



Improvements at the Former Guelph Correctional Centre

Public Information Session
Tuesday June 28, 2016
5:00 pm to 8:00 pm

Welcome!

Welcome to the Public Information Session
for

Improvements at the Former Guelph Correctional Centre (GCC)

Staff are available to answer your questions



Please be sure to sign in!

1. Guelph Correctional Centre History
2. Context
3. Environmental Conditions (3 slides)
4. Cultural Heritage and Archaeology
5. Future Use of the GCC
6. Guelph Innovation District Secondary Plan
7. Planned Activities – New Access to the Site
8. Planned Activities – Hiking Trail Improvements
9. Planned Activities – Demolition
10. Planned Activities – Other
11. Timeline of Upcoming Activities
12. Community Engagement – How Can You Contribute?
13. Comments/Feedback

Guelph Correctional Centre History

- In 1911, the Government of Ontario opened the Guelph Correctional Centre (GCC) on a scenic 1000 acre property in Guelph, ON. Over time, portions of the GCC were severed and sold to various purchasers, including Cargill and the City of Guelph. The current remaining GCC land is 263 acres.
- This self-sufficient prison farm enabled inmates to take part in job-training and skills development programs. Farming, manufacturing, laundry and dry-cleaning services were all a regular part of the daily routine.
- In 2001, the GCC was decommissioned, leaving the province with a large property containing various buildings and site features designated as having heritage significance.

