

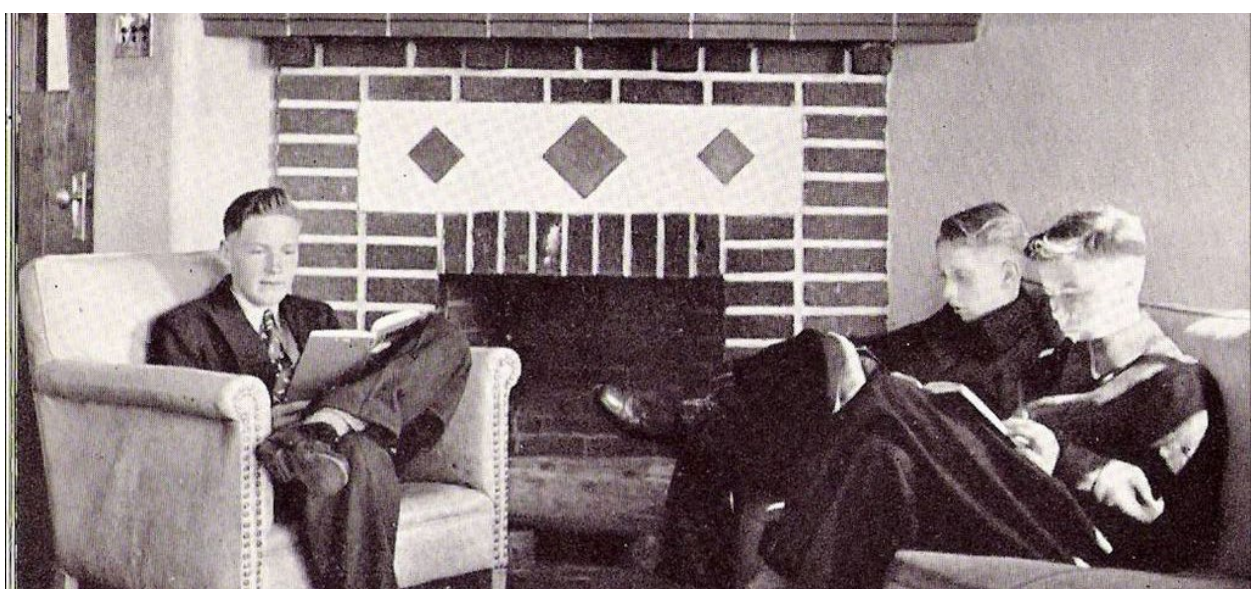
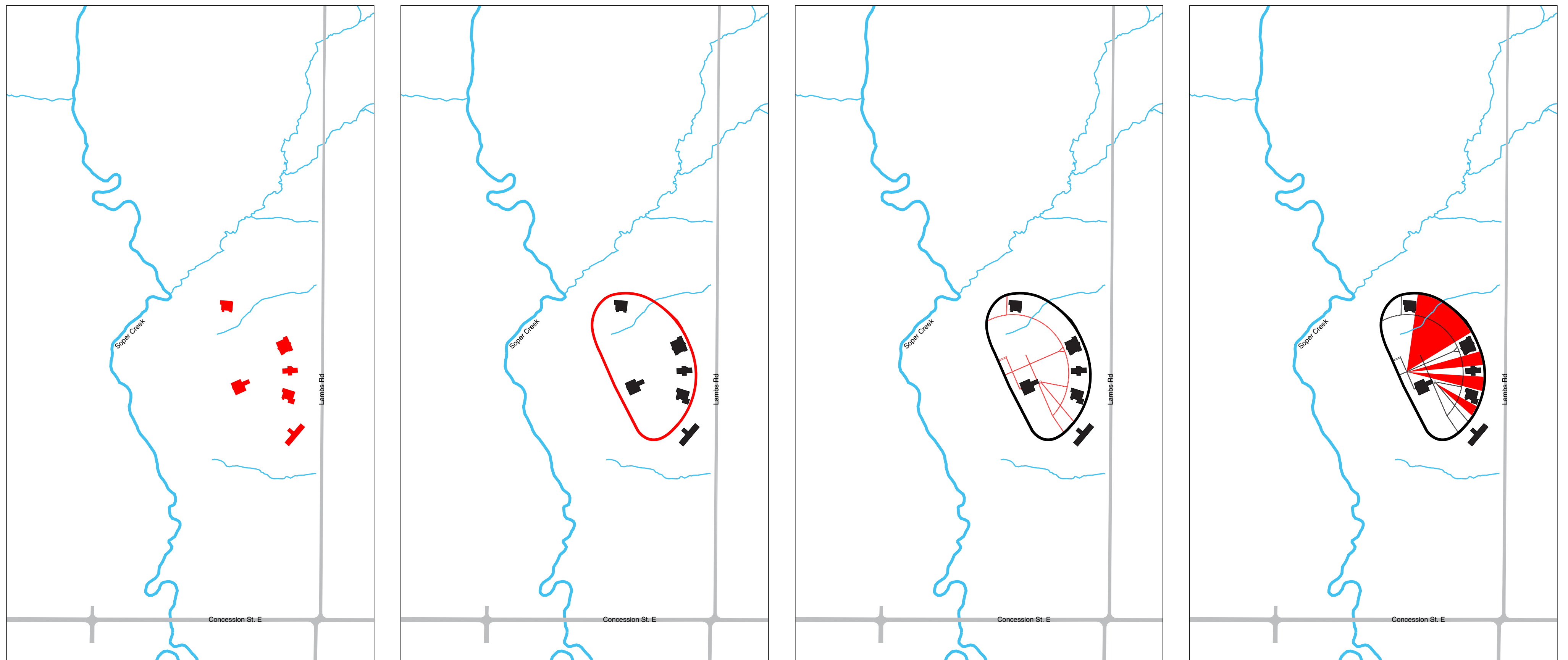
# JURY LANDS HISTORY

