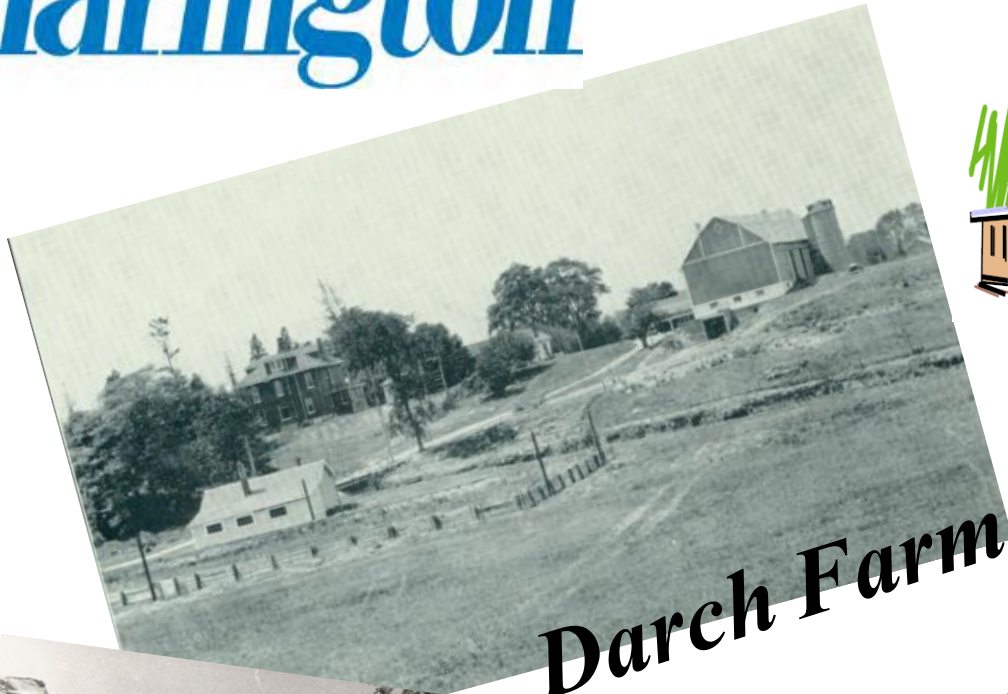


Clarington

Jury Lands Foundation
Preservation through Rejuvenation



Todd Tremmer 2016



Darch Farm



Camp 30



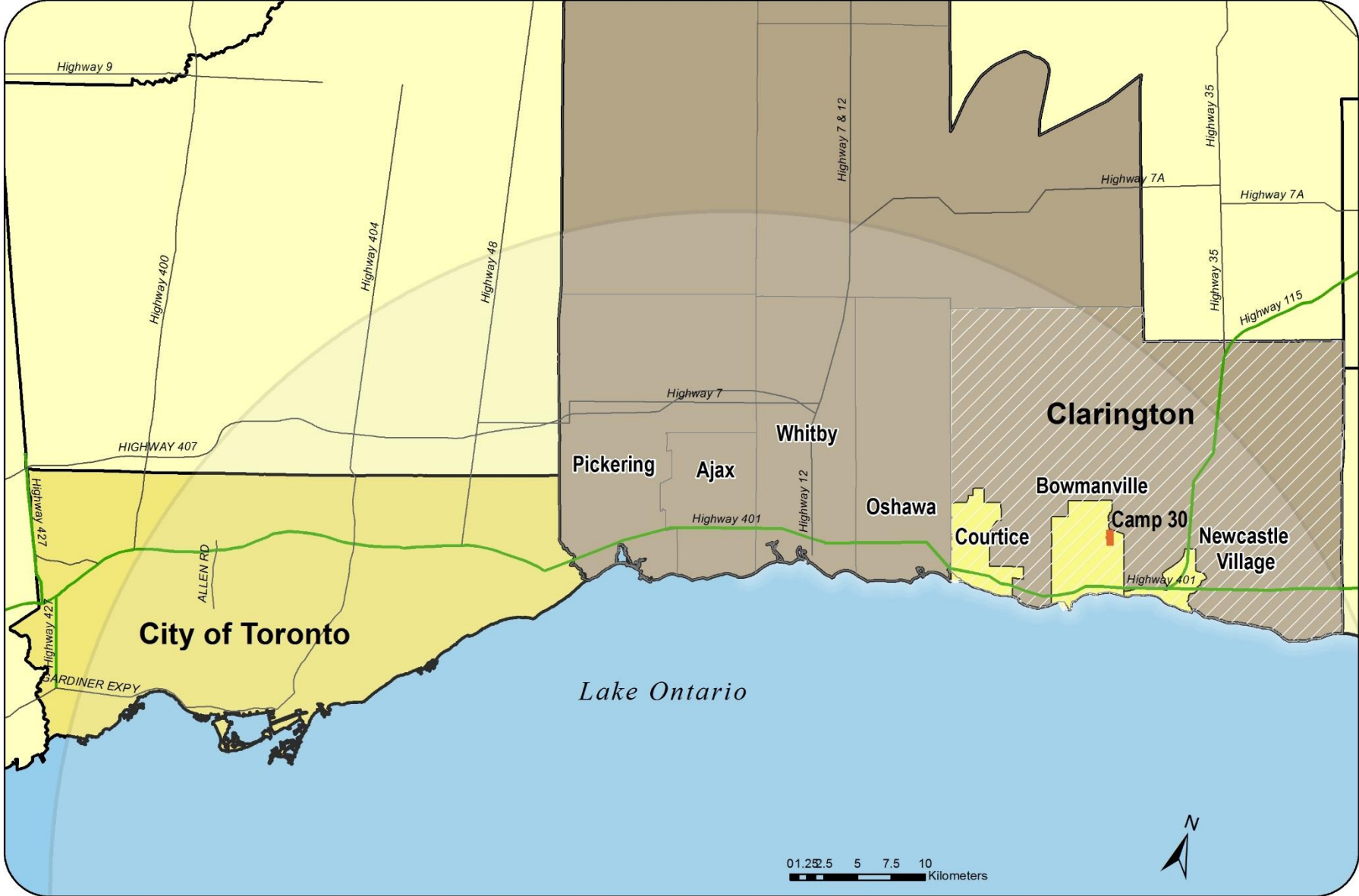
Boys Training School





Mr. John H.H. Jury

- Prominent local business man
- Jury & Lovell Drugstore chain
- Brookdale Kingsway Nursery



