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Report To: General Government Committee

Date of Meeting: September 8, 2025 **Report Number:** PUB-014-25

Authored By: Jennifer Stycuk, Manager, Facility Services
Julie Mitchell, Director, Community Services – Public Services

Submitted By: Lee-Ann Reck, Deputy CAO, Public Services

Reviewed By: Mary-Anne Dempster, CAO

By-law Number: **Resolution Number:**

File Number:

Report Subject: Camp 30 Cafeteria Building - Structural Update

Recommendations:

1. That Report PUB-014-25, and any related delegations or communication items, be received;
2. That Council direct staff to immediately install expanded collapse area fencing and put in place additional security measures to mitigate risk;
3. That the remaining funds held in the General Capital Reserve for Camp 30 repairs and maintenance, approximately \$200,000 be made available for proposed risk mitigations; and
4. That all interested parties listed in Report PUB-014-25, be advised of Council's decision.

Report Overview

Following a recent partial roof collapse of the Cafeteria Building, a new structural condition review was initiated. The report identifies continued deterioration, significant safety concerns, and recommends that the entire footprint of the building, as well as an expanded exterior area, not be occupied.

The report recommends that the roof structure and supporting walls of the clerestory, along with exterior brick masonry walls be deconstructed, utilizing a salvaging program for any materials that are found to be in good condition for re-use.

The Structural Condition Report has been shared with the Chief Building Official for review.

Despite best efforts, the building and property continue to be vandalized and damaged by individuals.

1. Background

- 1.1 In December 2021, the Municipality completed a land acquisition with Lamb Road School Property Ltd., for an approximately 2-acre property, including the Cafeteria Building, on the site of the former Camp 30.
- 1.2 A report was presented in Council in April of 2022 ([CSD-008-22](#)) requesting funds to put in place interim measures to secure the Cafeteria Building, mitigate risk and further deterioration of damage to the structure. As a result, perimeter fencing was installed, and a preliminary structural assessment was undertaken.
- 1.3 The Structural Condition Review was completed in July of 2022 by Barry Bryan and Associates, identifying the poor condition of the building. The report concluded that the building is in poor condition and must not be occupied without remedial repair and stabilization. The recommendations at that time included that the roof structure and supporting walls of the clerestory, along with exterior brick masonry walls be deconstructed, utilizing a salvaging program for any materials that are found to be in good condition for re-use.
- 1.4 In May 2025, a portion of the Cafeteria Building roof collapsed. The CBN dated June 24, 2025, informed Council of the occurrence and an updated structural condition review took place in June 2025. The new Structural Condition Review report from Barry Bryan and Associates is included in this report as Attachment #1. The conclusion of the report finds the building in very poor condition with areas of active collapse and recommends an expanded collapse perimeter be installed for safety reasons.
- 1.5 In June 2025, report [PDS-039-25](#) included a Heritage Impact Assessment for Alternatives to Full Restoration and Accompanying High-Level Costing of Options. This

report was referred to the October 20, 2025, Planning and Development Committee meeting.

2. Municipal Review

- 2.1 The Chief Building Official has received a copy of the independent structural condition report and is reviewing. The report will be referenced in any official orders.

3. Considerations / Recommendations

Risk Mitigation

- 3.1 Expand fencing to include an additional 2 (two) meters of area around the Cafeteria Building. The structural condition report has deemed the entire interior, as well as a collapse zone on the exterior unsafe. The additional 2 (two) meters on the exterior will establish an appropriate safe zone. This will include a portion of the area currently being utilized as a community garden. This will need to be in-place until restoration or deconstruction.
- 3.2 Initiate on-site security with current vendor. Despite current fencing, signage and police presence, individuals continue to access the building. Occurrences have been noted to happen both during the day and overnight. Municipal employees have found discarded tools used to cut, break or saw through reinforced barriers on a frequent basis. It is recommended that this measure be in-place until restoration or deconstruction.

4. Financial Considerations

- 4.1 Council has previously approved funds for the security and stabilization of the building, up to \$400,000. There is approximately \$200,000 of these funds remaining. The request for funding from is based on estimated costs that include the following components:

Monthly Expenses		Estimated Cost
Security Services – 24 hours per day with vehicle		\$20,124
Perimeter Fencing – Additional fence 2m from existing		\$665
Total per month		\$20,789
One-time Expenses		Estimated Cost
Delivery and installation of fence		\$1,700

- 4.2 The remaining funds would provide approximately nine months of ongoing security to the building.

5. Strategic Plan

- 5.1 G.3.1: Determine the future of the historic Camp 30 cafeteria building

Work in consultation with the Jury Lands Foundation to develop a plan for the cafeteria building.

6. Climate Change

Not Applicable.

7. Concurrence

This report has been reviewed by Trevor Pinn, Deputy CAO/Treasurer, Finance and Technology who concurs with the recommendations.

8. Conclusion

It is respectfully recommended that Council approve the risk mitigation solutions outlined in this report and authorize that the funds be drawn from the General Capital Reserve Fund.

Staff Contact: Jennifer Stycuk, Acting Manager of Facilities, 905-623-3379 ext. 2925, or jstycuk@clarington.net.

Attachments:

Attachment 1 – Camp 30 Structural Condition Report_2025.pdf

Interested Parties:

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

Jury Lands Foundation
Clarington Heritage Advisory Committee