

**Heritage Impact Assessment –
Conservation Management Plan
Amendment No. 1
Lambert House
11 Mabel Bruce Way,
Clarington (Bowmanville), Ontario**



Prepared for:



Lakeridge Health Corporation

Prepared By:



Vincent J. Santamaura, Architect Inc.
11 June 2025
Project No. 2024-01

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Table of Contents

1.0	Executive Summary	6.0	Heritage Impact Assessment
2.0	Introduction	7.0	Conservation Management Plan - Amended
2.1	Overview	7.1	Work Plan - Amended
3.0	Site Documentation	7.1.1	Building Program
3.1	Site Inventory	7.1.2	Moving Plan
3.1.1	Site Location	8.0	Heritage Assessment – Conservation Management Plan
3.1.1	Site Identification	8.1	Relationship of content with related HIA
3.1.2	Site Survey	9.0	Summary Statement and Recommendations
3.1.3	Current Applicable Designations	9.1	Impact on Heritage Value
3.1.4	Existing Buildings	10.0	Mandatory Recommendations
4.0	Heritage Evaluation	10.1	Mandatory Recommendations regarding the Impact on Heritage Value of the Listed Property
5.0	Development Proposal – Amended	11.0	Report Authorship
5.1	Proposal Description - Amended	Appendix 1: Qualifications of Author	
5.2	Development Assessment - Amended		
5.2.1.	Intensification		
5.2.2.	Built Form		
5.2.3.	Site Access		
5.2.4.	Impact on the Streetscape		
5.2.5.	Building Orientation		
5.2.6.	Views Through the Site.		
5.2.7.	Architectural Treatment		

1.0 Executive Summary

On October 21st, 2024 Council Adopted the Lambert House Heritage Impact Assessment/Conservation Management Plan (CMP) prepared by Vincent J. Santamaura, Architect Inc., CAHP which proposed conserving Bowmanville Hospital's Lambert House on site by moving it to the hospital's Liberty Street South frontage.

Evolution in the overall concept master site plan for the new hospital has necessitated re-thinking the location for the Lambert House. Upon review of possible location options, the properties at 20 and 22 Prince street which are part of the hospital campus have been selected.

This amendment updates the CMP with the proposed new location. The findings in this report amend the Conservation Management Plan for the Lambert House as such:

It is recommended that:

- i) the Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc. be amended to:**

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Phase 1: identify the location to where the Lambert House will be moved on the Hospital property as 20-22 Prince Street;

ii) there is not further negative impact on the Heritage value of the property;

iii) this report be received and recommended for approval.

2.0 Introduction

2.1 Overview

The property at 47 Liberty Street South (including 18-22 Prince Street) is the home of the Lakeridge Health Hospital campus in the Town of Clarington (originally known as the Bowmanville Hospital). It has been providing health services to the community for over 100 years. The hospital is planning to build a new facility and renovate existing facilities in order to provide the best of care to the local community.

Lakeridge Health retained Vincent J. Santamaura, Architect Inc., CAHP to prepare the Heritage Impact Assessment, and a Conservation Management Plan which proposes preserving the hospital's Lambert House and re-locating it to the hospital's Liberty Street South frontage.

On October 21st, 2024 Council Adopted the Lambert House Heritage Impact Assessment/Conservation Management Plan which proposed preserving the Lambert House by moving it to the Liberty Street South frontage.

Evolution in the overall concept master site plan for the new hospital has necessitated re-thinking the location for the Lambert House. Upon review of possible location options, the properties at 20 and 22 Prince street which are part of the hospital campus have been selected.

This report amends the CMP for the new site location.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

3.0 Site Documentation

3.1 Site Inventory

3.1.1 Site Location

The Lakeridge Health Bowmanville (LHB) hospital campus comprises the block bounded by Queen Street to the north, Liberty Street to the west, Prince Street to the south, and detached residences which front onto Frank Street to the east.

The LHB property was originally the estate of Hector Beith, a longtime landowner. Named “South Park”, the estate was purchased by J.W. Alexander, the president of the Dominion Organ and Piano Company, and then donated to become the Hospital in 1913. The site is located centrally in the Town, one block south of the main intersection of King and Liberty streets.