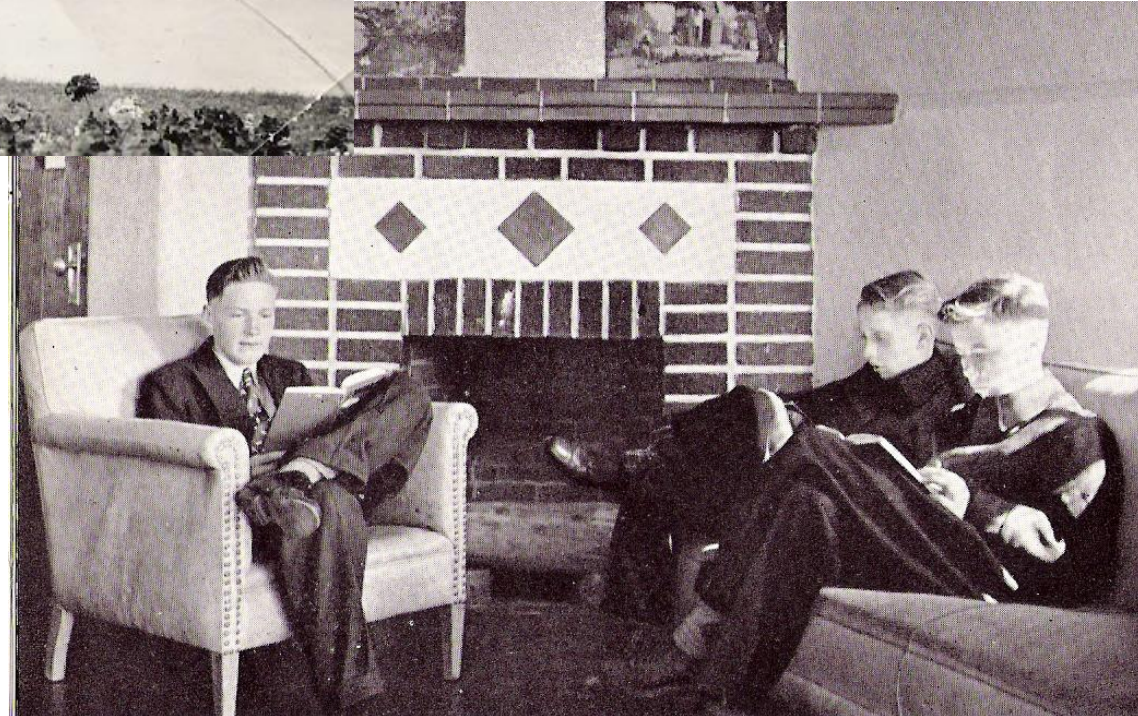


Aerial Photography Flown 1988

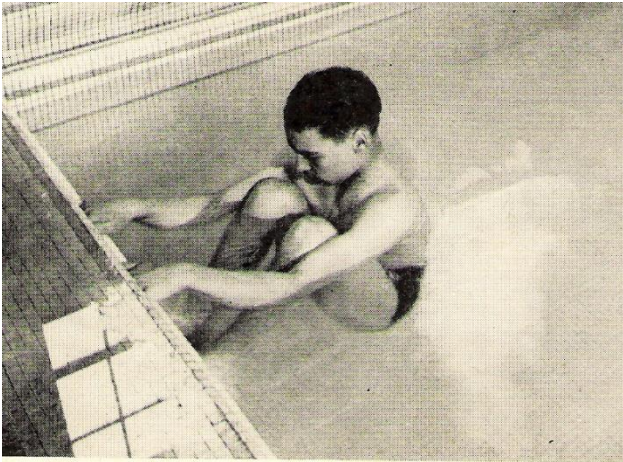
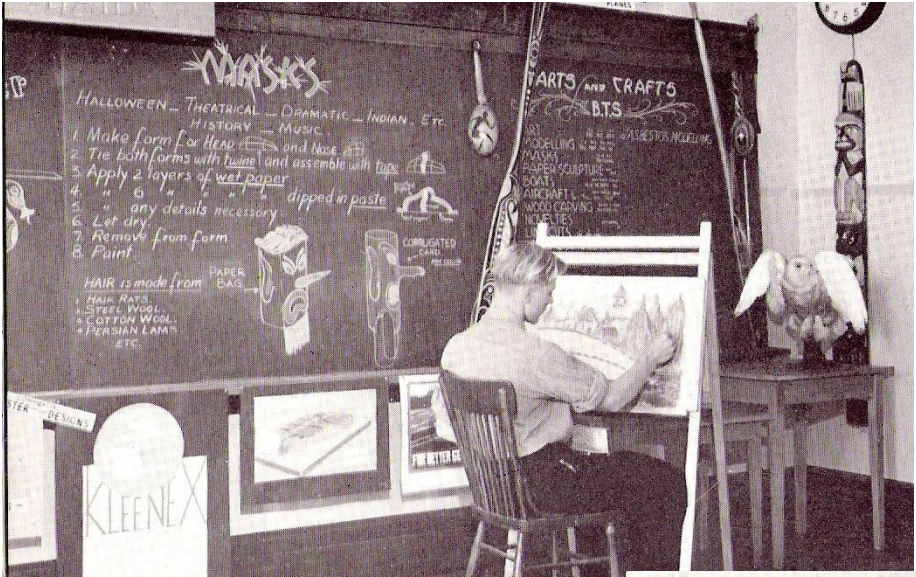