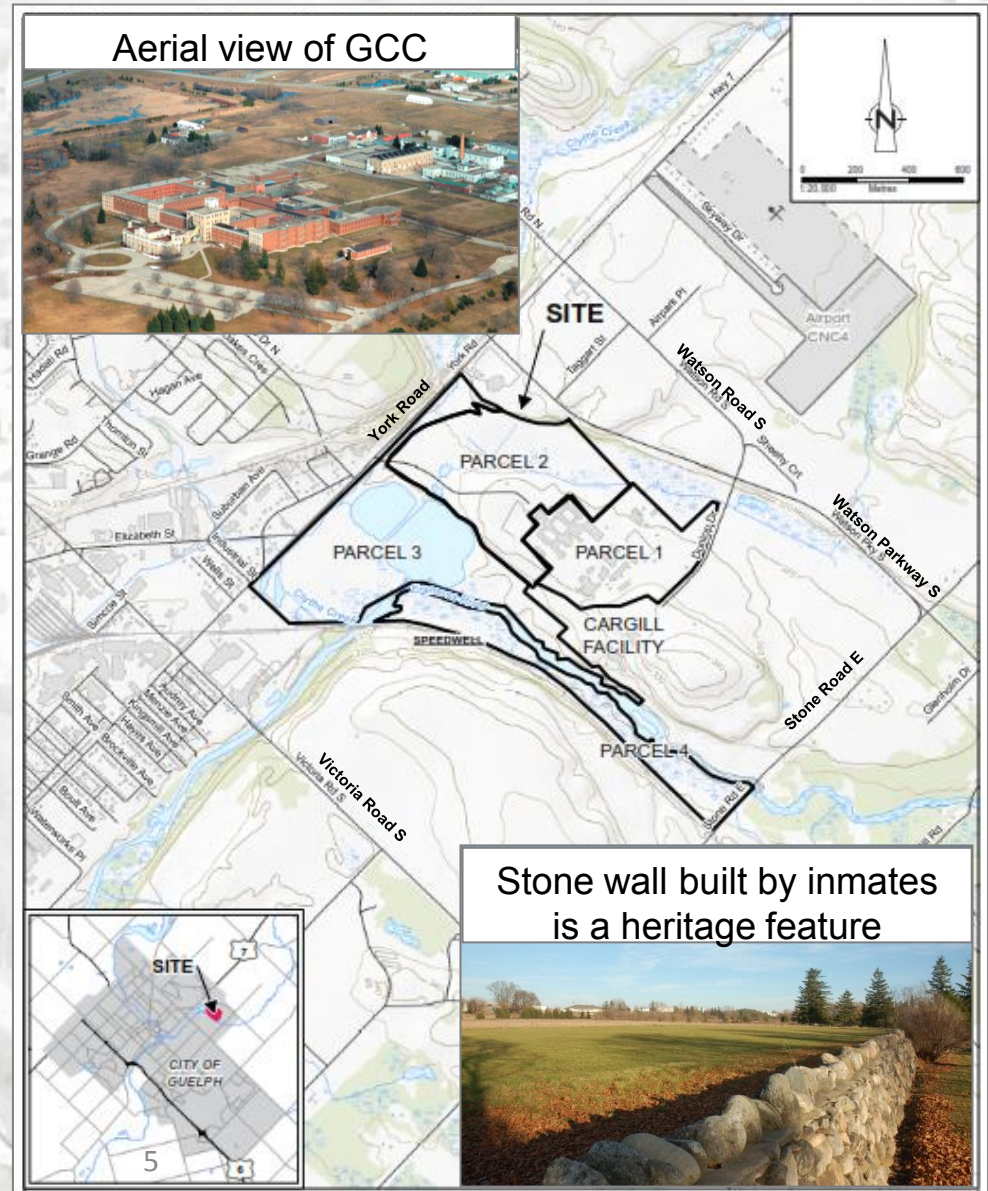


Inmates were chosen to dig the ponds



Heritage dairy barns circa 1940s

- Since its decommissioning in 2001, part of the GCC has been used by the public for passive recreation (e.g. hiking and fishing).
- There are two ponds onsite that are actively used by the public for fishing.
- No part of the GCC is currently being used for municipal recreational programming.
- The GCC is scheduled for disposition as it is no longer required for government program use. As such, the Province will be undertaking some necessary work to prepare the property for sale.



- Historical activities that are of concern include light manufacturing, dry cleaning operations, automobile repair and storage and use of chemicals. Above and Underground Storage Tanks (USTs) were used to store chemicals to support these activities.
- Environmental studies undertaken on behalf of the Province found that the contamination in the soil and groundwater is more widespread than anticipated.
- Results from the environmental studies indicate that the contamination **poses no risk to the community, the drinking water aquifer or the Eramosa River.**

Soil Conditions

- Metals are present in the soil from previous incineration activities and spreading of waste across the site.
- Risk to the public through use of the site is negligible. Moderately contaminated areas are within fenced areas which are not accessible to the public.
- **Areas Accessible to Public** - No health risks (including small animals) based on current use by the public in areas that are covered with vegetation. A significant amount of soil would need to be ingested over a long period of time to pose a risk.
- **Areas Inaccessible to Public** - No health risks based on current use. Low risk in exposed soil areas through ingestion of soil (metals and volatile organic compounds (VOC)). Low risk in exposed soil areas through ingestion of soil (metals).

Groundwater Conditions

- Contaminated groundwater is present under the GCC laundry facility from fuel and dry-cleaning chemicals.
- Fish and aquatic species were taken and tested from the ponds located onsite. Fish on site are safe to eat.
- Results from environmental studies indicate that the contamination **poses no risk to the community, the drinking water aquifer or the Eramosa River.**

Air Quality

- There are **no Indoor or Outdoor Air Quality health risks** identified based on the current use of the site.

