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Minutes of the **Clarington Heritage Committee Meeting** was held as a hybrid meeting in person at 40 Temperance Street, Bowmanville, and via Microsoft Teams on September 17, 2024, at 7:00 PM.

- Members Present:** Peter Vogel, Steve Conway, Ron Hooper, Heather Graham, Joseph Dalrymple, Ron Sproule, Laura Thiel-Convery (Museum), Noel Gamble, Colin Maitland, Jason Moore (ACO), Sitara Welch
- Regrets:** Sher Leetooze (NVDHS), Victor Suppan, Councillor Elhajjeh, Brian Jose (NVDHS)
- Staff Present:** Sarah Allin, Jane Wang, Planning and Infrastructure Services
- Guests:** Vincent J. Santamaura Vincent J. Santamaura, Architect Inc; Carrie Ann Szorady, Lakeridge Health; Marina Moukhortova, Lakeridge Health; Maureen Wong, Lakeridge Health; Zackary Stefani; Mary Ann and Stan Found; Stephen Found.

New committee member Sitara Welch attended the Committee meeting for the first time. She introduced herself to the Committee.

### **1 Declaration of Interest**

There were no disclosures of interest stated at this meeting.

### **2 Land Acknowledgement Statement**

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

### **3 Adoption of Agenda**

**24. 34** Moved by S. Convey, seconded by R. Sproule

That the Agenda be adopted.

**“Carried”**

### **4 Adoption of Minutes of Previous Meeting**

**24. 35** Moved by R. Hooper, seconded by J. Moore

That the minutes of June 18, 2024, the Clarington Heritage Committee meeting be adopted.

**“Carried”**

## **5 Delegations/Presentations:**

- 5.1 V. Santamaura, Vincent J. Santamaura, Architect Inc., presented the proposal of relocating the Lambert House on the property at 47 Liberty St S, where the Lakeridge Health Hospital is located. The hospital plans to build a new facility and renovate existing facilities to provide enhanced patient care for the community. To facilitate the hospital redevelopment project, it is proposed that the heritage building - Lambert House- be relocated to a different location on the property facing Liberty Street. The Lambert House is listed on the Municipal Register under the *Ontario Heritage Act*. Relocation of the building requires consultation with the Heritage Committee and Council's approval.

The Heritage Impact Assessment and Conservation Management Plan report has been prepared to guide the preservation of the heritage home and the relocation process. The report has been circulated to Committee members for review.

- 5.2 Zackary Stefani, property owner of 5085 Main St. Orono, proposed replacing the door with more energy-efficient material. The original wood door jammed and leaked. It is not energy-efficient. The property owner proposed to replace the door for safety and Health reasons. He also provided options of paint, door knob and door pattern. Committee members asked a few questions and explored the possibility of maintaining the wood door and keeping the transom visible.

## **6 Business Arising**

- 6.1 Cultural Heritage Documentation and Salvage Report (Goodyear Property 45 Raynes Avenue, Bowmanville)

Staff provided an update on the previous proposal reviewed by the Committee in the June 18, 2024 meeting, not retaining the Powerhouse (Building 1). The property owner confirmed that not pursuing this proposal. The new development will retain the Powerhouse (Building 1) and integrate it into the project design, which conforms to the Council's approval.

R. Hooper mentioned that the Museum keeps the trophy related to the Goodyear.

## **7 Project Reports**

- 7.1 Municipal Inventory/ Register: no updates  
7.2 Public Outreach/Education  
Heritage Barn Project No updates

## **8 Correspondence and Council Referrals: No updates**

## **9 New Business:**

## 9.1 2774 Concession Rd 6 Heritage Impact Assessment

Staff provided the overview of the heritage impact assessment for the property at 2774 Concession Road 6. The property is located east of Clements Road, a large traditional farm parcel. The property is identified as Primary in the Clarington Cultural Heritage Resource List. The owner proposes the severance of the farmhouse from the surrounding agricultural lands. According to the Clarington Official Plan, the Heritage Impact Assessment was required to support the application. The Assessment, conducted by a professional heritage consultant, recommended the parcel containing the fieldstone farmhouse be considered for designation under the *Ontario Heritage Act*.

The property owner asked a few questions. Staff and Committee members explained the planning processes of the consent application and requirements for maintaining the integrity of designated heritage buildings.