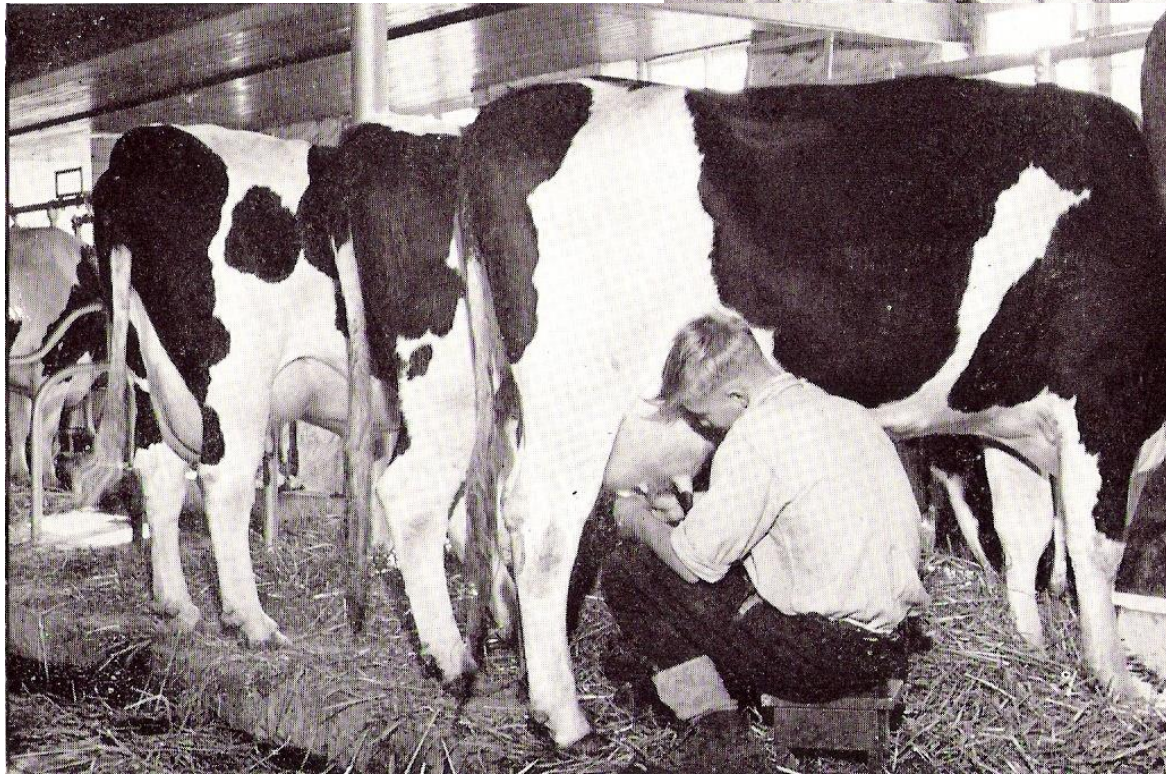
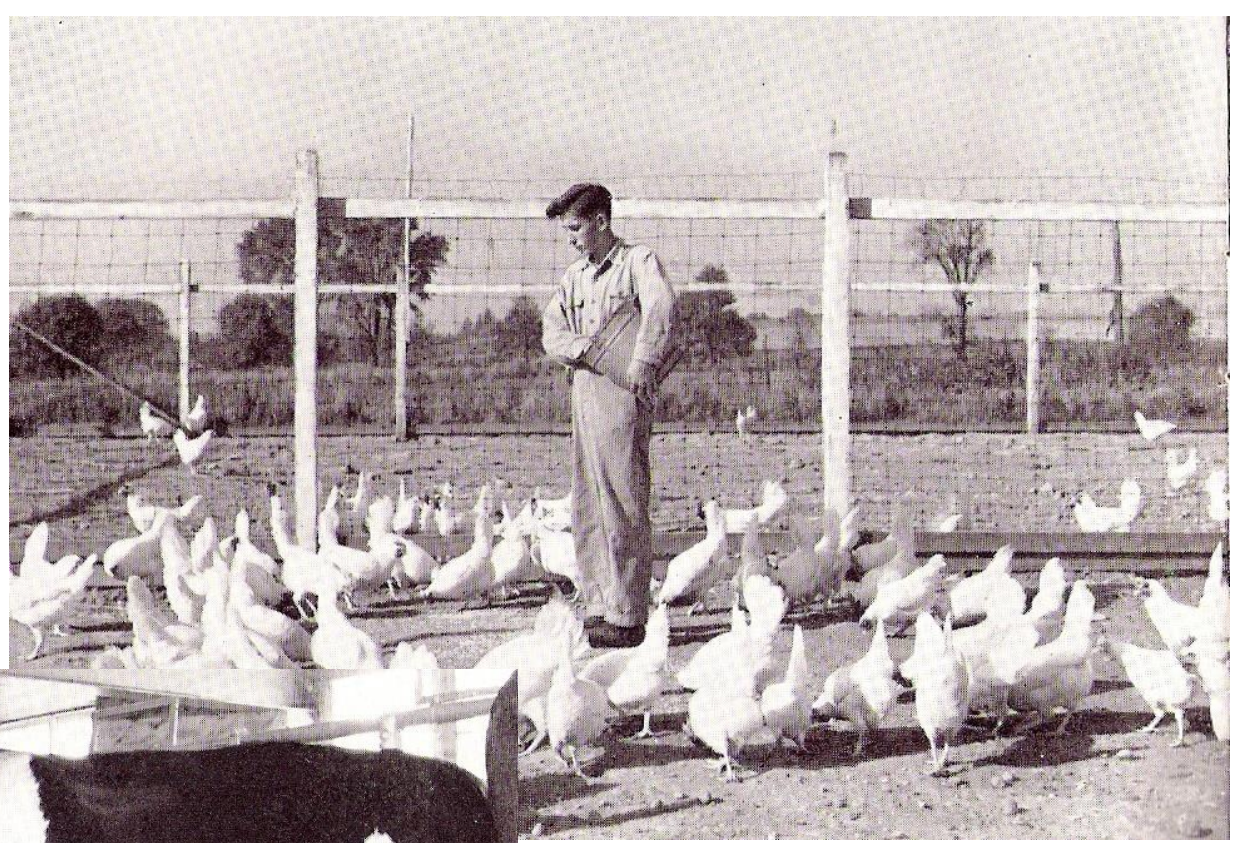
Academics and Discipline



Trades, Arts, Crafts, Music & Sports



Agriculture was a major basis of the school curriculum.

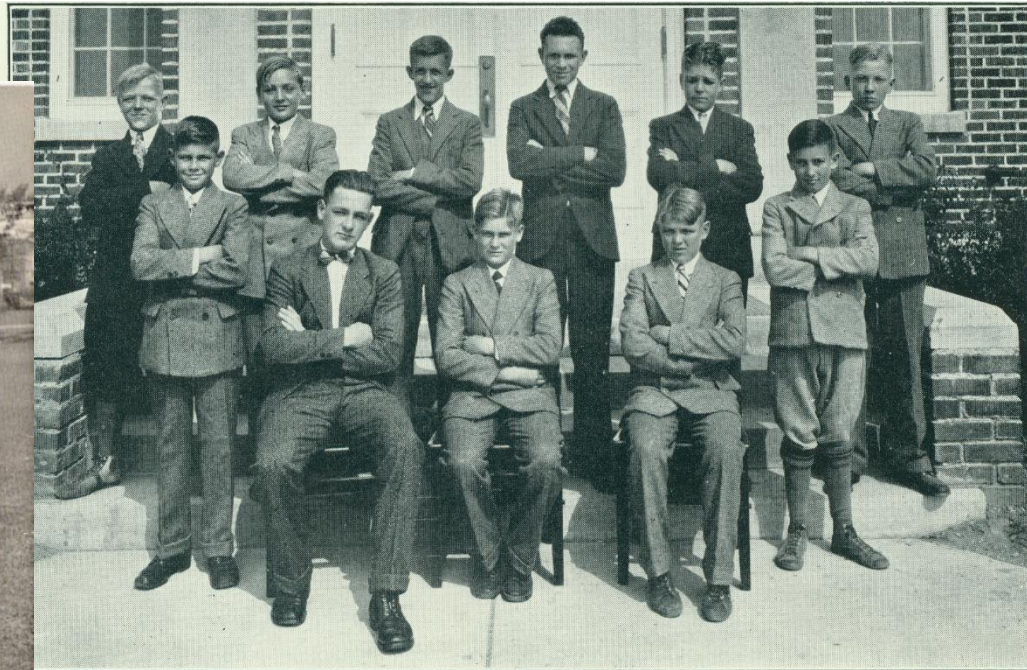
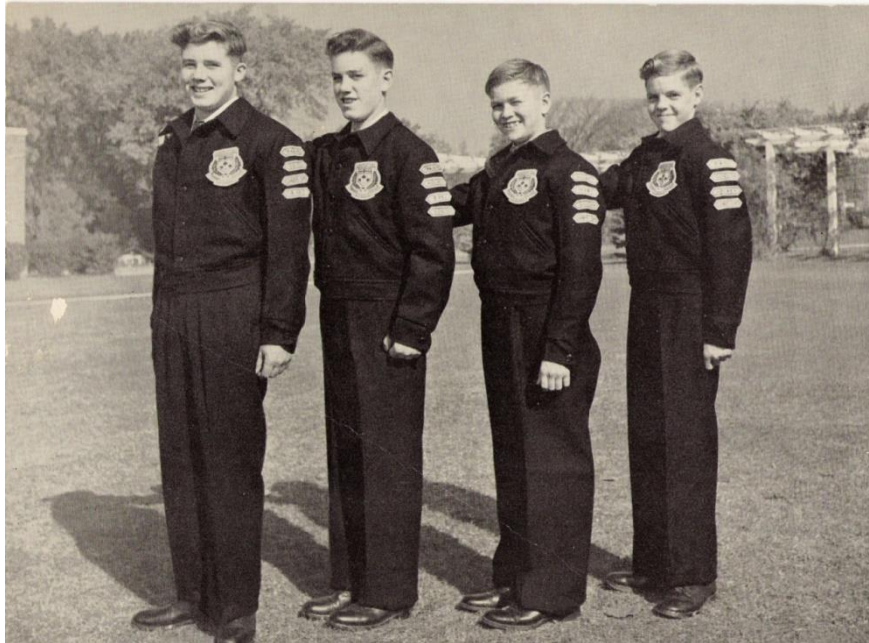


Boys billeted on farms and integrated into the community.