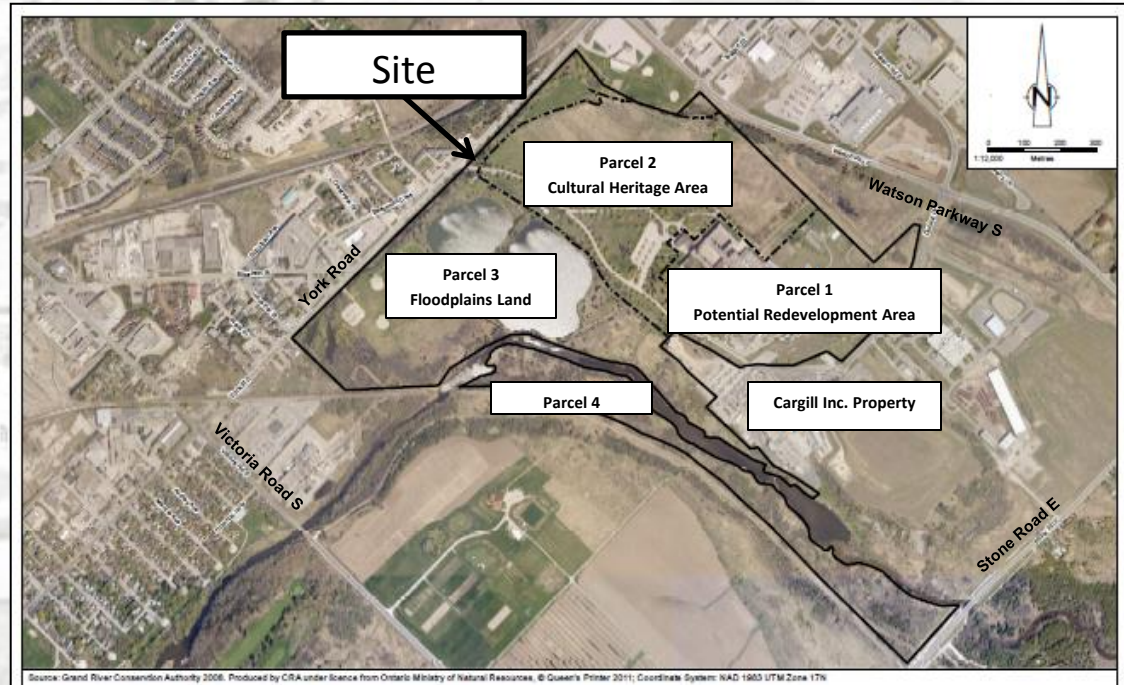
Cultural Heritage and Archaeology

- A Stage I and II Archaeological Assessment was completed on the GCC; no artifacts were found and the property is considered to be clear of any further archaeological concerns.
- 11 buildings and most of the front portion of the property have been identified to have provincially significant heritage value.
- The culverts along the main site access from York Road are also identified as having heritage value and/or include heritage elements to be preserved.



