. Ms. Warren answered questions from the Members of Council.</p>	
Feb 6,2020 Emails from Enzo SPAF-26	LRSP	<ul style="list-style-type: none"> Informing Municipality that they were retaining Letourneau Heritage Consulting to carry out HIA 	Thank you for Information
June 10, 2020 letter from Devon Daniells SPAF-27	LRSP	<ul style="list-style-type: none"> Letter from Devon on motion to lift from table. Requesting that both the Developers overall concept plan and staff's be put before Council for them to make a decision. Developer plan for assisted living for seniors and affordable housing. 	Visualizations of both concept plans were presented at the November Committee meeting.
June 12, 2020 Letter from Aird and Berlis	LRSP	<ul style="list-style-type: none"> Owner's Proposal has substantial public benefits. Process that is occurring is questionable and unfair. 	Visualizations of both concept plans were

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SPAF-28		<ul style="list-style-type: none"> • Council should give consideration to Owner's proposal. • Staff action to declare owner's privately initiated Official Plan Amendment application "not complete" is highly unusual • Staff initiated OPA is incompatible with legal agreement. 	presented at the November Committee meeting.
June 12, 2020 Letter from Farsight SPAF-29		<ul style="list-style-type: none"> • Requesting Council allow time for Farsight to meet with Staff and other owners. Should be a co-ordinated effort. 	Staff met with Farsight and has kept them appraised.
June 15, 2020 Delegation SPAF-30	Comments on behalf of LRSP	<ul style="list-style-type: none"> • Devon Daniell, Kaitlin Corporation, was present via electronic mean regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – OPA Amendment No 121 (Agenda Item 13.1). Mr. Daniell noted that he submitted correspondence outlining Kaitlin's concerns and the reasons for requesting the Report to be referred. He noted that he is here to discuss the Municipally initiated OPA 121. Mr. Daniell noted there are several restrictions which include not being able to build more 700 units, being within 100 meters of a road, or in close proximity to heritage sites. Mr. Daniell stated that this Municipally initiated Official Plan Amendment is unnecessary and will limit development. He explained that they worked hard to put together a team create the proposed 	Visualizations of both concept plans were presented at the November Committee meeting.

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		<p>development that respects heritage, includes diverse affordable homes and includes senior housing. Mr. Daniell stated that they would like to bring their proposal forward to Council and move forward and he feels Staff is trying to prevent them from doing this. He explained that he is frustrated and upset as they have developed a plan and a report which includes 100 acres and 70% of that land is open space and parkland. Mr. Daniell believes both the Members of Council and the members of the public should be aware of the options available. He concluded by asking for their proposal to be considered and that both options (Kaitlin's and OPA 121) be presented in order to allow the Members of Council to make the right decision for the land. Mr. Daniell answered questions from the Members of Council.</p>	
<p>June 15, 2020 Delegation and Letter SPAF-31</p>	<p>Comments submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Peter Van Loan, Aird and Berlis, was present via electronic means regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – OPA Amendment No 121 (Agenda Item 13.1). Mr. Van Loan asked for the Official Plan Amendment 121 to be deferred until the property owners' proposal can be considered by the Members of Council. He explained that there is a generous donation of parkland which exceeds the amount required under the <i>Planning Act</i>. Mr. Van Loan explained that a planning application was submitted on May 21, 2020 	<p>Visualizations of both concept plans were presented at the November Committee meeting.</p>

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		<p>which reflects the donation of the parkland. He explained that the Municipality and property owner need to work together and asked for the Municipality to fully consider the owners' plans. Mr. Van Loan stated that the Members of Council have the duty to act fairly and in order to do that all of the relevant information needs to be reviewed. He asked for the Members of Council to direct Staff to defer the proposed Official Plan Amendment until the property owners' plan can be reviewed. Mr. Van Loan noted that he is very supportive of heritage preservation and restoration. He explained that all of the facts are needed to make an informed decision and that Official Plan Amendment 121 is based on the DTHA Design Study. Mr. Van Loan explained that his clients have made a serious commitment and they are looking to provide a development which includes high quality senior housing. He added they have transferred parkland and cash contributions in the agreement. Mr. Van Loan stated that the conditions of the agreement have been fulfilled and if OPA 121 is adopted the conditions will not longer be satisfied. He concluded by asking for the property owners' application to be circulated so an informed decision can be made. Mr. Van Loan answered questions from the Members of Council.</p>	
June 15, 2020 Communications on Council	ACO – Clarington Branch	<ul style="list-style-type: none"> • Camp 30 is at the forefront of our minds and actions. • No active security -counter to the legal agreement. • Buildings are being compromised by inaction 	Comments carried forward as a part of