### **24.36** Moved by J. Dalrymple, seconded by R. Hooper

That the Heritage Committee recommends to Council that the farmhouse on the property at 2774 Concession Road 6 be considered for designation under Section 29 of the *Ontario Heritage Act*.

**“Carried”**

The designation is planned to be finalized after the completion of the land severance. The Statement of Significance will be reviewed by the Committee.

## 9.2 Heritage Permit Application: HPA 2024-008 5085 Main St, Orono

The property owner proposed to replace the front door with a high-energy-efficient upgraded material door that maintains the original style. The sidelights and transom will be preserved in appearance. The decorative transom will be displayed inside behind a clear energy-efficient transom to maintain this unique element. The new door material would be painted, smooth fiberglass with insulation. The decorative moulding around the door will not be impacted by the new door or installation. The property was designated by By-law 90-20. The moulded pilasters and entablature and the sidelights and transom surrounding the front door, particularly the delicate rectilinear glazing of the transom, are designated heritage attributes.

### **24.37** Moved by J. Dalrymple, seconded by R. Sproule

That the Committee recommends approval of the proposed front door panel replacement for 5085 Main St, Orono as a minor alteration that is subject to the Deputy CAO of Planning & Infrastructure Service’s approval, subject to the following conditions (i) replacing the front door, sidelights panel with similar pattern

and design (ii) preserving the transom and ideally visible from outside, and (iii) painting in the colours that match the original.

**“Carried”**

### 9.3 Lambert House relocation (Lakeridge Health Bowmanville Hospital Redevelopment)

The Lambert House is listed on the Municipal Register under the *Ontario Heritage Act*. Relocation of the building requires consultation with the Heritage Committee and Council’s approval. The Heritage Impact Assessment and Conservation Management Plan report has been submitted to support the house relocation proposal.

The Committee discussed the proposal after the presentation. The Committee appreciated Lakeridge Health’s effort to preserve the Lambert House. The Heritage Impact Assessment sufficiently evaluated the building's heritage significance. It indicated the property should be considered for designation under the *Ontario Heritage Act* for its cultural heritage significance. The Conservation Plan provided a detailed implementation plan to relocate the building and preservation measures during the project construction. The Committee is satisfied with the documents and supports the approach to conserve heritage resources in the hospital redevelopment project, which are all critical to the community. The Committee members also commented on the mature trees on the property. It is recommended to give consideration to keeping the trees, as possible.

### **24.38** Moved by S. Conway, seconded by R. Sproule

That the Committee recommends to Council to approve:

- I. The relocation of the Lambert House to a different location on the Hospital property at 47 Liberty Street, Bowmanville as demonstrated on the conceptual site plan;
- II. The Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc., dated September 6, 2024, be adopted and executed to relocate the Lambert House, and to stabilize and mothball, restore the exterior elevation, build an envelope to maintain its heritage attributes, and renovate the building shell to upgrade the building to current building standards; and
- III. Designate the Lambert House under Part IV of the *Ontario Heritage Act* following the relocation, restoration, and completion of the hospital construction.

**“Carried”**

## **10 Other Committee Updates:**

### 10.1 Bowmanville, Orono and Newcastle CIP: No updates

- 10.2 ACO—Clarington Branch: ACO had a meeting. ACO was made aware that the public event planned on the Camp 30 land was postponed.
- 10.3 NVDHS – No updates.
- 10.4 Museum: The Museum will host a few programs in the fall. Including Celebrating Courtice History, paranormal Paint Night and Keeping Your Keepsakes.
- 10.5 Heritage Conservation District: No updates
- 10.6 Wilmot Creek Heritage Park: No updates
- 10.7 Jury Lands Foundation: The Foundation made a delegation to the Council meeting and updated the preparation status for the federal funding application for the heritage property. The public event planned on the Camp 30 ground was cancelled/postponed. The walking tours are still scheduled.

## **11 Standing items:**

- 11.1 81 Scugog Street: Staff had emailed the property owner three times regarding the house reparation and the heritage permit issue. No response was received. Staff will follow up with registered mail.
- 11.2 Fletcher Tree: No updates
  - R. Sproule raised questions on the staff report regarding 98 Concession Street East. Staff briefed the intention of the report and the approach for working with the property owner to achieve designation at the end of the development.

The Chair P. Vogel encouraged Committee members to consider sharing more Committee responsibilities. The Committee had discussions and will give some thought to opportunities at a subsequent meeting.

Adjournment: 8:30 p.m.

**Next Meeting:** October 15, 2024, 7:00 p.m.