

Infrastructure Ontario

Guelph Correctional, 785 York Road, Guelph
Powerhouse, Chimney & Service Tunnel

Draft Heritage Impact Assessment
Presentation to Heritage Guelph, April 2023



Introduction

Site Details:

- 785 York Rd is located on the south side of York Road, east of Victoria Road North and west of Watson Parkway North
- Guelph Correctional (previously known as Guelph Reformatory) constructed in 1910 and opened in 1915
 - *Powerhouse: constructed in 1910-11, addition in 1916, further addition in 1934*
 - *Chimney: estimated constructed date ca. 1916-1934, lowered in height from 150' to approx. 100' in late 1990's/early 2000's*
 - *Service Tunnel: constructed in 1914-15*
- Property owned by Ministry of Infrastructure (MOI) and managed by Infrastructure Ontario (IO)
- Site decommissioned in 2001 and by 2014 the Ministry of Community Safety and Correctional Services had fully left the site.



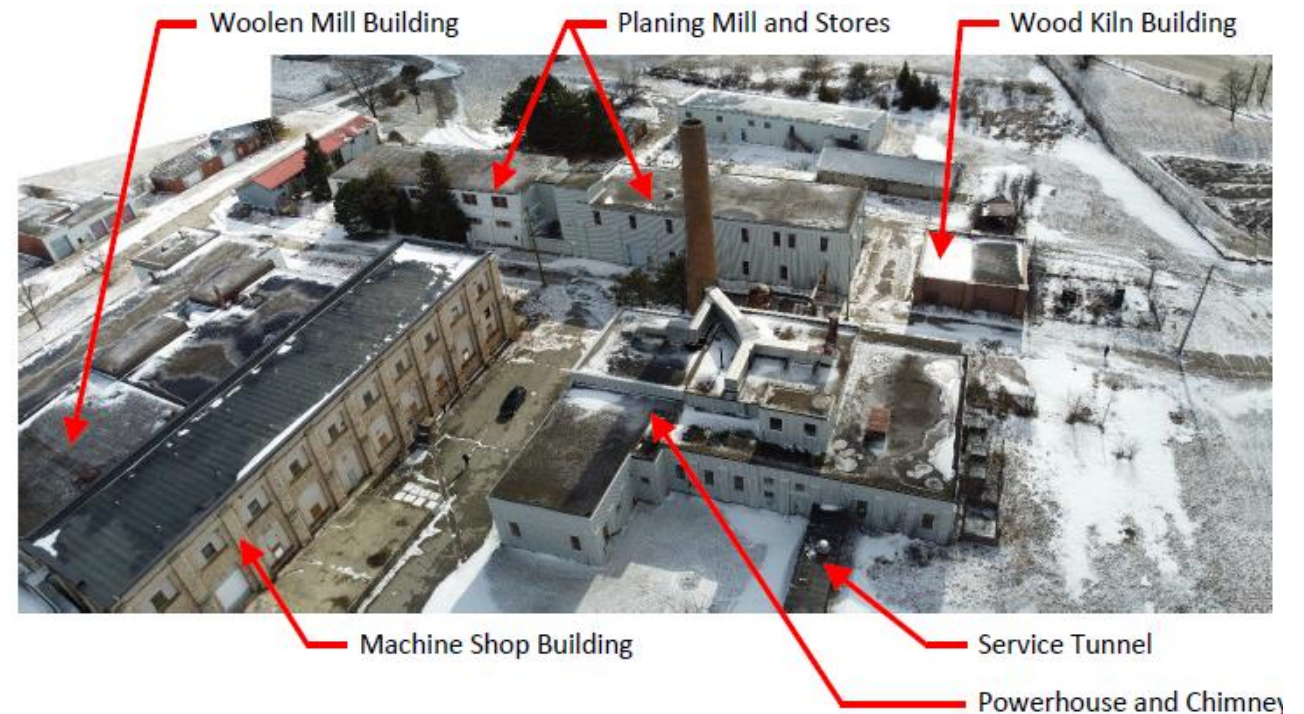
Heritage Status

Provincial:

- Cultural Heritage Evaluation (CHE) completed in 2006
- Recognized as a Provincial Heritage Property of Provincial Significance (PHPPS) in 2008 and Statement of Cultural Heritage Value or Interest (SCHVI) approved; SCVI updated in 2019
- Strategic Conservation Plan (SCP) completed in 2009; updated 2019
- The powerhouse/chimney and service tunnel not recognized as contributing heritage structures