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agenda SPAF-32		<ul style="list-style-type: none"> • ACO is the lead for tours, we are on site and see what is happening. • Encourage Council to keep central campus as parkland. 	review process
June 15, 2020 Communications on Council agenda SPAF-33	JLF	<ul style="list-style-type: none"> • Eleventh hour – critical time to move forward for everyone’s benefit. DTAH Plan received much positive feedback. Commitments have been made but then not followed through. Ring Road that encompasses heritage buildings is an amazing asset, locally, provincially, nationally. • Owner’s are aware of our concerns. • Look forward to continuing to work with Municipality and owners. • Includes summary of speaking notes from September 2019, SPAF-18 	Comments carried forward as a part of review process
June 18, 2020 SPAF-34	Comments from Clarington Heritage Committee	<ul style="list-style-type: none"> • CHC recognizes need for development and growth • OPA falls in line with Official Plan and is supported by Committee • 2018 designation provides for protection and maintenance of local heritage assets. 	Comments carried forward as a part of review process
June 29, 2020 Delegation and Concept Plan SPAF-35	Comments submitted on behalf of LRSP	<ul style="list-style-type: none"> • Enzo Bertucci, Kaitlin Corporation, was present via electronic means regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the Official Plan (OP). Mr. Bertucci provided a background of the application submitted on May 21, 2020. He explained that over 20 	Visualizations of both concept plans were presented at the November Committee meeting.

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		<p>reports and studies have been prepared to be included in his application. Mr. Bertucci asked that the OPA 121 be deferred to the fall to allow the Committee to have a proper wholesome review of the application. He added that public feedback is important to help understand the key issues and concerns from residents. Mr. Bertucci answered questions from Members of Committee.</p>	
<p>June 29, 2020 Delegation SPAF-36</p>	<p>Comments submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Peter Van Loan, Aird & Berlis, was present regarding Report PSD-041-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the OPA. Mr. Van Loan requests that the Report be deferred to the fall so that there is an opportunity for a meeting of minds. He explained that the only way the public benefits is through a voluntary agreement and added that they want to help achieve the objective. Mr. Van Loan noted that his clients are genuine and have full intentions of reaching common ground. Mr. Van Loan shared a document outlining the development of the lands. He concluded by answering questions from Committee. 	<p>Visualizations of both concept plans were presented at the November Committee meeting.</p>
<p>July 14, 2020 Devon Daniells letter SPAF-37</p>	<p>LRSP</p>	<ul style="list-style-type: none"> • Commenting on discussion at Council from July 7th and offer to co-operate in retention of third party facilitator. 	<p>Discussion on how process could work.</p>

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		<ul style="list-style-type: none"> Report PSD-051-20 comments and recommendation from Staff on new elements such as assisted care and affordable housing as proposed by LRSP. This report seeks acceptance of the community vision by DTAH from April 2019. Acceptance of the community vision would restrict development from the interior of the ring road area ensuring the area becomes municipal parkland available to all residents and the heritage character of the site is conserved and strengthened. 	
November 15, 2020 communications letter SPAF-38	David Winkle	<ul style="list-style-type: none"> Retain natural beauty and as many of the historic buildings as practical Consider wildlife, ecology, natural spaces, protect species at risk Current proposal removes too much of green space and is not sustainable. 	Comments carried forward as a part of review process
November 16, 2020 Delegation SPAF-39	ACO-Clarington Branch	<ul style="list-style-type: none"> Bernice Norton, Architectural Conservancy Ontario, was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Ms. Norton stated that they are in support of the work being completed in an effort to preserve Camp 30. She provided an update on the tours and noted that they had 308 visitors this tour season, which ran from August 1 - October 18, 2020, and included COVID-19 protocols. Ms. Norton added that there were visitors who are local and others who came from across the province. She stated that Camp 30 placed second in the Reader's Choice awards for best local 	Comments carried forward as a part of review process

