



Yorklands Green Hub

Yorklands Green Hub (YGH) is a registered non-profit which has been working towards preserving and celebrating 70 acres (Parcel 2) of the unique cultural and natural heritage of the former Guelph Correctional Centre (GCC). For the last six years we have built up community support for our vision. Our mission is to bring together businesses, organizations, and people of all ages and interests – to learn, work, share and innovate, with the common purpose of being engaged stewards of our land, food, water, cultural heritage and our overall wellbeing.

To date we have the support of over 400+ active members and 40+ potential partnerships with local business, community groups, charities, institutions, and non-profits of various sizes and scales. See Appendix A for insight into some of our established partnerships. You can learn more about our work at www.yorklandsgreenhub.ca

YGH hopes to work in partnership to secure some of this ecologically important landscape and preserve its historic structures, while creating a compelling public space. This document will provide you with an overview of the site, the sale process, and how YGH should be a part of the redevelopment of the site.

Thank you for taking the time to consider the information in this document and for considering working with us on this one-of-a-kind opportunity.

We look forward to hearing from you.

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Current Ownership & Sale Process

The GCC is owned by the Province of Ontario and control has been transferred to Infrastructure Ontario (IO) ahead of an expected sale. Up until this point, our vision and strategic planning efforts focused exclusively on the 70 acres associated with parcel two (see map below). Until very recently, it was YGH understanding that the parcels would be sold off separately.

It is our understanding that the Provincial Government has recently changed their approach to the sale and all three parcels will now be one sale. The anticipated sale of the GCC will include Parcel 1 (Potential Redevelopment Area); Parcel 2 (Cultural Heritage Area), and Parcel 3 (Floodplain lands), as identified on the map below.

IO's process for direct sales involves the circulation at the provincial level first. The next circulation period is expected to begin in the Fall 2020; this will be a 90-day circulation period. This period allows non-profits and other municipal governing bodies to submit an Expression of Interest (EOI). If no parties submit an EOI during this circulation period, the sale moves on to market sale. It is our understanding in speaking with IO that the property is being sold as is and at market value. It is unknown the degree of 'due diligence' which has been completed by the Province at this time.





A Brief History of the Guelph Correctional Centre

Since its opening in 1910 as the Ontario Reformatory, the Guelph Correctional Centre (GCC) site has been a working farm (crops, animals and greenhouses), a military convalescent hospital, a woolen mill, a cannery, a wood furniture builder, an abattoir, a machine shop to teach skilled trades, and a manufacturer of car license plates. It has also been a research site for the University of Guelph's Ontario Agricultural College and the Ontario Veterinary College.

Parcel 2 includes ponds, wetlands, and several native tree and shrub species on site that are home to diverse wildlife. On the west side of the site is Clythe Creek which flows to the Eramosa River, designated a Canadian Heritage River. The site connects to the Royal City Trail and Eramosa Trail, and is in close proximity to the University of Guelph and the Arboretum.



[See location on Google Maps](#)

- Operated as a correctional facility from 1910 - 1917 and 1921 - 2002
- In 1916 it was Ontario's largest correctional facility with 660 inmates
- In 1917 - 1921 it was used to provide medical care for disabled veterans
- Prisoners operated a machine shop, cannery, quarry, and farm
- When the GCC was decommissioned in 2002 it became an important space for community members to hike and enjoy nature

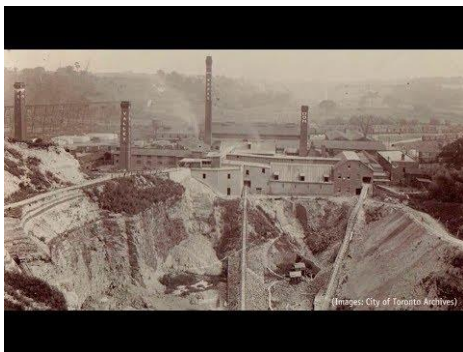
To learn more please visit: <http://yorklandsgreenhub.ca/history/>



Envisioning a Participatory Green Hub

Green hubs are self-sustaining education, innovation, and research centres that focus on environmental preservation and stewardship. Common elements include sustainable local food production, water use & wetland protection, celebration of heritage features, and the demonstration of energy conservation and renewable energy technologies.