3.1.1.A – Aerial Photograph – Site

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



3.1.1.B – Aerial Photograph 2

3.1.2 Site Identification:

The parcel of land consists of an assembly of lots defined as:

Block E, Block G, Lots 40, 44 and 53 and
Part of Lots 41, 45, 54, 59, and 60 and Block G, and
Part of Prince Street, George Street and Lambert Street,
C.G. Hanning's Plan, and
Lots 1, 2, 3, 39 and 40, and Blocks A, B, and C,
Registered M-Plan 629
Municipality of Clarington,
County of Northumberland

The lot is addressed as:

47, 47B Liberty Street South, 11 Mabel Bruce Way (formerly 11 Lambert Street), 18, 20 and 22 Prince Street

Tax Roll Number: 18 17 020 110 09901 0000

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

3.1.3 Site Survey



3.1.3.A – Survey

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

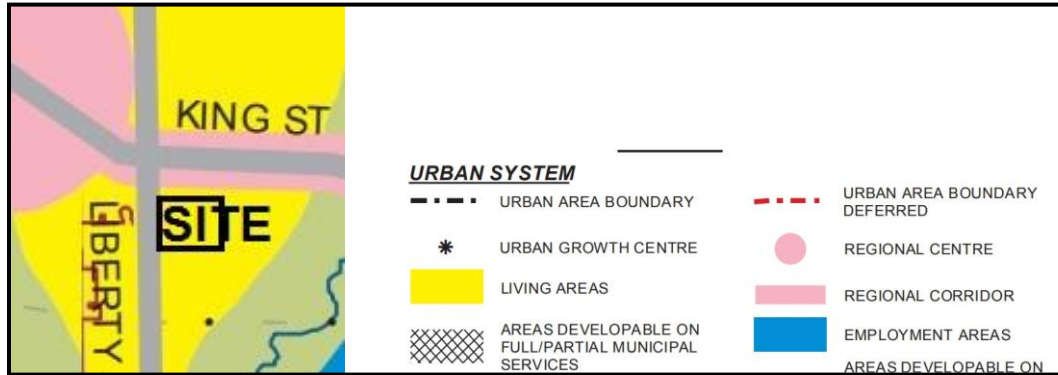
Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

3.1.4 Current Applicable Designations:

The Legislation and Authorities Having Jurisdiction below may override heritage concerns and recommendations included this Heritage Impact Statement. The lot is currently designated as follows:

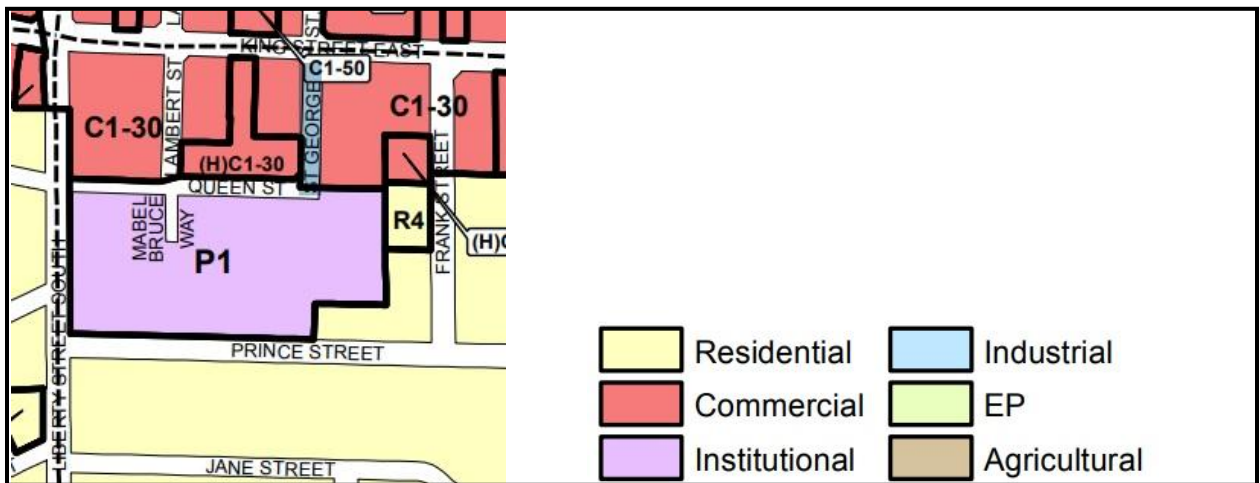
3.1.4.A Durham Official Plan:

Living Area



3.1.4.B Municipality of Clarington Zoning By-Law 84-63

P1- Institutional



3.1.4.C Municipality of Clarington’s Inventory of Heritage Properties:

- 11 Mabel Bruce Way - “Listed – Primary property”
- 18 Prince Street - Not Listed
- 20 Prince Street - Not listed
- 22 Prince Street - Not listed

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1
Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

3.1.5 Existing Buildings – 18,20 22 Prince Street

The buildings at 18-22 Prince Street are one storey single detached residences with garages and/or attached carports built around 1954 - 1960.