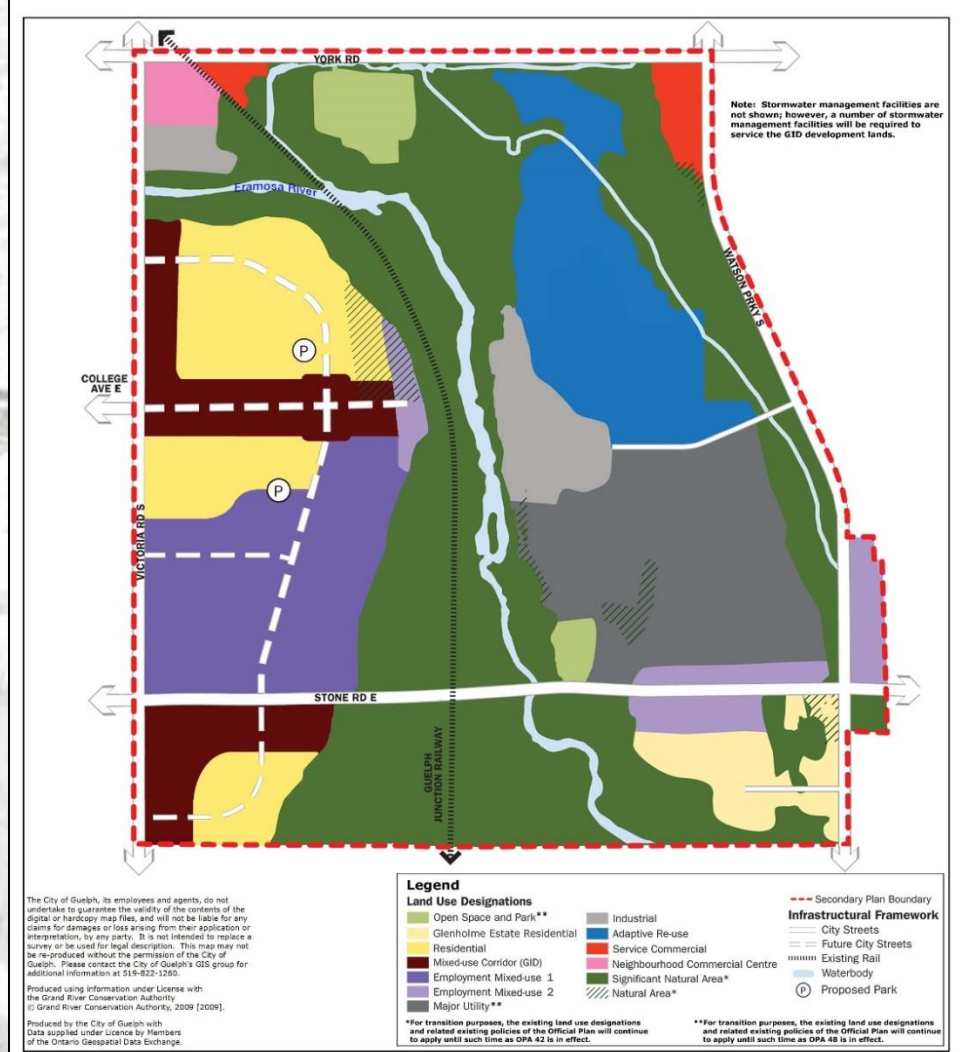
Future Use of the GCC

- This large provincially-owned property is no longer required for government use. The Province plans to sell this unique property once the site remediation activities are completed.
- The future use of the GCC has not been determined. Any future use(s) will respect the important natural and built heritage features of the site.
- Of the GCC's 263 acres:
 - ~70 acres - designated Cultural Heritage including some heritage buildings
 - ~144 acres – designated Floodplain and must retain the significant natural features
 - ~49 acres - available for future development under the Guelph Innovation District (GID) Secondary Plan



GID Secondary Plan

- The GCC is located within the boundaries of the Guelph Innovation District (GID) Secondary Plan. Any proposed future use of the site will need to comply with this visionary plan.
- The vision for the GID is to create a compact mixed use community which reflects the City of Guelph's history and celebrates the rich heritage resources of the area, including the former GCC.