A GREEN HUB IN ACTION: THE STORY OF EVERGREEN BRICK WORKS



“In 2010, Evergreen transformed a collection of deteriorating heritage buildings into a global showcase for green design and an award-winning public space. Open year-round, Evergreen Brick Works welcomes more than 500,000 visitors annually to experience its public markets, participate in conferences and events, enjoy outdoor learning and nature play, and explore public art in the heart of Toronto’s ravine system.”

[Learn more about the creation of Evergreen Brick Works](#)

Evergreen knew that they could not launch Brick Works on their own, so they “reached out to potential partners who could bring their ideas, expertise, networks and resources to realize the full potential of the revitalization project.” Partners included an outdoor education school, the YMCA of Greater Toronto, the University of Toronto, Bridgepoint Health hospital, and a local museum. Working together they were able to achieve fundraising targets, bring the required expertise and organizational capacity, and quickly launch programming once the site was acquired.

Some of the envisioned activities and programs for GCC associated with our vision:

- Community gardens and small-scale greenhouse food production.
- Farmers markets, café and boutique space.
- Special events, festivals and gatherings.
- Product demonstrations and showcases.
- Educational workshops.
- Experiential learning and research.
- Artist in residence programs.
- Pollination Gardens and plant sales.
- Recreational activities for all ages.
- Solar panel demonstrations center.



Alignment with Guelph Innovation District Plan

The City of Guelph approved the Guelph Innovation District Secondary Plan in 2017. The intention of the Secondary Plan is to build an economic cluster of green economy and innovation sector jobs. The Secondary Plan is comprised of four ‘Block Plans’ that establish physical form requirements and the location of Secondary Plan elements (e.g. park locations, roads), and sets residential and employment densities. Block Plan Area 4 encompasses Parcel 1, 2, and 3 of the former GCC site as shown in the figure below.

Block Plan Area 4 has an employment target of 750. YGH and its community partners will contribute to this employment target by hiring staff to offer regular programming at the Green Hub. There is also potential for further job creation depending on the degree to which potential partners can operate on the site.

There are some areas in Parcel 2 which have been earmarked as “Adaptive Re-use” however, much of Parcel 2 cannot be developed as the City considers it ‘Significant Natural Areas & Natural Areas’. Commercial use of the non-Parcel 2 lands within Block Plan Area 4 (which includes the historic reformatory) are anticipated to provide the bulk of employment in Block Plan Area 4.

Appendix B provides a map showing Land Use Designations. This is taken from the GID Secondary Plan.

Appendix C outlines how YGH can contribute to meeting the GID Secondary Plan vision, principals and objectives.

The YGH Advantage

YGH has spent six years building community support to create a multifaceted, sustainable, community green hub on Parcel 2. Our work has resulted in invaluable community support and laid the groundwork for future partnerships. Our vision is timely and directly reflects a growing social movement which desires the knowledge to create stronger and more resilient communities. This desire has become more evident as a result of the recent pandemic. Individuals, organizations and businesses are seeking out places to learn about sustainable technology and innovation. Our vision is aligned to support the growing billion dollar green economy.

<https://institute.smartprosperity.ca/sites/default/files/publications/files/Green%20Economy%20Factsheet.pdf>

YGH believes that applying our vision within some of the GCC lands has short and long term benefits to the overall redevelopment of the site. These benefits include:

- A strong connection to the community voice, local like-minded organizations, businesses and institutions.
- The ability to raise the profile of the site as a whole on a local, regional, national and even global scale.
- The ability to bring people, jobs, and attention to the site. This can be scaled up over time.
- The potential to leverage the YGH brand awareness as a marketing tool and attract further investment across multiple sectors (food security, green technology, tourism, recreation, education, and innovation).
- The ability to tap into grants and funding opportunities for the non-profit sector to support growth.
- The ability to tap into investment through multiple revenue streams. For example, Corporate Social Responsibility (CSR) has become a recognized part of a successful business model. Corporations and businesses are looking for areas to invest in which have a strong (and visible) community benefit, provide economic return, and which can be scaled up over time.
- The connections to local groups seeking space to host events and festivals. This creates further awareness of the site.
- The ability to increase the property value of the site as a whole.
- A willingness to preserve the recognized heritage assets and work collaboratively with the heritage obligations of the site.
- The ability to provide a space for the community to have access to a portion of this locally recognized and valued landmark.
- Existing research and design concepts for parcel 2 (**See Appendix D**)