Community Involvement

Parades, Police Games, Fair Board



EXECUTIVE COMMITTEE, FALL FAIR BOARD, 1930

(SITTING, LEFT TO RIGHT)—EARL BLEEKS, WM. SMITH, EARL BRASH,

(STANDING, LEFT TO RIGHT)—LORNE KAIN, LEONARD DINWOODIE, WILBERT STEWART, ROBERT PATEY, GEO. SMITH,
EDWARD WINDSOR, TOMMY MILNE, GORDON MILLER.

- Picture

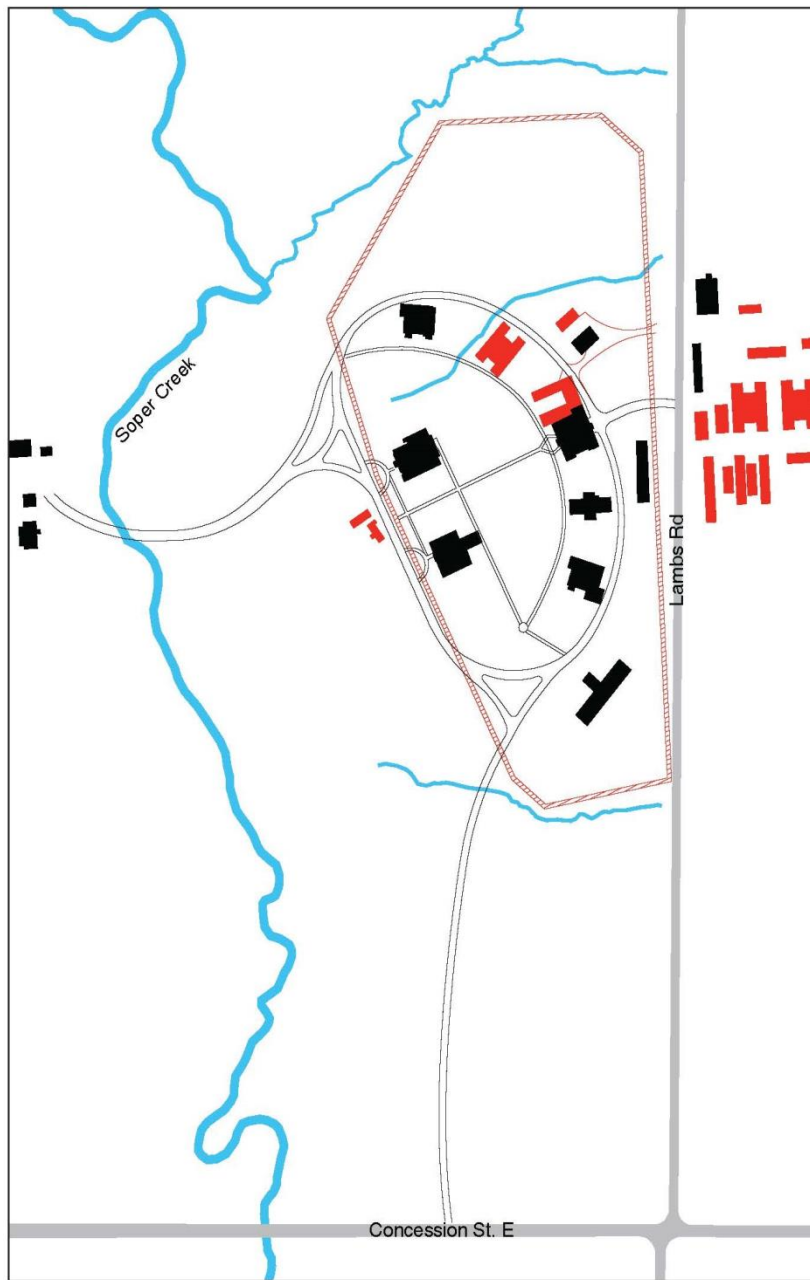


#4755 L372-1 Boys' School BOWMANVILLE 13.11.41 1:8" 900'