The Jury Lands contain rich architectural, landscape and natural heritage features that we hope to reinforce and celebrate in the future vision for the site.

The National Heritage Designation of the Jury Lands sets out “Character-Defining Elements” integral to the site’s heritage value. It is the preservation of these key elements that have defined the Master Plan approach to the redevelopment.

The following diagrams illustrate the key site plan elements at the core of the site to be preserved, including the existing buildings and open spaces that surround them. In addition to these organizing elements, the Designation also references the architectural characteristics of the buildings themselves, including their prairie-style massing and geometric ornamentation (below), as being of value.

## National Heritage Designation - Graphic Interpretation of Character-Defining Elements



... a complex of six buildings laid out in a campus style...

beside an oval-shaped ring road...

visually and functionally connected by a network of pathways...

with viewplanes between buildings...



*Training School for Boys, Bowmanville, Ont.*

View of the Kiwanis House and Cafeteria, 1927



Natatorium and Gymnasium seen from south entry drive, 1927



View of Camp 30, 1941

# DEVELOPMENT FRAMEWORK

The Jury Lands Development Framework accommodates a range of housing types and landscapes while preserving the centre of the site for parkland and public use.

Street Network



- Primary Street
- Secondary Street
- Park Entry Drive
- Major Intersection/Minor Intersection

Pedestrian Network



- Pedestrian Path
- Future Trail

Public Parking



- Public Parking

Demonstration Plan



Built Form



- Single Family
- Townhouse
- Multi-Unit
- Mixed Use
- Open Space
- Jury Lands Park
- Natural Heritage

Housing Types



- Single Family
- Townhouse
- Back-to-Back
- Stacked Townhouse
- Heritage Structure

Stormwater Management



- Stormwater Management
- High Point / Low Point

The Development Framework for the Jury Lands sets out a vision for the site that marries heritage preservation and re-use with a celebration of the natural heritage of the site and its unique location adjacent to Soper Creek. The distribution of development and open space encourages active transportation and pedestrian access to the creek's trails system, and limits the privatization of the ravine frontage.

The geographic centre of the site is marked by Jury Lands Park, a special public open space incorporating the re-use of the six existing heritage buildings and flanking landscapes that support and animate those uses and the park as a whole.

# JURY LANDS PARK: ADAPTIVE RE-USE

Consideration of what uses might suit what building is informed by the layout and spatial quality of each building and its adjacent open space resources.

## Building and Landscape Legend



### 1. Natatorium / Gymnasium (1929)



#### Existing Conditions

- 6,681 SF | 1-storey with partial basement
- Two tall rooms with middle support zone
- Ample natural light and visual access to Soper Creek

#### Adaptive Reuse Potential - Active Rec.

- Two-storey volume of gym could be reused as a gym or fitness centre
- Pool volume could be renovated with a flat floor for additional gym area, or designed as a multi-purpose space
- Spaces in between - entry, support
- Close to parking and Soper Creek Trails