Municipal:

- Portions of the property designated under Part IV of OHA in 2021
- Various buildings including the powerhouse/chimney and service tunnel listed on register in June 2022 (not designated)



Proposal

To demolish the Powerhouse (which includes the chimney) and Service Tunnel to remediate soil and groundwater and eliminate the current health hazards

Rationale:

- Documented contamination under the Powerhouse presents a safety hazard in its current condition (PHC's/PAH's contamination in soil & groundwater & vapour intrusion)
- Buildings currently vacant, no identified future program use
- Costs to remediate soil/groundwater with buildings in place is excessive (approx. 3x demolition costs)
- Goal for the remediation is to allow for the future productive use of the site



Soil Remediation Activities

Summary of Previous remediation:

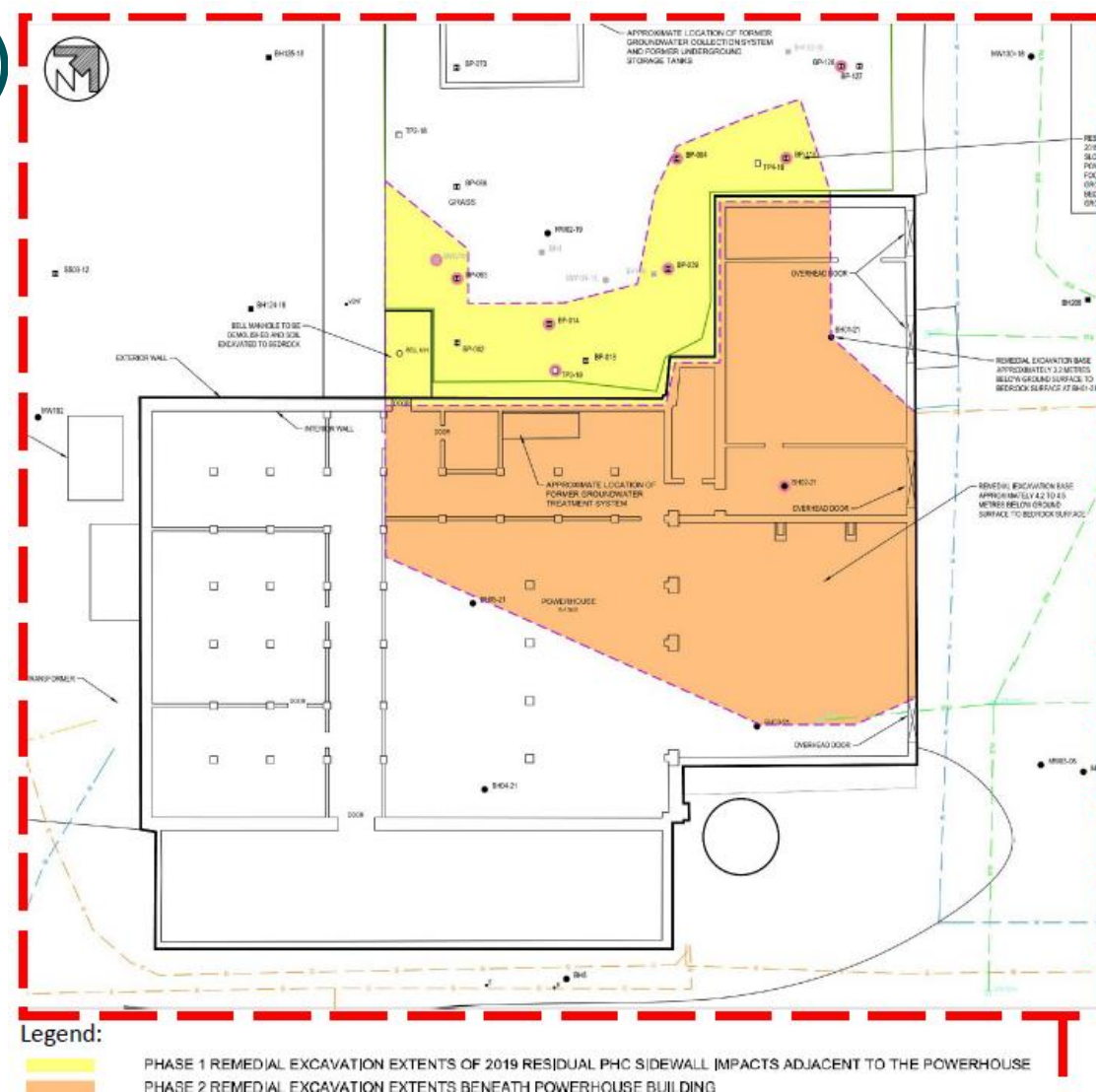
- Early 1990's: underground fuel storage tanks removed from NW side of powerhouse; groundwater & soil contamination identified
- Groundwater pump and treat system installed (1996 to 2006 & 2010); wasn't effective in fully treating PHC impacted groundwater
- 2011 & 2012: building condition assessments - identification of requirements to bring building back to usable state
- 2019: focused remediation/removal of soils north of powerhouse sidewall; noted that groundwater coming from beneath powerhouse with strong PHC odours