Ready made
Campus for the
internment of
Officers

View of Camp 30, 1941



New construction,
within and outside
the campus



PUBLIC ARCHIVES
167171

Camp Protocols

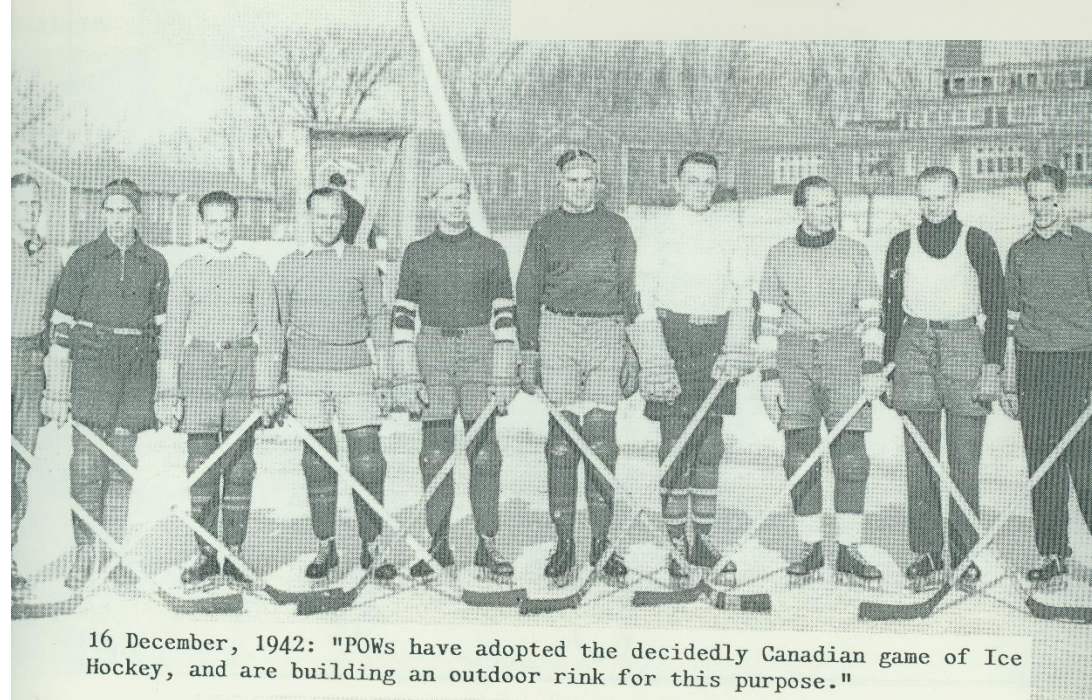


Battle of Bowmanville





POW Camp Life



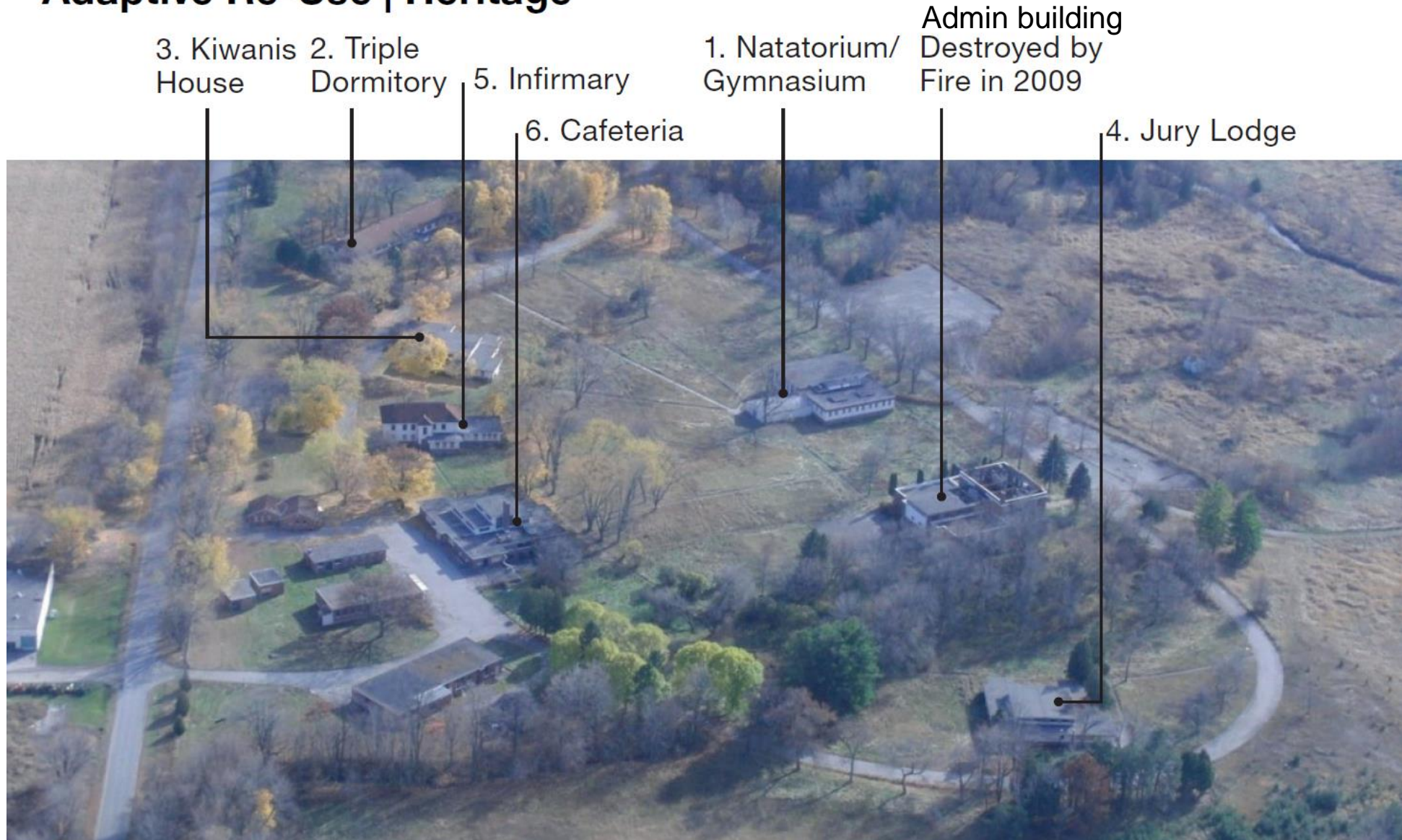
16 December, 1942: "POWs have adopted the decidedly Canadian game of Ice Hockey, and are building an outdoor rink for this purpose."

- Site seconded by the Department of National Defence to be established as Camp 30
- Operated as a German POW camp from 1941 – 1945
- Housed highest ranking German POWs captured by the Allied Forces
- Many escape attempts, none successful
- Site of the Battle of Bowmanville in October of 1942 (lasted 3 days)

Camp 30 - Summary



Adaptive Re-Use | Heritage



1979-2008 (30 Years of Alternate Use)

- October 1979 – School closed by Provincial Government
- October 1983/6 – Sold - Private school for Malaysian students
- 1987/99 – Christ Assemblies of Ontario operated private school (St. Stephen's Catholic Secondary School operated out of the campus under lease)
- 1999/2004 – Great Lakes College (private school)
- 2004/8 - Darul Uloom Islamic University
- October 2008 –Order from MOECC to repair private sewage treatment plant or close down school



Triple Dorm, Circa 1928



Infirmary, Circa 1937



Jury Lodge, Circa 1925



Gymnasium/ Pool (Natatorium)



Kiwanis House, Circa 1927



Cafeteria, Circa 1924

Since 2008 (Community Mobilization)

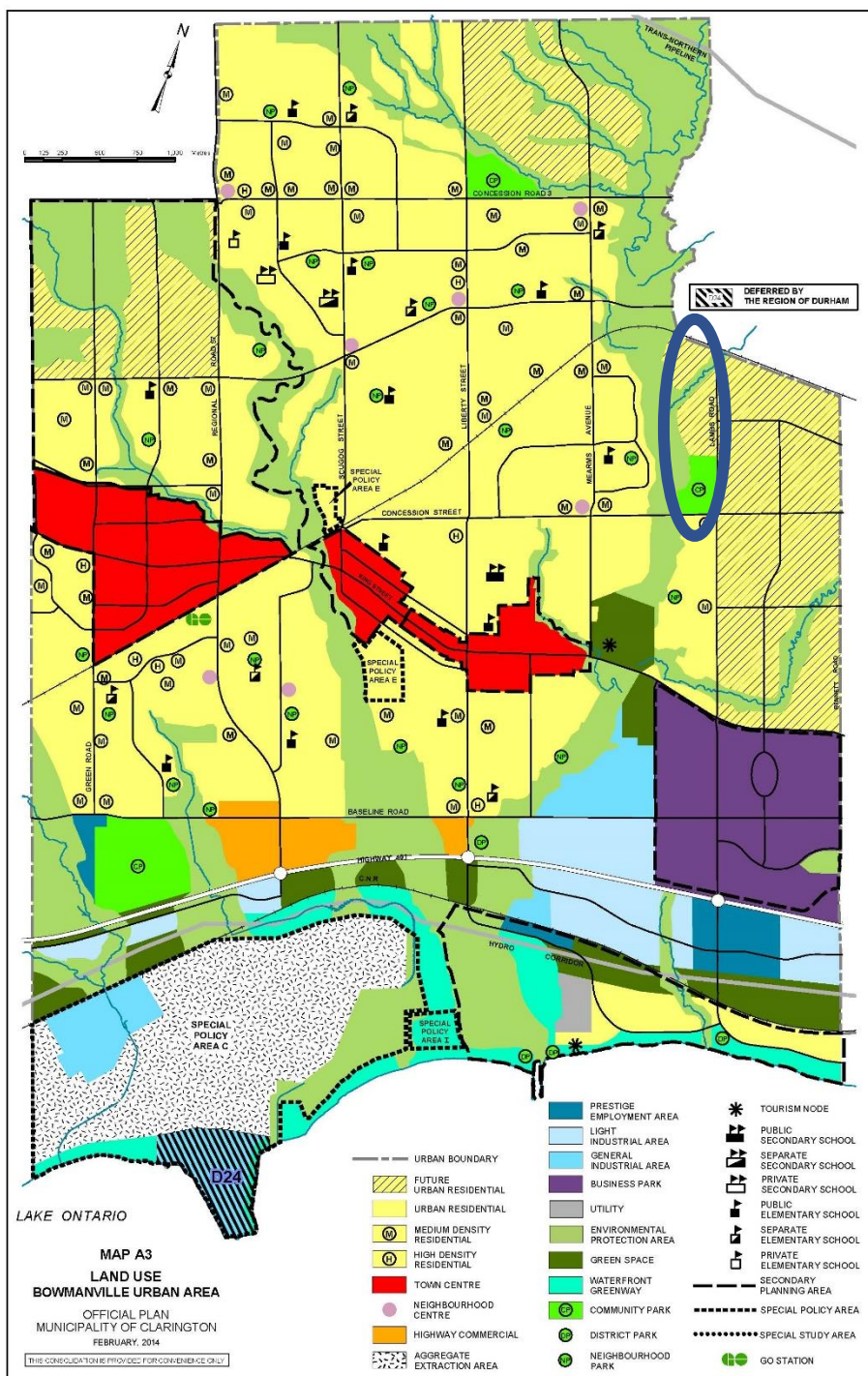
- December 2008 – request to demolish buildings, 6 of 18 buildings added to the municipal register
- March 2009 – Ferguson Hall fire
- Clarington Branch of ACO formed by concerned citizens
- Fall 2009 – Ryerson Students Studio Project
- December 2009 – Application by Owner for Official Plan Amendment and Rezoning
- June 2010 – Doors Open Clarington (1400 attendees)
- May 2011 – Council and Owner authorize application as National Heritage Site
- October 2011 – ACO, Spirits of Camp 30 event (300 attendees)