### 2. Triple Dormitory (1928)

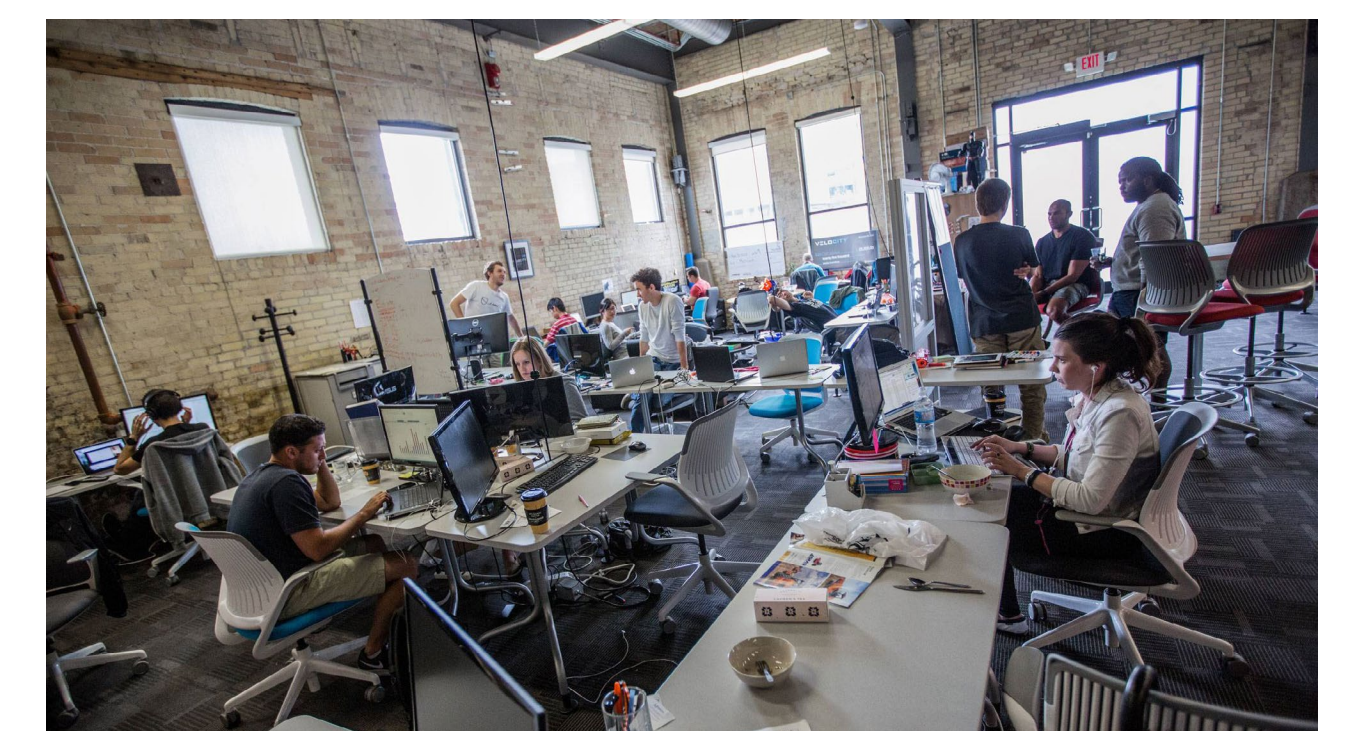


#### Existing Conditions

- 14,470 SF | 1-storey + partial basement
- Central double-height zone with lower cellular spaces to the east and west
- Ample natural light to the centre

#### Adaptive Reuse Potential - Incubator

- Central double-height daylit volume used for workshops or communal work space supported by the cellular rooms around the perimeter
- Ideal office/incubator building
- Basement could be used for storage



### 3. Kiwanis House (1927)



#### Existing Conditions

- 6,148 SF | 1-storey with partial basement
- Central double-height zone with lower cellular spaces surrounding
- Ample natural light to the centre

#### Adaptive Reuse Potential - Daycare

- Square footage ideal for child care centre
- Smaller spaces could be playrooms, classrooms or reading rooms surrounding larger gathering space / communal area / gross motor play
- Age-appropriate outdoor play areas around the perimeter of the building



### 4. Jury Lodge (1927)



#### Existing Conditions

- 5,251 SF | 1-storey with partial basement
- Central double-height zone with lower cellular spaces surrounding
- Ample natural light to the centre

#### Adaptive Reuse Potential - Single Tenancy

- Central double-height daylit volume could be used for gatherings supported by the cellular rooms around the perimeter
- Ideal single-tenancy office
- Basement could be used for storage to support uses within the building



### 5. Infirmary (1927)



#### Existing Conditions

- 3,825 SF | 2-storey with basement
- More traditional building organization
- Smaller room sizes ample windows

#### Adaptive Reuse Potential - Boutique Hotel

- Floor plans cellular in nature - lend themselves to smaller hospitality rooms
- Ground Floor could be converted into reception and restaurant with high public visibility adjacent to Lambs Road entrance.