Soil Remediation Activities (Cont'd)

Summary of Anticipated remediation:

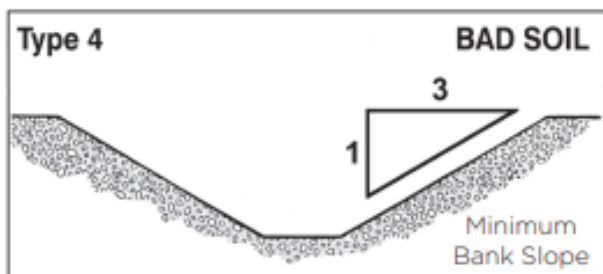
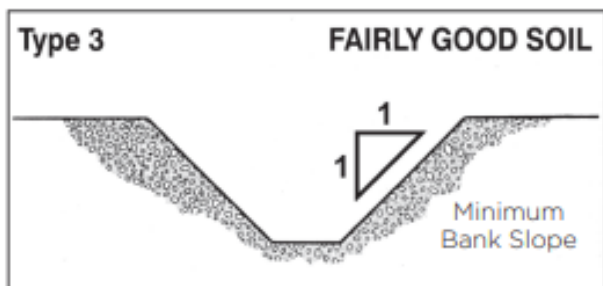
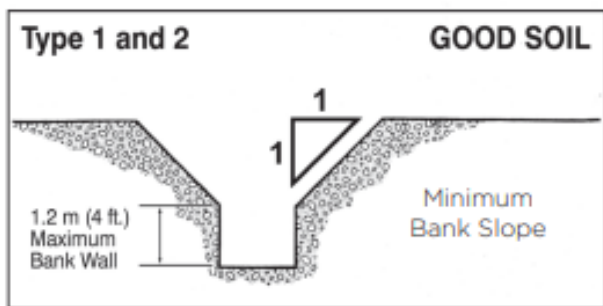
- 2023: PHC impacts remain under along sidewalls adjacent to tunnel, north and under powerhouse (under footings)
- Contamination extends less than 2 m from south wall of powerhouse
- To meet legislative requirements (related to depth/slope setbacks), limits of excavation extend beyond the south wall of the powerhouse & beyond the chimney
- If contamination is left untreated, PHC's will continue to contaminate soils/groundwater and potentially migrate further over time (potentially off-site)



Source: GHD, November 2021

Soil Remediation Activities (Cont'd)