Since 2013 (Pursuing Community use)

- April 2013 – designation as National Historic Site
- January 2014 – Jury Lands Foundation begins work on forming as not-for-profit, charitable foundation
- October 2014 – Building Condition Survey and Mothballing Plan
- February 2015 – National Trust workshop
- Fall 2015 – Trail license agreement and construction

- Ehrenwort “word of honour” - trail users respect the privilege of being allowed on private property
- Ehrenwort pays homage to the POWs who signed themselves out and returned
- Eyes on the site, reduction in vandalism, beginning of community use
- ACO Clarington branch leads tours regularly to assist with public education using the trail





2015/6 – negotiations resulting in Legal Agreement between Municipality and land owner for future development rights, park relocation, etc.

2016 – MOU between Municipality and Jury Lands Foundation

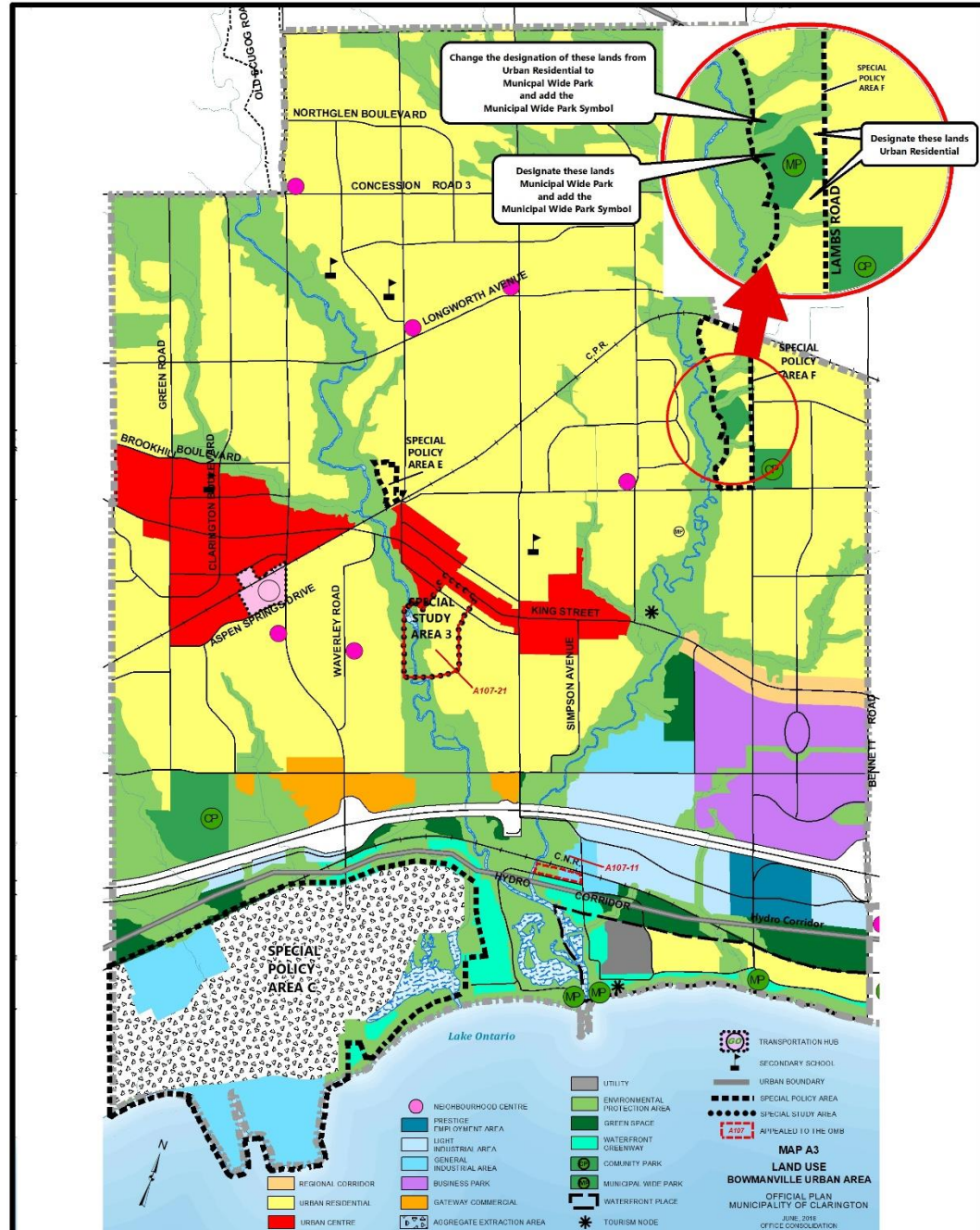
Fall 2016 – Official Plan amended – identifying Special Policy Area F and removal of “future” designation, shift of parkland location

Since 2016 (Policy Changes)

- Jan 2018 – Designation under Ontario Heritage Act
- DTAH hired to develop the future Vision for Jury Lands (approved as part of OPA)
- December 2018 – request to demolish all buildings
- September 2021 – Special Policy Area F - Official Plan amendment and the legal agreement is amended, identifying the cafeteria to be turned over to Municipality upon OPA approval
- December 2021 – OPA is enacted and Cafeteria transferred and \$100,000 of the \$500,000 from Developer for building rehab