We believe we can achieve this because we have:

- Established relationships with public and private businesses and educational institutions including: University of Guelph, Wellington Catholic District School Board, Upper Grand District School Board, and the Guelph Outdoor School
- Relationships with organizations who have a vested interest in outcomes for the GCC and are willing to invest in the space.
- An established logo and brand awareness, active social media channels, and media relations. We have a growing platform to communicate with the general public.
- An understanding of the opportunities and constraints of the site (Parcel 2).
- The desire to make the required green space (an obligation for developments of this size) into a compelling landmark for the public.

APPENDIX A: PARTNERSHIPS



The Wellington Catholic District School Board is interested in exploring a partnership with YGH to provide outdoor education and environmental education programming experiences. These potential programs would provide opportunities to teach the importance of knowing the biodiversity of our local area and making connections for students on important issues such as water preservation, climate change, species biodiversity and more.

In addition, programs would increase exposure to outdoor learning activities which are known to have a positive and direct impact on student mental health. We are looking forward to the possibility of being able to provide teachers and students an additional opportunity to engage with creation for their mental, physical, emotional and spiritual benefit.

- Mike Glazier, Superintendent of Education, Wellington Catholic District School Board

Preserving the former GCC site is a unique opportunity for Guelph and Ontario to be leaders in creating and maintaining access to naturalized spaces as well providing a platform for greater food security, green technology, and overall health and well-being. We are interested in exploring a partnership with YGH to expand our delivery of, and level of access to, essential Nature Immersion and Mentorship programs.

- Chris Green, Director, The Guelph Outdoor School



Preserving the former GCC site is important because it has strong potential for restoration and ecological conservation. It also represents a significant property in the raresites Eramosa Conservation Corridor, which seeks to protect the Eramosa River and its associated riparian habitats. We are interested in supporting the efforts of YGH to bring the Guelph Correctional Center under non-profit management to benefit conservation and the community. rare remains interested in exploring options for securing and restoring green space on the property.

- Tom Woodcock, Planning Ecologist, rare Charitable Research Reserve

APPENDIX A: PARTNERSHIPS

I'm pleased to share our excitement and enthusiasm for the potential of collaboration between TF and YGH. In prior centuries, the founders of Canada had the vision to preserve our national and provincial parks. YGH represents that same far-sighted vision at the municipal level that only comes once in a lifetime.

- Steve Tedesco, Chair, Transition Guelph



"What you are collectively proposing to create on a currently unused site aligns with many of our goals and needs in the Ontario Agricultural College. Your proposed development would be a good site for students in our programs to carry out field work and to conduct hands-on training."