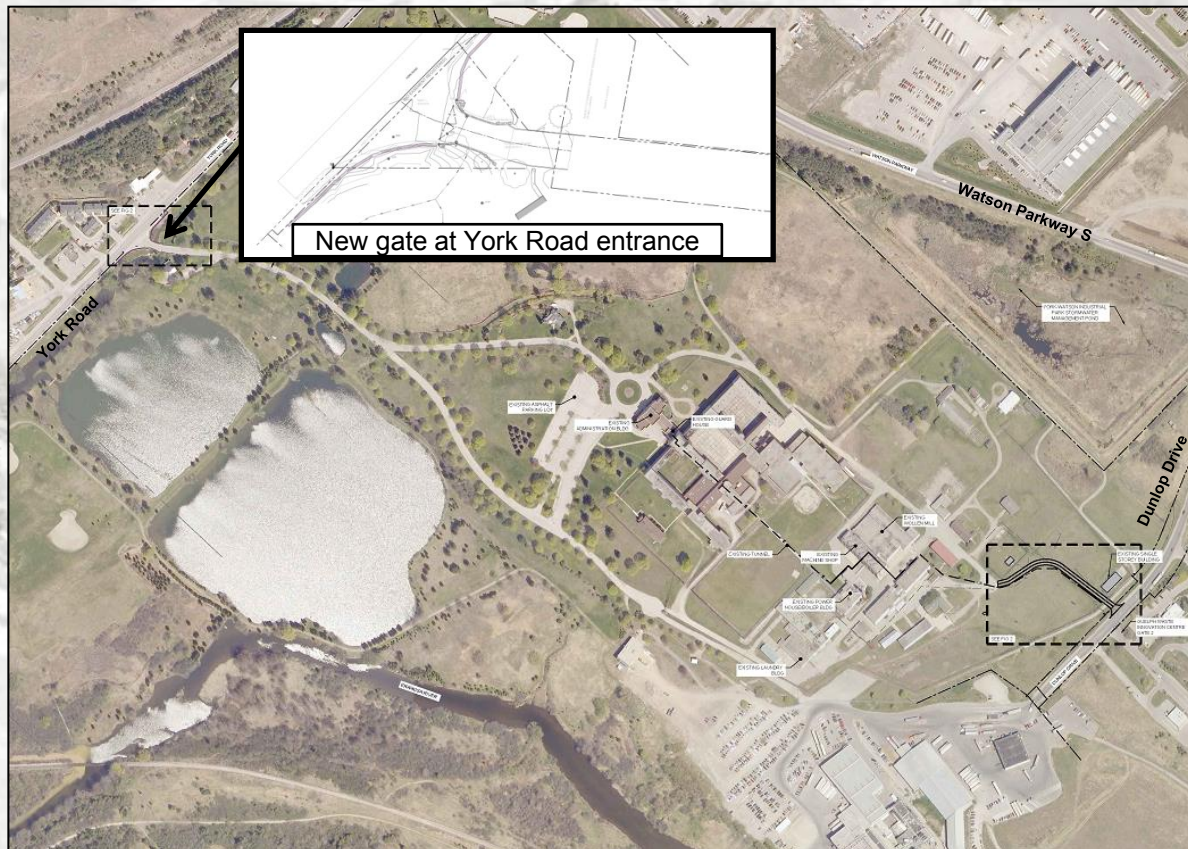
Produced by the City of Guelph
 Planning Services
 May 2014

**CITY OF GUELPH
 OFFICIAL PLAN
 SCHEDULE B:
 GUELPH INNOVATION DISTRICT
 SECONDARY PLAN
 LAND USE**



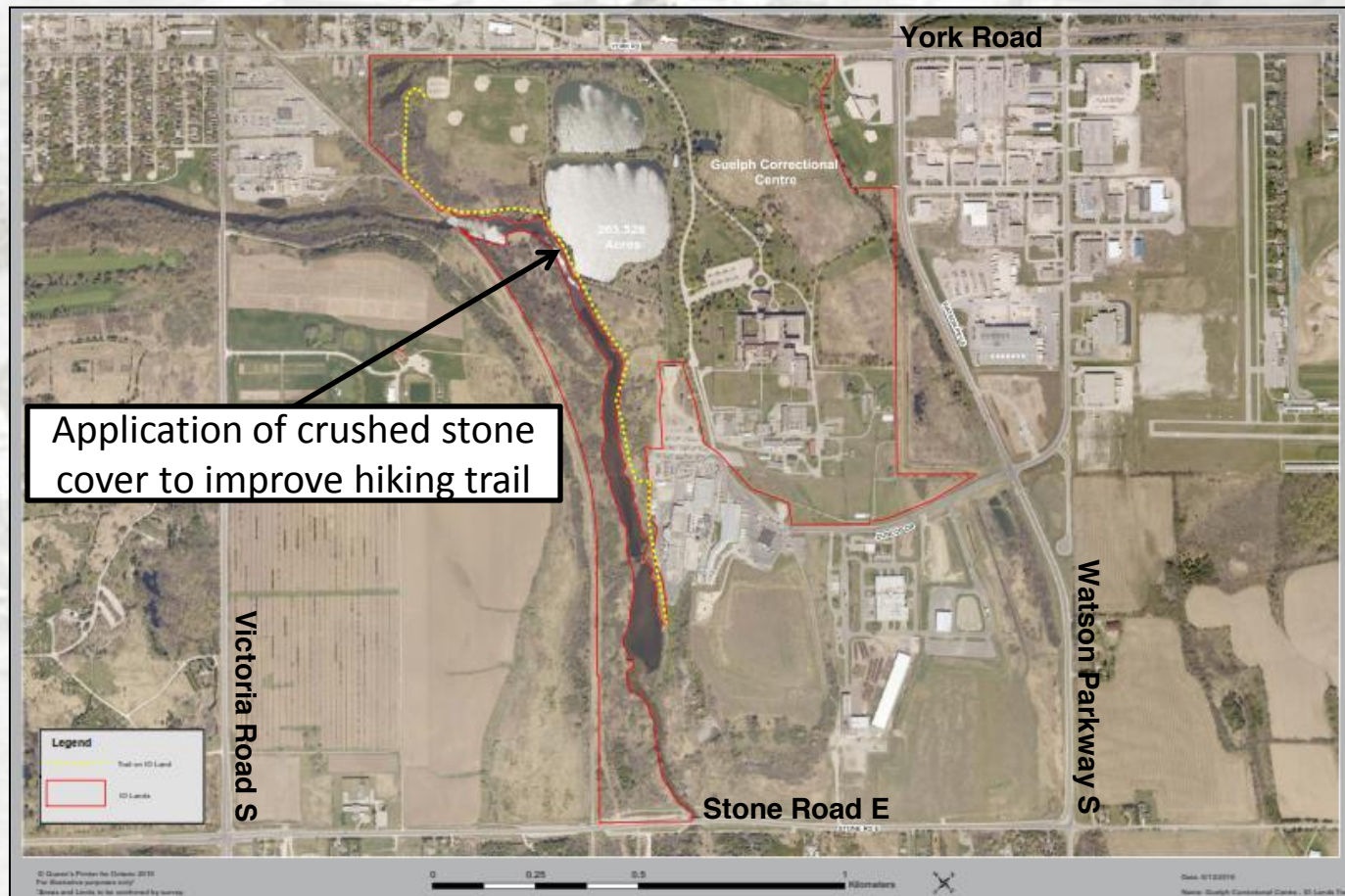
Planned Activities – New Access to the Site