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		<p>tourist attraction by This Week's Durham readers. Ms. Norton hopes that Council will stand behind the DTAH as the six remaining original buildings speak to the vision of the time and historical value of the site. She noted her concerns regarding a seniors complex or affordable housing units being developed inside the ring road because it will negatively impact the campus layout. Ms. Norton explained that the construction of an apartment building near the Cafeteria will cause more concern as it is recognized as a space for an event center. She added that having an event center would cause issues for by-law and would not be desirable for residents nearby. Ms. Norton explained that preserving the site will show the unique history of Clarington. She added that, during the tours, visitors are excited about the preservation of the layout and repurposing the buildings in ways that it will complement the site and community use of it. Ms. Norton requests that Committee keep, and honor, the historic value of the site with no intrusions allowed inside the Ring Road noting that an apartment near the cafeteria would be equally regretful. She noted that a significant part of the recognition as a National Heritage Site, as well as the Provincial Heritage Designation, is in the land and layout, the vistas, and greenspace, and requested that it be preserved.</p>	
November 16, 2020 Delegation SPAF-40	Jury Lands Foundation	<ul style="list-style-type: none"> • Marilyn Morawetz, Jury Lands Foundation, was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft 	Comments carried forward as a part of

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		<p>Amendment No. 121 to the Clarington Official Plan. Ms. Morawetz stated that the Jury Lands Foundation endorses the recommendations in Report PSD-051-20 which will allow work to begin on the site and will attract residents and continue to provide growth. She stated that the goal is to successfully repurpose the buildings and noted that the green space is equally important. Ms. Morawetz added that preserving the greenspaces and buildings will become an oasis to residents. She recognizes the potential in the site, views it as a step in the right direction and hopes Committee will approve the DTAH study, and endorse the areas for development as recommended. Ms. Morawetz explained that additional buildings will eliminate the green space and will negatively impact the site. She expressed her concerns regarding the green space at 2C regarding the ring road. Ms. Morawetz noted that comments have been shared with the developer and that they have not received any response back. She stated her concerns regarding development in the ring road, the impact to the greenspace, and answered questions from members of Committee.</p>	review process
November 16, 2020 Delegation SPAF-41	Submitted on behalf of LRSP	<ul style="list-style-type: none"> Devon Daniell, Kaitlin Corporation, was present via electronic means Regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Mr. Daniell thanked everyone involved for their passion of the site. He explained the background of 	Council made a decision on not allowing private development within the ring road.

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		<p>the Report PSD-051-20 and noted that developing a park in the ring road will create significant issues. Mr. Daniell displayed the current concept plan, explained the location of the facilities on the property, and noted that he thinks their proposal fits with the site and with heritage. He addressed comments made regarding the development cutting off the ring road and noted that they are working on other wording for the OPA Amendment 121. Mr. Daniell suggested that, rather than approving the recommendations in Report PSD-051-20, Committee should direct staff to work with land owners to bring forward the modifications to OPA 121, to allow the above concept to proceed and for Staff to work with land owners to bring forward draft zoning by-law amendments to Council.</p>	
<p>November 16, 2020 Delegation and presentation SPAF-42</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Marcus Letourneau, Letourneau Heritage Consulting Inc., was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Mr. Letourneau explained that he is working with their client to look at options for the property to keep the heritage conservation principles. He added that it is important to understand that the property has evolved significantly over time and provided aerial photos of the property. Mr. Letourneau noted that assisted living is important in the discussion and to recognize that heritage conservation is about the uses related to the property. He added that this site has lots of institutional uses and the proposed 	<p>Comments carried forward as a part of review process</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>structure does not continue the history of institutional views. Mr. Letourneau stated that heritage conservation is not about change but about managing change in a way that it is significant to the property and added that COVID-19 has changed how they are approaching heritage conservation. He stated that the introduction of buildings in a cultural heritage landscape is not new and has been done widely across the world. Mr. Letourneau provided successful examples of infill in cultural heritage landscape in Traverse City State Hospital, Pentridge Prison, and South Carolina State Hospital and answered questions from members of Committee.</p>	
<p>Nov 20, 2020 Letter from Devon SPAF-43</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Good progress has been made, before decisions are made need to consider remainder of issues. Request to continue negotiations. Council made a decision on private residential development within the ring road and acceptance of DTAH study. Concern that legal agreement is being questioned. 	<p>Comments carried forward as a part of review process</p>
<p>August 26, 2021 SPAF-44A+B+C</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Concept Plans for Areas 1-4 submitted in response to draft for discussion only Block Master Plan and indication of what policies are not acceptable. 	<p>Comments carried forward as a part of review process</p>
<p>August 23, 2021 SPAF-45A+B</p>	<p>Submitted on behalf of Farsight</p>	<ul style="list-style-type: none"> • Concept Plan for Area 4 altered to align with LRSP and comments. 	<p>Comments carried forward as a part of review process</p>