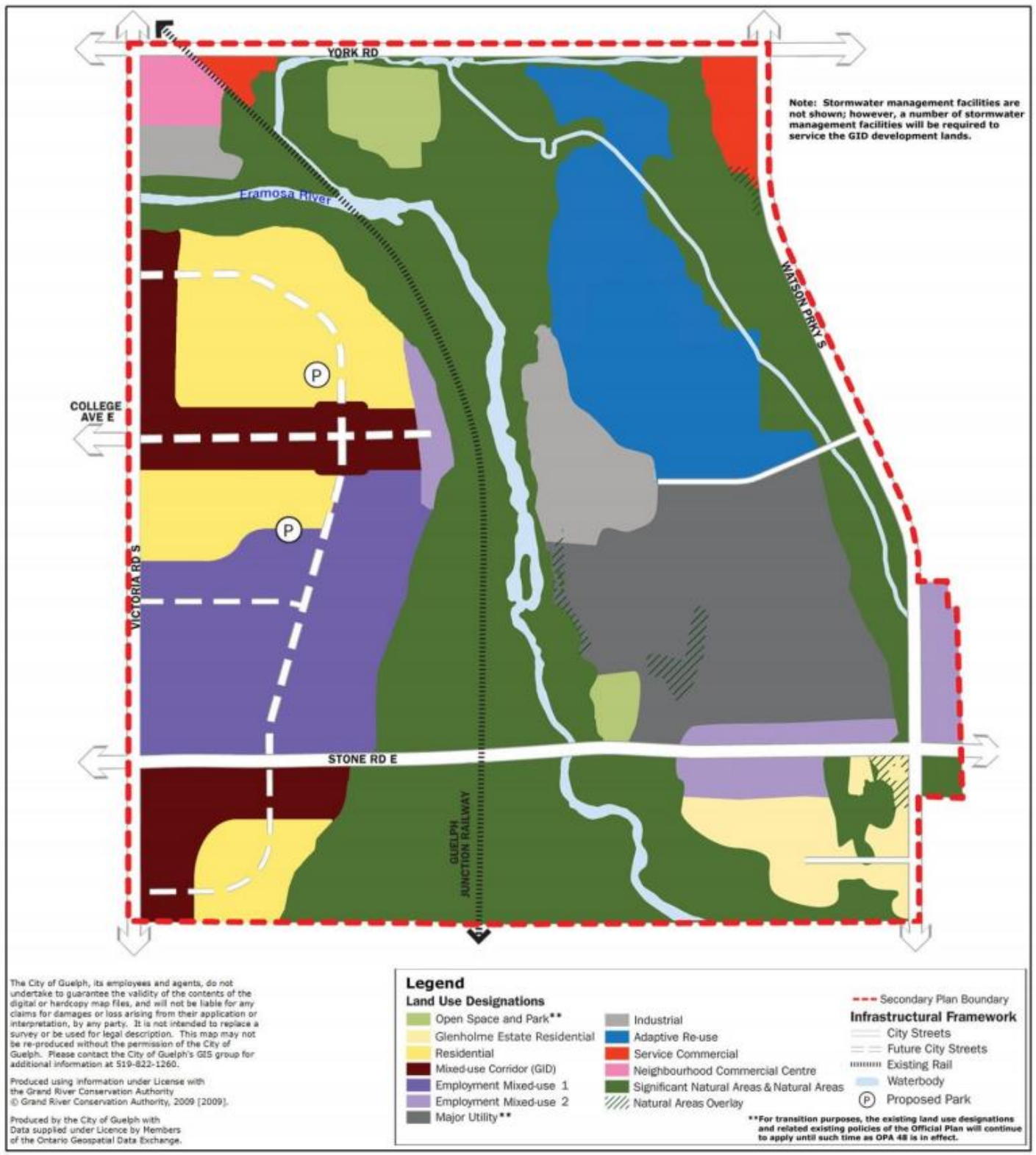
- Professor Rene Van Acker, Dean, Ontario Agricultural College

We are interested in exploring a partnership with YGH to use the site as a platform for demonstrating low-carbon energy efficiency and renewable energy technologies. We also plan to showcase techniques to enhance the resilience of our buildings (and, indeed, our entire way of life) to shocks like extreme weather events and stresses like invasive species and pathogens. This will help members of our community to see these technologies and techniques in action, to learn more about the benefits they offer, and to learn how to implement them in their own homes and businesses