- **New access road at Dunlop Drive** – This road will serve as the main access road for all service vehicles and emergency vehicles in Fall 2016.
- **New gate at York Road entrance** – To limit vehicular access to protect the structural state of the heritage culvert and features in Fall 2016.



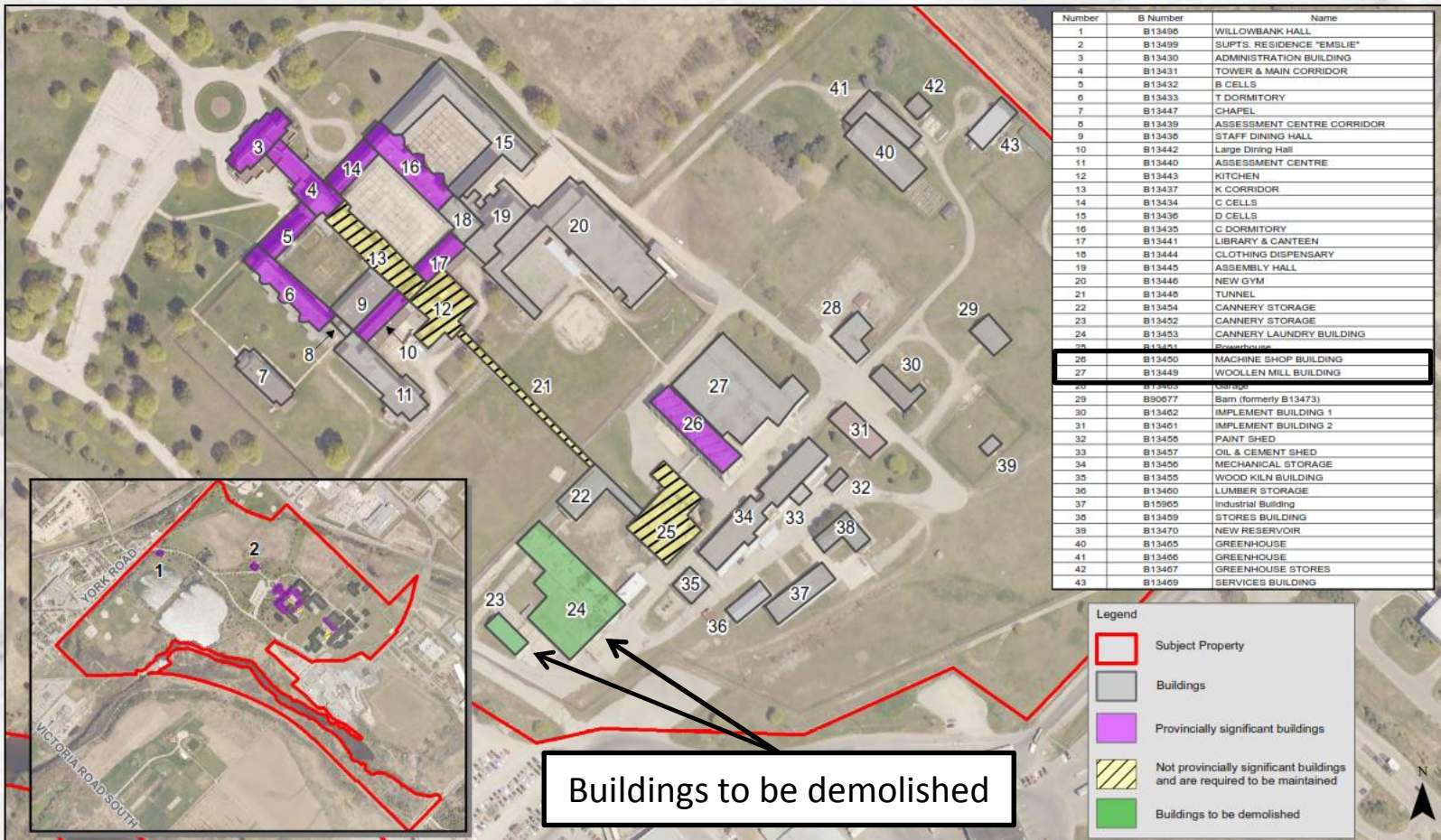
Planned Activities - Hiking Trail Improvements

- The provincially owned portion of the hiking trail will be improved by applying a crushed stone cover to prevent soil erosion.
- This work is expected to begin Summer 2016.
- Access to the trail is required to be closed while the work is taking place.