They are wood frame buildings on block foundations with brick cladding.



3.1.5.A – 18 Prince Street



3.1.5.B – 20 Prince Street

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



3.1.5.A – 20 Prince Street

4.0 Heritage Examination

4.1 Cultural Heritage Value or Interest

The buildings at 18-22 Prince St are not listed and have no Cultural Heritage Value or Interest.

5.0 Development Proposal - Amended

5.1 Proposal Description:

A phased design and construction program is being proposed to build the new hospital using the P3 partnership method (Design and Construction) which will allow it to continue to function during construction. A new campus is being designed which proposes to demolish part of the original hospital. A new main hospital building is to be added to the campus with frontage along Queen Street on the north with public access from Prince Street to the south.

As a cost saving strategy, the parking structure originally proposed to the east of the new hospital building has been deleted from the building program. The footprint of the hospital has been revised to expand eastward, but also set back further from Prince Street. To satisfy hospital parking requirements, more of the site is needed for surface parking.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

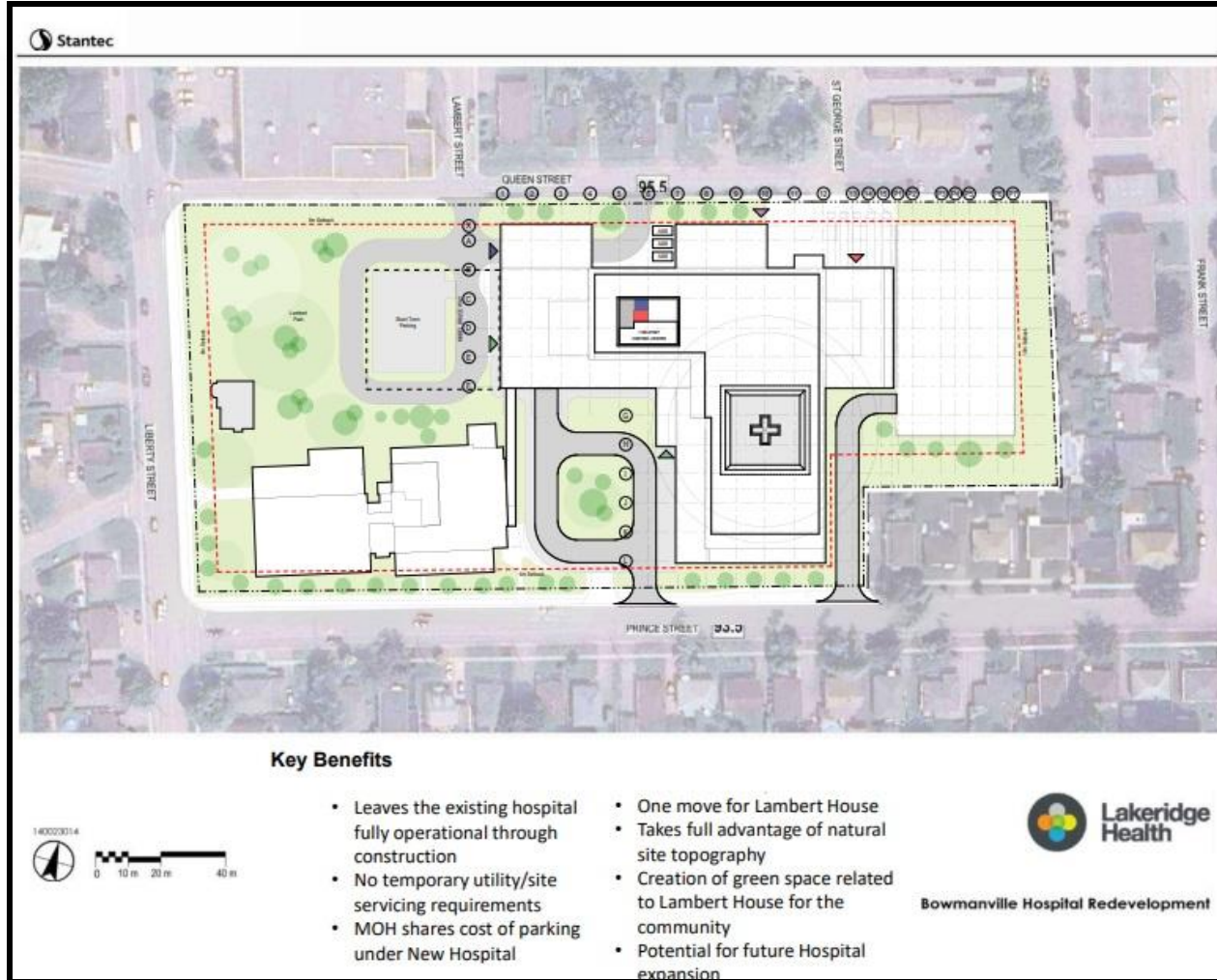
As well, some technical/structural issues have arisen regarding the proposed Lambert House Liberty Street frontage location;