- Alex Chapman, Executive Director, Our Energy Guelph



APPENDIX B: GID LAND USE DESIGNATION



APPENDIX C: ALIGNMENT WITH GID PRINCIPLES

Secondary Plan Principles	YGH Actions to Advance Principles
Principle 1: Protect what is Valuable <ul style="list-style-type: none"> Conserve built heritage resources and significant cultural heritage landscapes Protection, enhancement, compensation and/or restoration of the urban forest 	<ul style="list-style-type: none"> Preserve cultural heritage resources (Superintendent's House, inmate-constructed bridge) and natural heritage systems Support designating as Cultural Heritage Landscape
Principle 2: Build Efficient Infrastructure <ul style="list-style-type: none"> Embrace innovation, establish best practices, and serve as a learning environment for other communities across Guelph and Southern Ontario 	<ul style="list-style-type: none"> Retrofit the Superintendent's House as a demonstration site accessible to the public (e.g. possible partnership with Our Energy Guelph)
Principle 3: Establish a Multi-modal Pedestrian-focused Mobility System <ul style="list-style-type: none"> Making connections that serve the community, allow current and future generations to walk or cycle to daily needs, and provide convenient transit services to access broader activities. 	<ul style="list-style-type: none"> Increase access to the former GCC site by connecting on-site trails with wider Guelph trail network. Install secure on-site bicycle storage facilities.
Principle 4: Create an Attractive and Memorable Place <ul style="list-style-type: none"> Create an accessible network of public facilities, parks, and open spaces which serves the new community and surrounding neighbourhoods, and is integrated with the Natural Heritage System and cultural heritage resources. Create a memorable landmark for the GID that establishes its identity, including potential connections to landmarks within the Downtown and the University of Guelph campus. Increase the overall tree canopy cover, and encourage the use of native species and edible landscapes, where appropriate, in restoration areas, parks, and open spaces and along streets throughout the new community 	<ul style="list-style-type: none"> Trails and outdoor spaces are accessible to residents of Guelph Modelled after Toronto's Evergreen Brickworks, YGH can leverage the natural and cultural heritage of Parcel 2 to create a memorable landmark that is unique within Guelph and the surround area. Preserve and enhance natural systems (e.g. potential partnerships with Guelph Urban Forest Friends, Pollination Guelph, rare Charitable Research Reserve, University of Guelph).

Secondary Plan Principles	YGH Actions to Advance Principles
<p>Principle 5: Promote a Diversity of Land Uses and Densities</p> <ul style="list-style-type: none"> • Adopt an architectural vocabulary and design elements that are compatible with and respectful of the cultural heritage value and heritage attributes of the cultural heritage resources on site. 	<ul style="list-style-type: none"> • Temporary and non-intrusive structures can increase the capacity of Parcel 2 to host community organizations and events, while respecting the cultural and natural heritage resources of the site. • Innovative designs have been developed by researchers at the Universities of Guelph and Waterloo
<p>Principle 6: Grow Innovative Employment Opportunities</p> <ul style="list-style-type: none"> • Nurture and capitalize on the GID as a recreational and tourist destination • Encourage economic opportunities for the GID that contribute to innovative and sustainable employment uses that are compatible with a mixed-use environment, including residential uses. 	<ul style="list-style-type: none"> • YGH and potential partner organizations (e.g. Guelph Outdoor School) seek to run programming that will create jobs on the YGH site. • YGH will be unique in Guelph and the surrounding areas which situates it as a recreational and tourist destination. • Create an outdoor weekly food farmers market with local CSAs and on-site produce from raised community beds and a small year-round greenhouse “Growing greens for Guelph” with skills training for youth and newcomers in particular. • YGH will substantiate the GID as a site focused on sustainability and innovation, and is anticipated to be a recruitment draw for neighbouring businesses.

APPENDIX D: RESEARCH AND DESIGN PLANS

Net Metering Proposal by Guelph Solar

<http://yorklandsgreenhub.ca/net-metering-proposal-by-guelph-solar/>

Environmental Engineering Report on Superintendent House

<http://yorklandsgreenhub.ca/u-of-g-environmental-engineering-students-do-research-report-for-yorklands-green-hub/>

Solar Greenhouse Project Design:

<http://yorklandsgreenhub.ca/solar-greenhouse-travis-cranmer/>

<http://yorklandsgreenhub.ca/draft-aquaponics-greenhouse-plan-for-yorklands-from-member-paul-neelands/>

Potential Site Plans and Design concepts

<http://yorklandsgreenhub.ca/yorklands-master-plan-natalie-gibbs/>

<http://yorklandsgreenhub.ca/university-waterloo-students-design-project-haven/>

<http://yorklandsgreenhub.ca/wp-content/uploads/2019/03/UoG-Cecilia-Paine-LARC-612-Design-Concept.pdf>

Green Hubs- Functional and Sustainable Models

http://yorklandsgreenhub.ca/wp-content/uploads/2018/02/Research-Shop-U-of-G_Jan-2014.pdf

The One Water Final Report

http://yorklandsgreenhub.ca/wp-content/uploads/2020/06/YGH-One-Water-Final-Report-2020_updated.pdf



Design concept by Cecilia-Paine, University of Guelph.