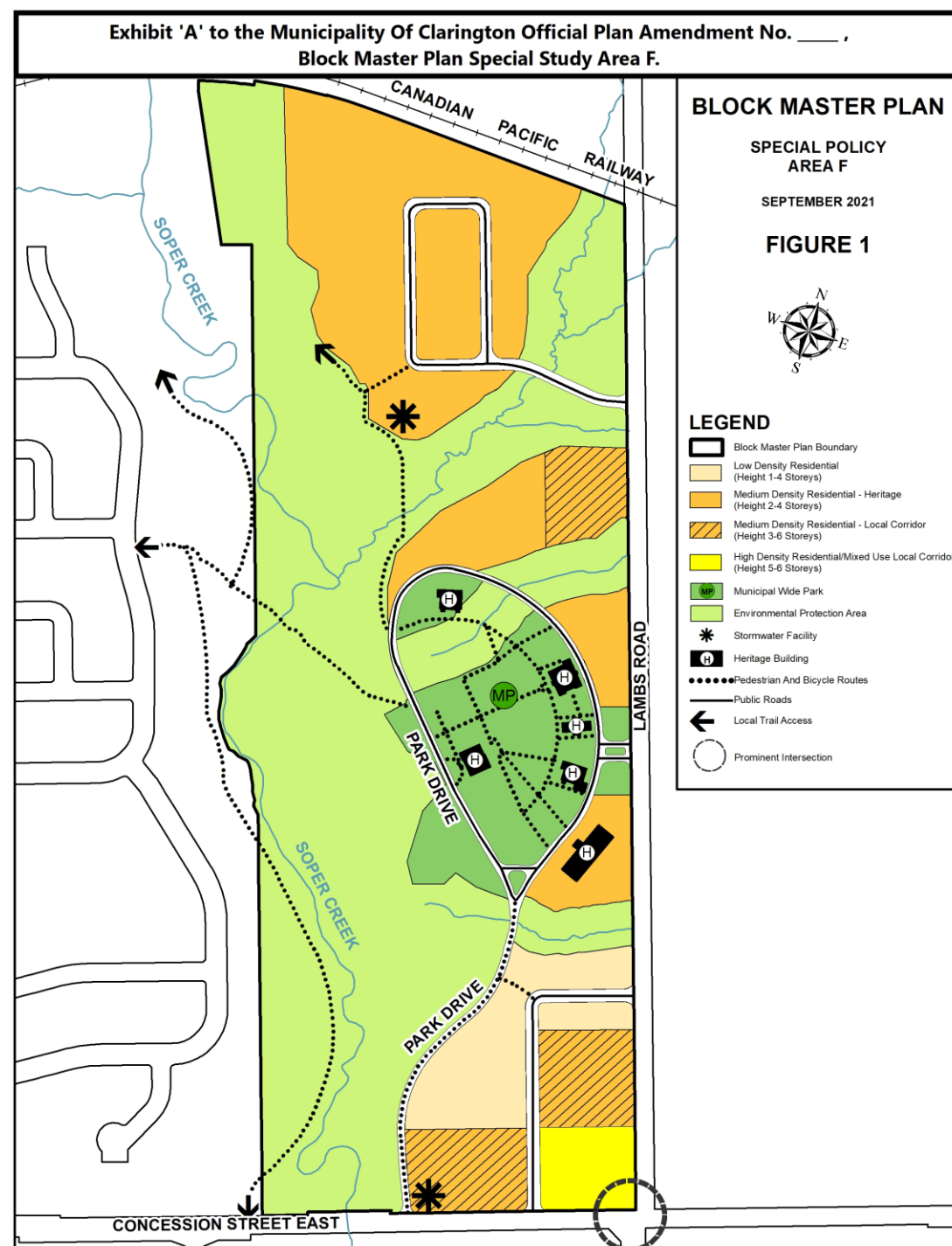
OPA 121 – Special Policy Area F

- Central portion of former campus is identified as municipal-wide parkland
- Road layout, trails and open space, housing blocks and building forms are set out in policy
- Urban design guidelines to ensure quality of development



OPA 121 – Special Policy Area F

Council approved the owners request to increase density along Lamb's Road and in northern most area. In return the cafeteria building is dedicated early and funds transferred.



Since Dec 2021- Special Policy implementation

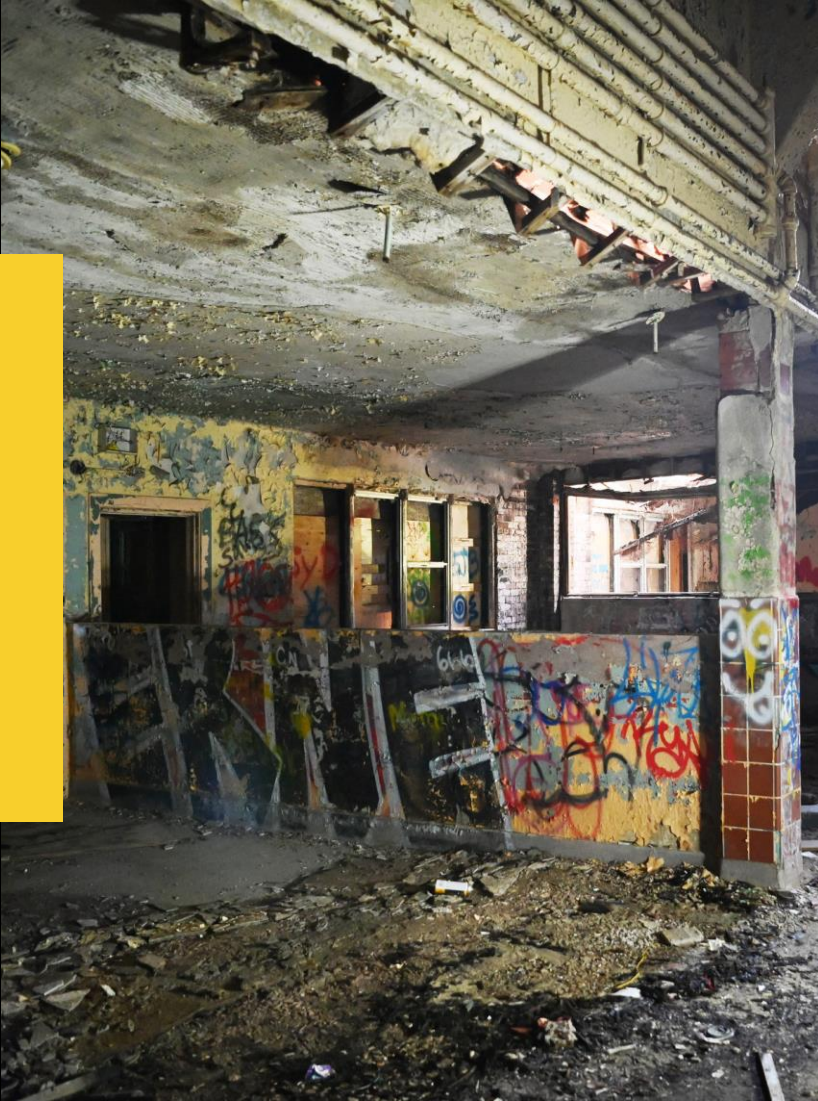
- May 2022 – Rezoning and subdivision application for lands (north and south of campus area)
- Feb 2023 - Municipality set aside \$300,000 funding to fence and shroud Cafeteria (shrouding came in over budget – alternatives to be pursued) and \$25,000 for JLF to develop a Fundraising Strategy and Plan
- June 2023 – Demolition Application for Triple Dorm (Council denied in November of 2023)
- 2023 - Jury Lands Foundation resubmission for Charitable Status (approved by CRA in November 2023)
- JLF engages GBCA and Cobalt Connects in discussions on next steps with focus on Cafeteria building
- Nov 2023 – Council supports proposal for development of Funding Strategy and Plan from Cobalt Connects

JURY LANDS FOUNDATION

CAMP 30 DEVELOPMENT

CAFETERIA BUILDING





CURRENT OPPORTUNITY

Until recently, the Municipality and the Jury Lands Foundation were impeded in making greater progress due to the ownership of the lands. With the first building conveyed to the Municipality, along with a fund designated for adaptive reuse of this site – the time to act is now.

