



## Staff Report

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<b>Report To:</b>	<b>General Government Committee</b>		
<b>Date of Meeting:</b>	April 11, 2022	<b>Report Number:</b>	CSD-008-22
<b>Submitted By:</b>	George Acorn, Director of Community Services		
<b>Reviewed By:</b>	Mary-Anne Dempster, CAO	<b>Resolution#:</b>	GG-195-22
<b>File Number:</b>		<b>By-law Number:</b>	
<b>Report Subject:</b>	Former Camp 30 Site – Cafeteria Building		

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### Recommendations:

1. That Report CSD-008-22 and any related communication items, be received;
2. That Council direct staff to put in place interim measures to secure the Cafeteria Building, to mitigate risk and further deterioration or damage to the structure;
3. That funds, not to exceed \$100,000, be approved for the completion of the necessary interim measures;
4. That funds received as a contribution to the preservation of the Cafeteria Building be used to cover these costs;
5. That the funds be drawn from the General Municipal Reserve Fund; and
6. That all interested parties listed in Report CSD-008-22 and any delegations be advised of Council's decision.

## Report Overview

In this report staff are seeking approval from Council to provide funds to implement interim measures for the recently acquired approximately 2-acre parcel of land, including the Cafeteria Building, on the former Camp 30 site. The interim plan would help to mitigate further vandalism, damage, and deterioration of the building, until such time as a permanent plan is developed for the preservation of the building, by the Jury Lands Foundation.

As the property and remaining buildings have been vacant for some period of time, they have been subjected to significant vandalism and damage. With the Cafeteria Building now in municipal ownership, staff are recommending measures be put in place to better secure the building and minimize further damage and deterioration.

## 1. Background

- 1.1 In December 2021, the Municipality completed a land acquisition with Lambs Road School Property Ltd., for an approximately 2-acre property, including the Cafeteria Building, on the site of the former Camp 30. This transaction included a financial contribution made to the Municipality, for the preservation of the property.
- 1.2 The long-term plan is for the Jury Lands Foundation to assume responsibility from the Municipality for the restoration of the Cafeteria Building. In the interim, the Municipality will be responsible for the building and associated property.
- 1.3 Following the transfer of the building and property in December 2021, staff visited the site to complete an exterior visual review of the building. Although difficult to confirm, it did appear that vandalism and damage continues to occur to the building. It was also noted that components of the structure are in bad condition and in need of immediate attention.

## 2. Proposed Interim Measures

- 2.1 Subject to approval of these funds, staff will work with a structural engineering firm to identify interim measures that can be completed to mitigate any further damage to the structural integrity of the building. They will also assist in estimating the associated cost of this work.
- 2.2 Staff will also address the ongoing concern with vandalism and unauthorized access into the building. This will likely result in the installation of perimeter fencing that will make access to the building difficult. As Public Works will commence grass maintenance on the acreage around the building this spring, a gate for authorized access will be installed.

2.3 We have been advised that additional security measures including video surveillance have been used in the past. Staff will investigate this and will work with our security monitoring company to assess the effectiveness of the use of remote video and other appropriate components.

### 3. Financial Information

3.1 The request for funding is based on a rough estimate of costs that include the following components:

<b>Component</b>	<b>Estimated Cost</b>
<b>Preliminary Structural Assessment</b>	\$ 10,000
<b>Building Stabilization Work</b>	50,000
<b>Perimeter Fencing and Security</b>	25,000
<b>Total Estimated Cost</b>	<b>\$ 85,000</b>

3.2 Due to the level of uncertainty regarding the extent of building stabilization work, staff are seeking approval of an amount up to \$100,000 to complete this work.

3.3 The \$100,000 payment that was received from the former owner has been allocated to the General Municipal Reserve Fund. The purpose for these funds is to provide for the maintenance and security of the property. As such, staff are recommending the funds to complete this work be drawn from the General Municipal Reserve Fund.

### 4. Concurrence

4.1 This report has been reviewed by the Director of Legislative Services and the Director of Financial Services/Treasurer who concur with the recommendations.

## 5. Conclusion

- 5.1 It is respectfully recommended that Council approve funds, not to exceed \$100,000, from the General Municipal Reserve Fund to enable staff to complete a structural assessment of the Cafeteria Building, complete remedial work to safely secure the building and to prevent further deterioration until such time as a long-term plan for revitalization of the building is determined.

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Staff Contact: George Acorn, Director of Community Services, 905-623-3379 ext. 2502 or [gacorn@clarington.net](mailto:gacorn@clarington.net) .

Attachments:

Not Applicable

Interested Parties:

The following interested parties will be notified of Council's decision:

Marilyn Morawetz, Chair  
Jury Lands Foundation