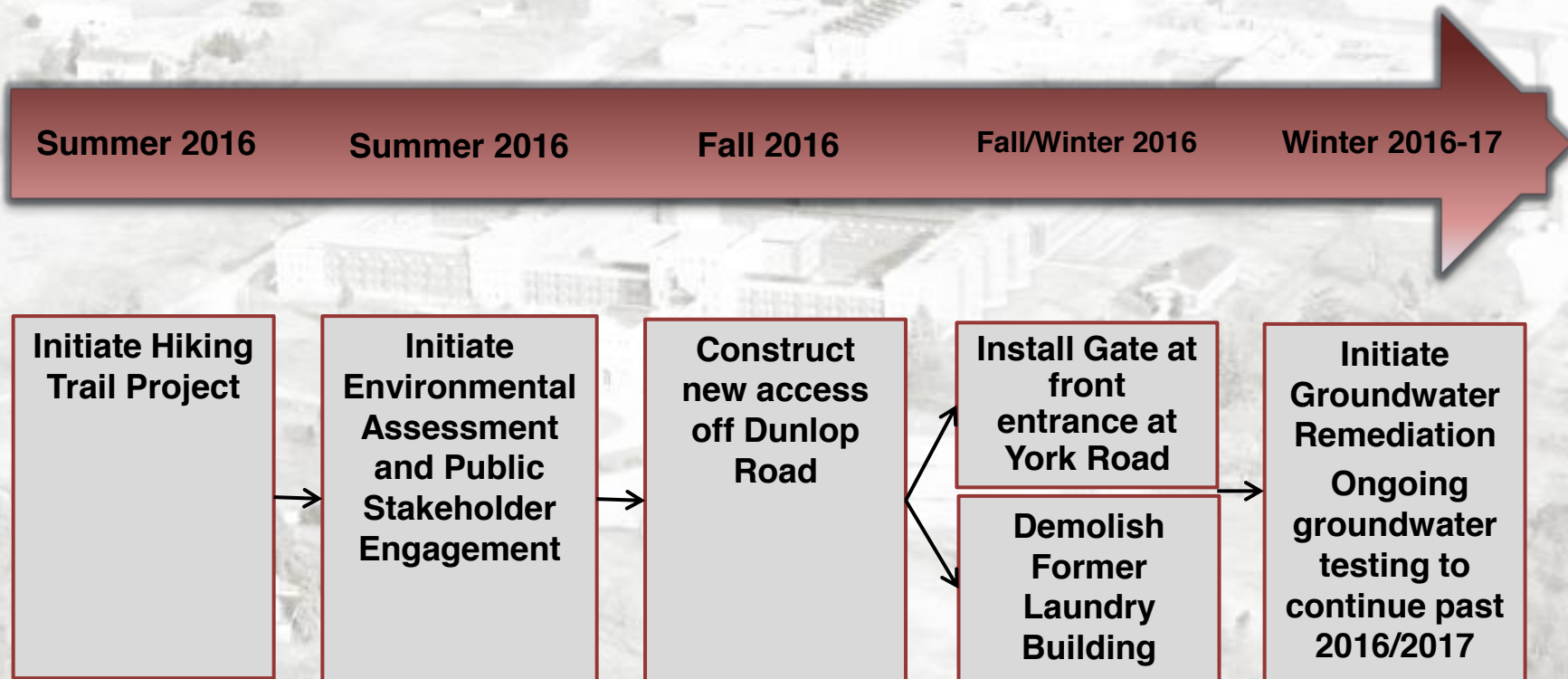
Planned Activities - Demolition

- Demolition of the **Laundry Building** and **Cannery Storage** (non-heritage buildings) will occur to support the planned groundwater remediation program.



- **Repair work on the Heritage Buildings** – Roof replacements and maintenance of the buildings in Fall 2016.
- **Fencing** around the main jail building complex will be maintained to restrict access.
- **Protection of native plant and aquatic species** around the ponds and in the wetlands area is a priority and will be accomplished through the re-naturalization of these environmentally sensitive areas.
- **Groundwater Remediation (Beneath the Laundry Building)** – A groundwater remediation program involving removal of the dry cleaning chemicals will start after the laundry building is demolished in late Winter 2016/Early Spring 2017.
- **Quarterly Groundwater Monitoring Program** – Currently underway to monitor groundwater contamination prior to remediation program to ensure there are no health and safety risks.
- **Demolition of non-heritage buildings** – Demolition of the non-heritage buildings no longer in use or in poor condition at the site.

Timeline of Upcoming Activities



Note: Dates are tentative and subject to change

Community Engagement

How Can You Contribute?

Over the coming months, additional projects are being considered related to the ecological diversity and potential future use of undevelopable lands at the GCC.

Some potential activities we are planning to explore are:

- Endangered species inventories
- Planning studies for potential uses of the heritage and undevelopable areas
- Planting plans/designs that promote naturalization
- Other projects to be developed

We want to hear from you!

Please fill out your area(s) of interest on the comment form – Don't forget to include your name, phone number and e-mail address where we can reach you.

Thank You for Attending!

- If you have any comments or feedback to provide, we encourage you to fill out a **Comment Form** and drop it off in the comment box. Alternatively you can mail, fax or email your comments to either of the individuals listed on the Comment Form.
- Please submit your comments no later than **July 15, 2016**.
- If you are interested in participating in any of the proposed studies or have additional ideas please indicate this on your comment form.

The displayed materials and comment forms will be available electronically, **June 29, 2016**, on the Infrastructure Ontario Website:

<http://www.infrastructureontario.ca/Templates/Projects.aspx?id=2147493184&langtype=1033>

Cet avis est disponible en français sur demande.