- Additional snow loading will occur on the Existing Hospital north wing roof which will require structural reinforcement, but is not economical as the wing will be demolished;
- The re-location of Lakeridge Health's Communication and data services is proving to be very high risk undertaking to which Lakeridge Health does not wish to be exposed. (The data services feed 40% of the LH network of hospitals.)

The need for more flexibility for parking on site has necessitated a re-thinking of the proposed Lambert House location. The Hospital master site plan re-design offers an opportunity to review the Lambert House location which can also address the structural and technical issues noted above, but also:

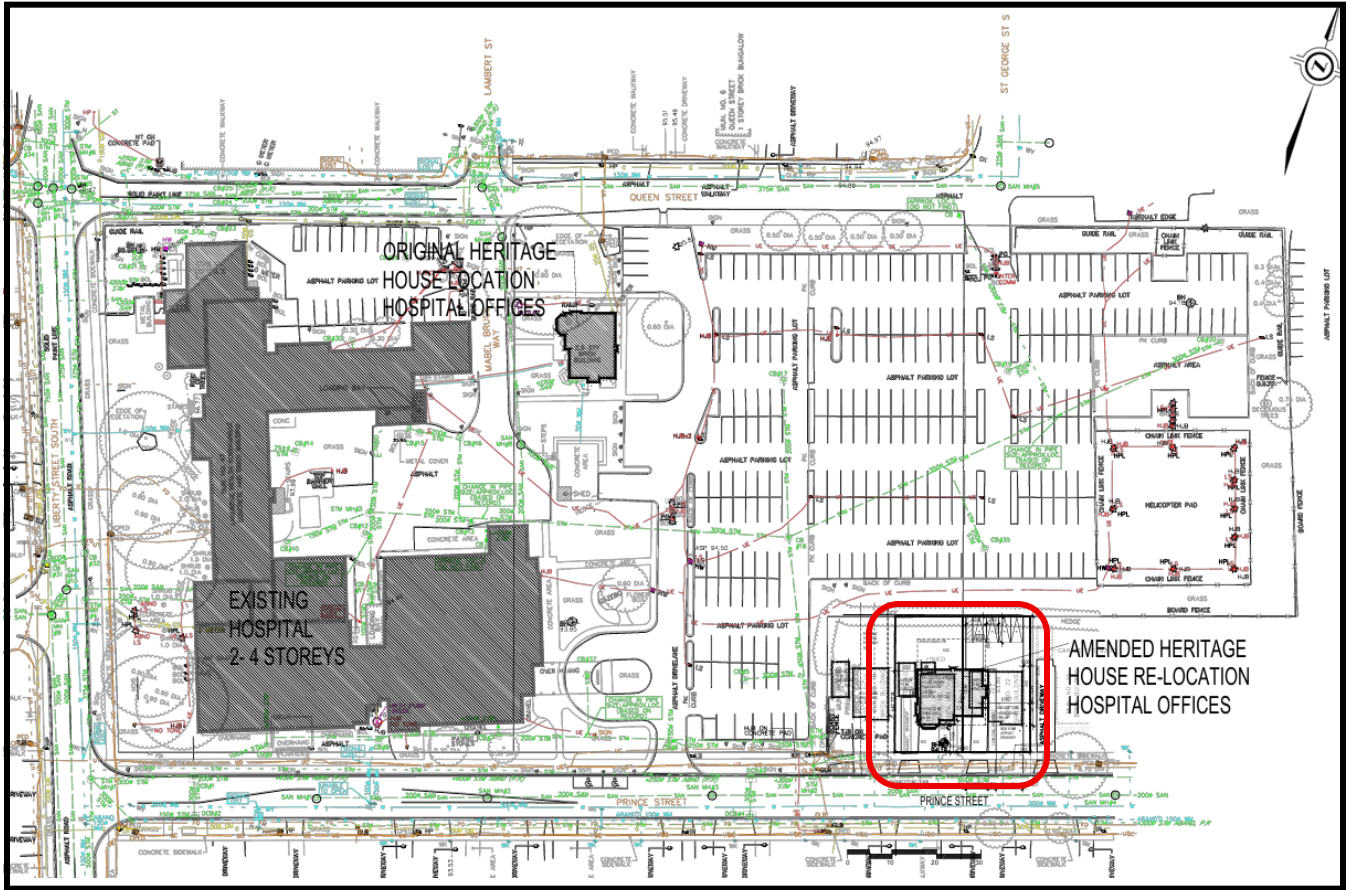
- Makes the building re-location travel route much shorter, solely on hospital property and will not require the use of regional and municipal roads, thereby reducing community disruption;
- Allows for a gateway location for the Lambert House to demarcate the public entry point to the hospital, and become more involved in daily hospital use;
- Contributes a residential scaled building to the neighbourhood streetscape;
- Transitions and buffers from the institutional uses to residential uses.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1
 Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