### 6. Cafeteria (1924-25)



#### Existing Conditions

- 8,095 SF | 1-storey + partial basement
- Prominent location and visibility
- Ample natural light to the centre

#### Adaptive Reuse Potential - Venue

- Two-storey volume at centre great for public or private gatherings, recreational activities, gallery space, large lectures or workshops, performances, etc.
- Spaces surrounding used for entry, support, kitchen
- Close to parking, Lambs Road



# JURY LANDS PARK: LANDSCAPES

The landscapes contained within Jury Lands Park respond to the adjacent building re-use potential as well as the site's existing landscape character and resources.

## Existing Conditions



- Existing landscape contains traces of past uses - playing fields, walkways and tree clusters along edge of ring road
- Intention is to support existing landscape resources while accommodating a range of uses within the Jury Lands Park

## A. The Lawn



- Central lawn provides for flexible use including additional active and passive recreation
- Natural terracing of landscape around perimeter provides good vantage point

## B. Children's Garden



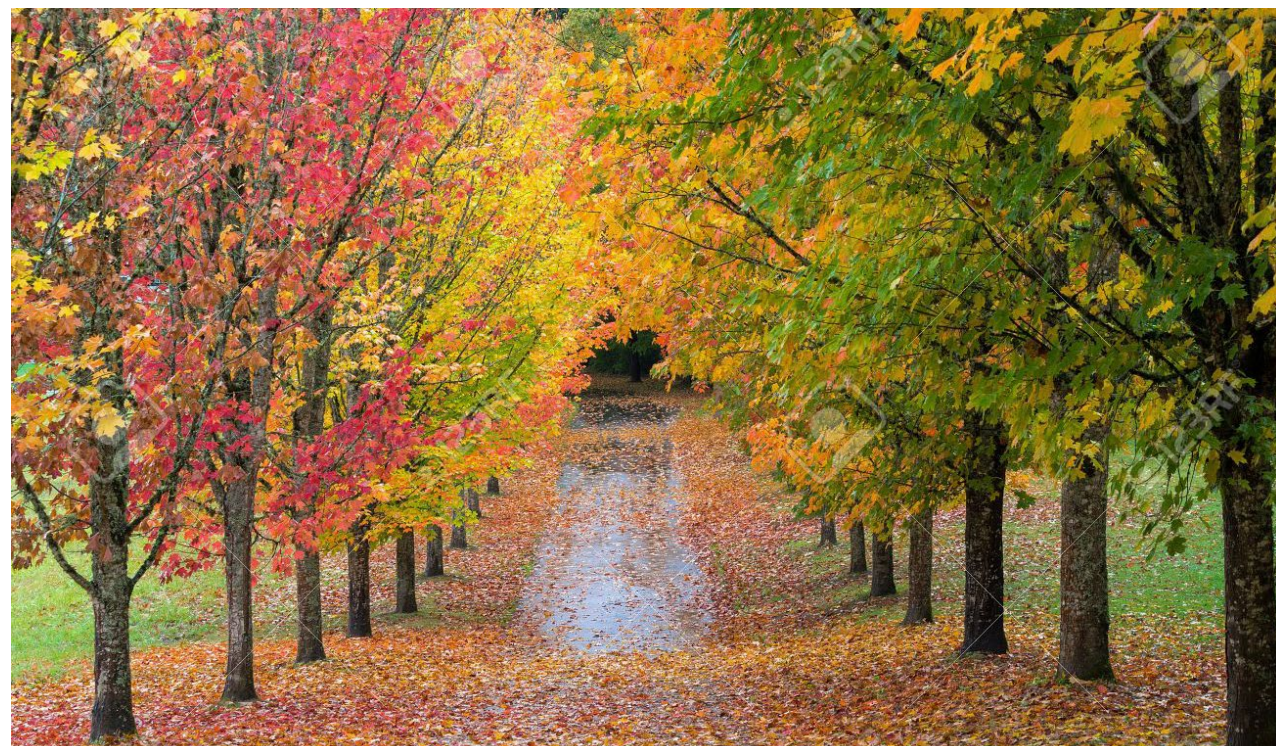
- Outdoor play areas could be established around the perimeter of the child care and accessed directly from each playroom
- Demonstration of nature-based play

## C. Water Garden



- Located in line with natural drainage topography of the site - demonstrate SWM best practices, integrate water into meditative garden

## D. Active Landscape



- Landscape surrounding Natatorium/ Gymnasium can support sporting activities year round, including skating, active play, formal and informal games
- Location for 150 maple plantings - lining Park entry drive

## E. Food Garden



- Gardens could provide agricultural demonstrations tied to a seasonal menu at the restaurant

## F. Event Terrace



- Landscape provides an outdoor space for small gatherings, concerts and performances

## G. Look Out



- Provide an outlook over Soper Creek ravine and valley lands - connection to trail head into creek system nearby