The Jury Lands Foundation has retained GBCA, an internationally recognized heritage architecture firm, and Cobalt Connects Creativity, an Ontario-based non-profit specializing in cultural facility development, with the aim of creating momentum for the Camp 30 project.

Upon the request of the Jury lands Foundation, Council in Feb 2023 allocated \$300,000 for the building and \$25,000 for fundraising. Special thanks to the CAO for offering additional funds for the assessment of the building.

JURY LANDS FOUNDATION PARTNERS




GBCA

GBCA (Goldsmith Borgal & Company Ltd. Architects) provides a full range of architectural services to clients for a variety of built projects including adaptive reuse, restoration, and rehabilitation. Working as prime consultant or as part of a larger team, GBCA is equipped to handle a variety of assignments. At GBCA, we bring together the skills, sensitivity, specialized knowledge and commitment to undertake technically demanding work that not only conserves our built and cultural heritage but also creates contemporary environments that support our clients' needs and aspirations.

COBALT CONNECTS

Cobalt Connects is a provincially recognized Arts Service Organization (ASO) specializing in cultural facility development, public art and cultural planning. Over the past 20 years the organization has worked with dozens of municipalities and organizations on cultural and economic development plans related to culture.

In association with communities, private developers and organizations we've played a leadership role in developing over 200,000 SF of cultural space ranging from heritage designated theatres to adaptive re-use of industrial real estate.



GBCA will focus on the physical structure, working alongside a team of professionals to assess the environmental, structural, mechanical, and electrical aspects of the project. While considerable work has been done on this front, some by GBCA, time has passed, and the building has been further exposed. A fresh look at the building with a drive to stabilization, followed shortly by functional use is critical.

Cobalt Connects will work with the Foundation to expand its network of stakeholders, engage other local organizations in developing the programmatic and functional uses of the building. The information gathered and relationships created through this body of work will fuel two key actions:



ARCHITECTURAL PLAN

The architectural team led by GBCA will work towards the creation of a Schematic Design that aligns with the use plan created by the community.

OPERATIONAL PLAN

Cobalt Connects will continue working through the Foundation to develop an Operational Plan based on the uses and stakeholders' resources.

With these two elements aligned, a cost consultant can be engaged to create a Class C estimate.

This Class C estimate, combined with the body of work that informed it are the key building blocks to leveraging other levels of government and the public in funding the project to move forward.

FUNDING ECOSYSTEM

With 20 years-experience in developing cultural facilities in Ontario, Cobalt Connects brings with it a track record of researching, developing, funding and operating multiple heritage-designated projects. Most recently our founding project, now known as the Cotton Factory was named one of Canada's Best Adaptive Use facilities by Evergreen Canada.

All levels of government fund cultural facility development projects differently, but they are all in the game. While the programs are competitive and require significant work to become eligible, the staff at these funds are extremely supportive of applications and work with communities to be successful.

ONTARIO TRILLIUM FOUNDATION

Three programs relevant to the Camp 30 project. Multiple deadlines throughout the year.

CULTURAL SPACES CANADA

Two programs relevant to the Camp 30 project. No fixed deadline to apply. Requires Class C Estimate to apply. Largest financial opportunity.

NATIONAL HERITAGE COST SHARING

Three programs relevant to the Camp 30 project. Multiple deadlines throughout the year.

FEDERAL LEGACY FUND

Focused on sites celebrating major milestones - 100th anniversary. Open deadline tied to anniversary date of project.

FUNDING ECOSYSTEM

Collectively, the Jury Lands Foundation and Municipality have the ability to tap into all of these resources and present a unified front to upper levels of government. What is needed now is to develop the level of plan required to bring support to the project. To be successful with these programs, you need the information gathered in the proposed body of work above as part of your application.

In addition to these core government sources of funding for physical renovation, the project would also become eligible to programmatic funding, and a public fundraising campaign to attract individual and corporate donors to the project should be developed.

ONTARIO TRILLIUM FOUNDATION

\$150,000
capital improvements

\$150,000 programming

CULTURAL SPACES CANADA

50% of eligible costs

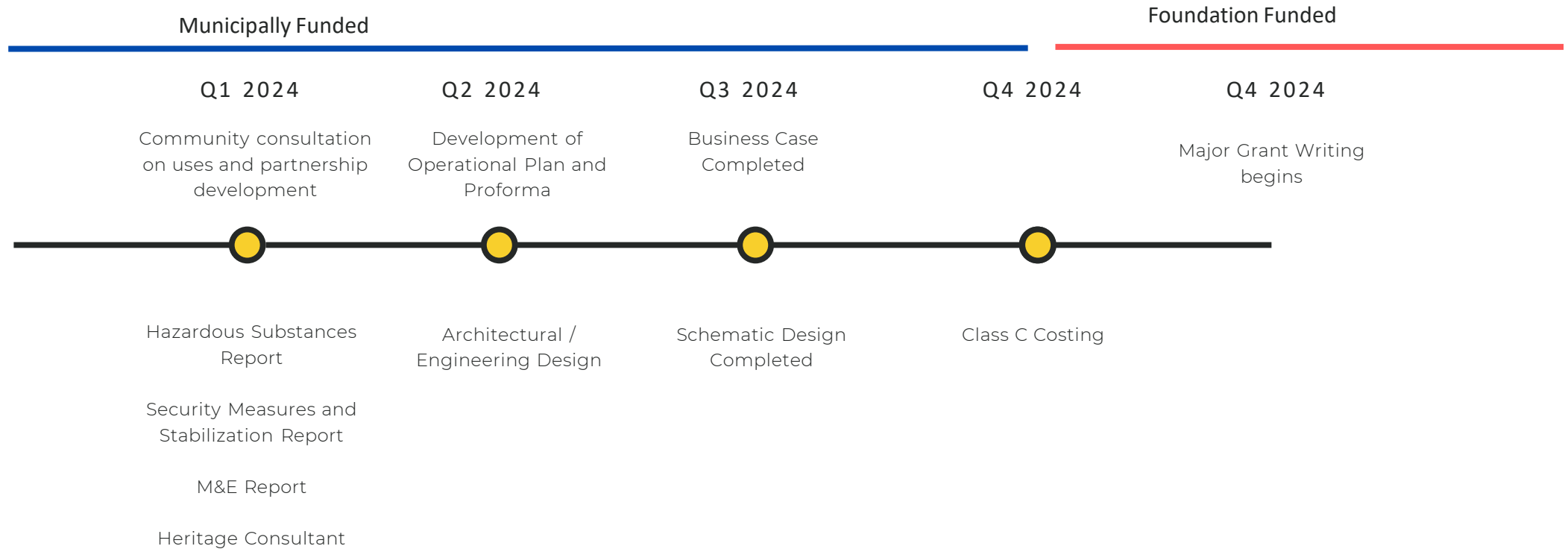
NATIONAL HERITAGE COST SHARING

\$250,000

FEDERAL LEGACY FUND

\$500,000

PROPOSED TIMELINE





CURRENT WORKS

The Municipality has identified \$200,000 for the Jury Lands Foundation to work on bringing the Cafeteria Building into use. These funds, combined with the existing funds of the Jury Lands Foundation and its partners would see the project through to becoming grant eligible.

Making this investment is critical in attracting the other levels of government and their funding programs.



A BETTER BUILDING, A BETTER FUTURE

Presented by the Jury Lands Foundation

Many thanks to Council, ACO-Clarington,
Clarington Museums for their continued support
and leadership.