5.1.A – Original Conceptual Site Plan – with parking structure (Buildings’ locations may vary)

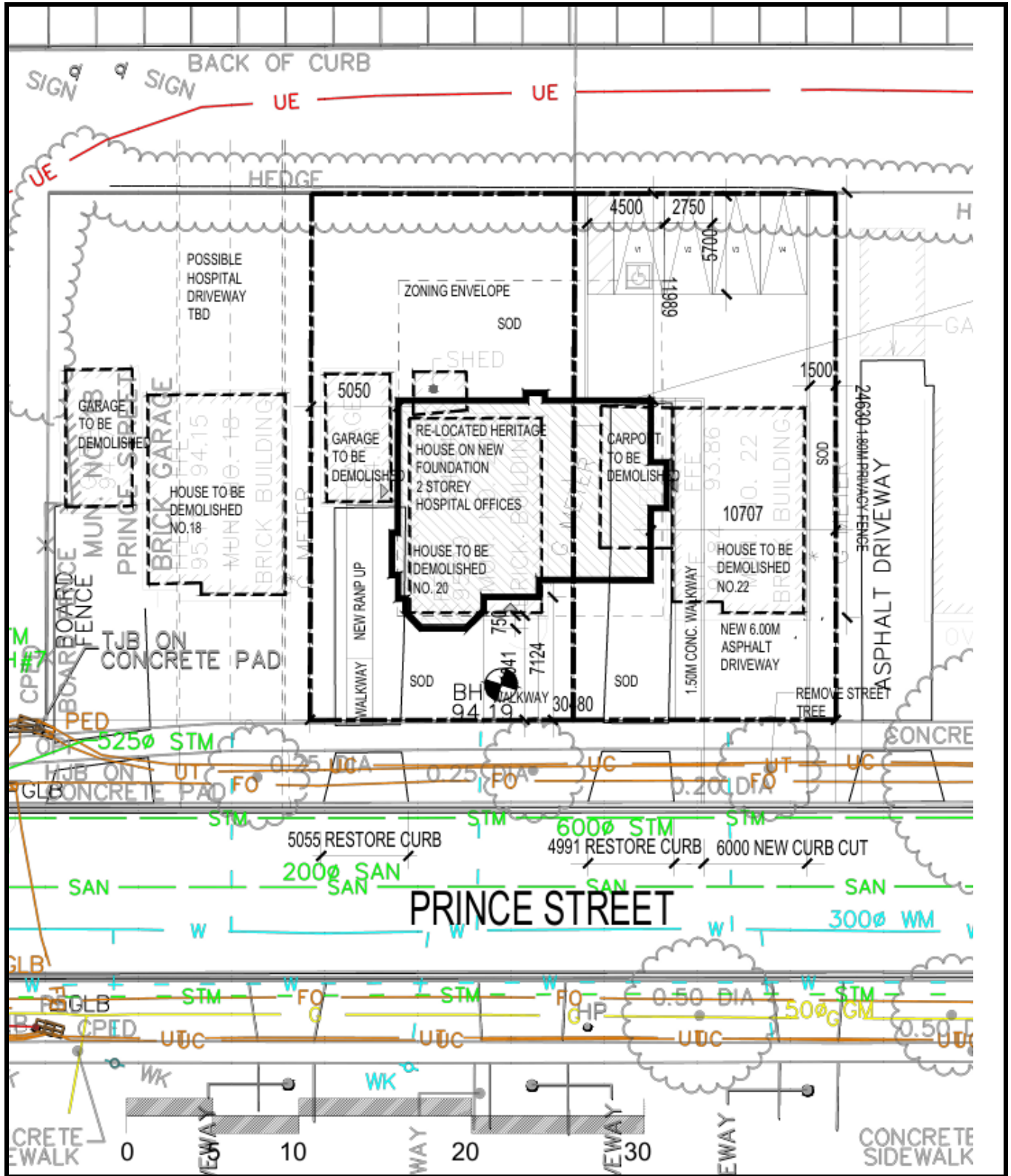
Heritage Impact Assessment – Conservation Management Plan – Amendment No.1
 Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



5.1.B – Amended Conceptual Site Plan – without parking structure & new Lambert House location (Hospital Buildings’ locations may vary)

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



5.1.B – Amended Lambert House Site Plan – 20 – 22 Prince Street

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

5.2 Development Assessment - Amended:

- 5.2.1 Intensification – the re-construction of the hospital responds to the increase in population of the community. The proposal provides a built form which provides for today’s medical standards minimizing any potential major impact on the streetscape or the community. The new buildings will be located away from existing neighbouring properties. The re-location of the Lambert House to the Prince Street frontage will restore its exposure to the community, and contribute to the existing neighbourhood character. The development patterns of the site are being respected.
- 5.2.2 Built Form- the history of the built forms on the site supports the institutional built form as being appropriate. The proposal for a variety of buildings on site echoes previous campus development pattern.
- 5.2.3 Site Access – the campus approach echoes older development patterns. Multiple access points along the frontage of the streets similar to existing conditions. Prince Street becomes the public access point to the Hospital. Queen Street becomes the emergency and service access to the hospital. The public access point to the hospital in essence remains as it is today.
- 5.2.4 Impact on the Streetscape – The Lambert House is exposed to Prince Street. With the proposed re-location of the Lambert House to the Prince Street frontage beside the main public access point to the Hospital, its public exposure will be greatly improved, and allowed to express its history to the hospital to which this building is connected. The westerly view from Liberty St will greatly expose it as an entry point to the hospital and a landmark. The 2 storey residential-like massing of the Lambert House will transition from the Institutional use to the residential neighbourhood scale. (The setback of the main hospital building mass from Prince Street will also reduce its visual impact on Prince St.)
- 5.2.5 Building Orientation- The re-location of the Lambert House to Prince Street increases its visibility. It will increase its exposure to the community, and will also restore – in part – the original face of the hospital to the community that existed early in the 20th century. It will act as a gateway to the hospital campus.
- 5.2.6 Views through the site –The proposed new buildings’ location will allow view corridors throughout the site. The Lambert House will act as a landmark for entry into the site

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

5.2.7 Architectural Treatment – The proposed setback of the new hospital buildings to the Lambert House will respect the size and scale of the building.

6.0 Heritage Impact Assessment – Heritage Value

6.1 Heritage Register Inventory – Listed

The amended location for the Lambert House has no further negative impact on its Cultural Heritage Value or Interest.

7.0 Conservation Management Plan – Amended

All tasks remain as noted in the Approved Conservation Management Plan except for the following amendments:

7.1 Work Plan

8.1.1 Design Goals (original CMP section)

Design Goals amended to remove:

- restore its exposure to Liberty St.,
- restore any generous lawn, as possible.

8.1.2 Building Program (original CMP section)

8.2.2.1 Phase 1: Building Re-location & Mothballing –

The Building Program is amended as follows:

- i) The new location to move the Lambert House is proposed at 20-22 Prince Street (properties part of the hospital campus);

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



8.2.2.A –Site Plan – Building Re-location (note: route may vary)

8.0 Heritage Assessment – Conservation Management Plan

The amendments to the Conservation Management Plan do not affect the conclusions in this section:

9.0 Summary Statements and Recommendations

9.1 Impact on Heritage Value

Based on the analysis of the impact of the development proposal using the criteria employed to determine Heritage value under the Ontario Heritage Act, the development proposal will have no negative impact on the building at 11 Mabel Bruce Way:

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

- The re-location of the Lambert House closer to 20-22 Prince Street will preserve and increase the exposure of the Heritage Design/Physical and Associative/Historical value of the building;
- The proposed development respects the traditional siting of buildings in the neighbourhood and matches the existing street siting strategies;
- The scale of the Architecture will be similar to the existing residential neighbourhood;
- the remaining and proposed buildings will observe generous setbacks from the re-located Lambert House so as to not impose on it;
- The re-location of the Lambert House permits the intensification of the site without major impact on the adjoining properties;
- The proposed development continues the natural regeneration of the urban fabric and intensification as envisioned by Provincial and Municipal policies but respecting the past.

10.0 Mandatory Recommendations:

10.1 Mandatory Recommendations regarding the Impact on the Heritage value of the Lambert House, Listed Building at 11 Mabel Bruce Way:

It is the recommendation of this report that the Conservation Management Plan for the Lambert House be amended to:

- i) Phase 1: identify a new location to where the Lambert House will be moved on the Hospital property at 20-22 Prince Street;
- ii) there is not further negative impact on the Heritage value of the property;
- iii) this report be received and recommended for approval.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

11.0 Authorship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date: 11 June, 2025



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CaBGC, CAHP (Building Specialist)
Principal Architect/President

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Appendix 1: Biography of Author:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his close to 30 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of *SRN Architects Inc.* A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Professional Memberships:

2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals

1981 to present – Member, Ontario Association of Architects, Registered 1988

1983 to present – Member, Royal Architectural Institute of Canada



Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Community Memberships:

- Currently - Member, Heritage Whitby/LACAC, Town of Whitby
2015 to 2018 - involved in Local Architectural Conservation Advisory Committee to the Town of
2009 to 2012 Whitby
- 1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in
the Town of Uxbridge
- 1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

**Expert Witness – Heritage Matters: Ontario
Municipal Board -**
Recognized as an Expert in Heritage Matters by the
Ontario Municipal Board for Testimony during
Dunbar Homes Appeal of the City of Mississauga
Refusal to Enact By-Law no. 0225-2007

**Expert Witness – Heritage Matters: Ontario
Municipal Board**
Recognized as an Expert in Heritage Matters by the
Ontario Municipal Board for Testimony during
Testimony for Vitmont Holding Inc Appeal of the
Town of Aurora Non-Decision on Site Plan for 15160
Yonge Street & No. 5 Tyler Street, Aurora

**Expert Witness – Heritage Matters: Ontario
Municipal Board -**
Recognized as an Expert in Heritage Matters by the
Ontario Municipal Board for Testimony during
Ballantry Homes Appeal of the Town of Markham
By-Law no. 2006-78

Heritage Impact Statements/Reports:



**Heritage Impact Statement/Conservation Plan –
68 Daisy Street, City of Toronto (Etobicoke):**
Analyzed and authored a Heritage Impact
Assessment and Conservation Strategy for the
Vincent Massey Public School on the impact of a
new cluster of townhouses proposed around it in
the City of Toronto.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



Cultural Heritage Impact Review Assessment/ Conservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

2017 Vaughan Urban Design Award winner.



Cultural Heritage Impact Review Assessment/Conservation Plan – The Thomas Watson House

8934 Huntington Road, City of Vaughan:
Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Conservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement –10056 & 10068 Keele Street

(Le Sedici Viletti) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Conservation Plan - Stiver Tenant House-9721 Kennedy Road, City of Markham

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the conservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Restoration:



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple’s Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

Heritage Impact Assessment – Conservation Management Plan – Amendment No.1

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

End of Report