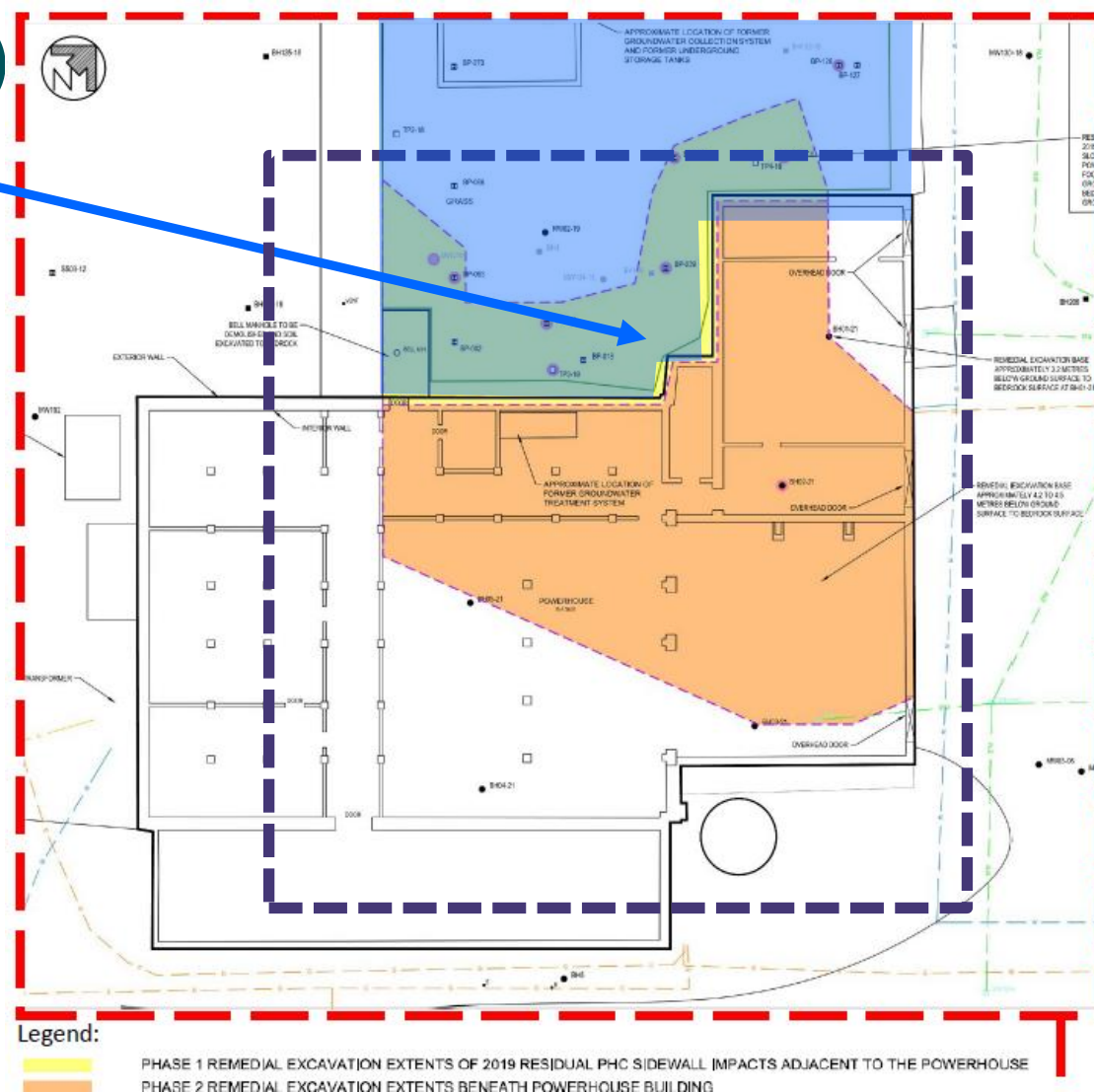
Excavation safety



Approximate area of previous remediation work

Ongoing testing

- As part of the soil remediation excavation work, the soils will be tested as they are removed
- The target will be the identified area based on test from 2021, however it is likely that the contamination has spread and additional soil will need to be removed from a larger area than indicated on the image to the right



Source: GHD, November 2021

Heritage Impact Assessment (HIA)

Requirement:

- The approved Strategic Conservation Plan (SCP) notes the requirement for an HIA when demolition of a heritage building on the property is considered: *While the powerhouse/chimney and service tunnel are not provincial heritage buildings, the City of Guelph added the buildings to the municipal heritage register*
- The SCP provides that demolition can be considered under circumstances related to health & safety and/or environmental risk
- The provincial *Standards & Guidelines for Conservation of Provincial Heritage Properties (S&G's)* requires an HIA, public engagement and Minister's Consent are required when a demolition of a building is being considered on a PHPPS

Purpose:

- The HIA reviews the impacts of the proposed activity, considers alternatives and recommends options and mitigation measures to reduce negative impacts to the property's heritage value; it is completed in conformity with *the S&G's*
- Draft HIA provided by consultant **Stevens Burgess Architects, 2023**

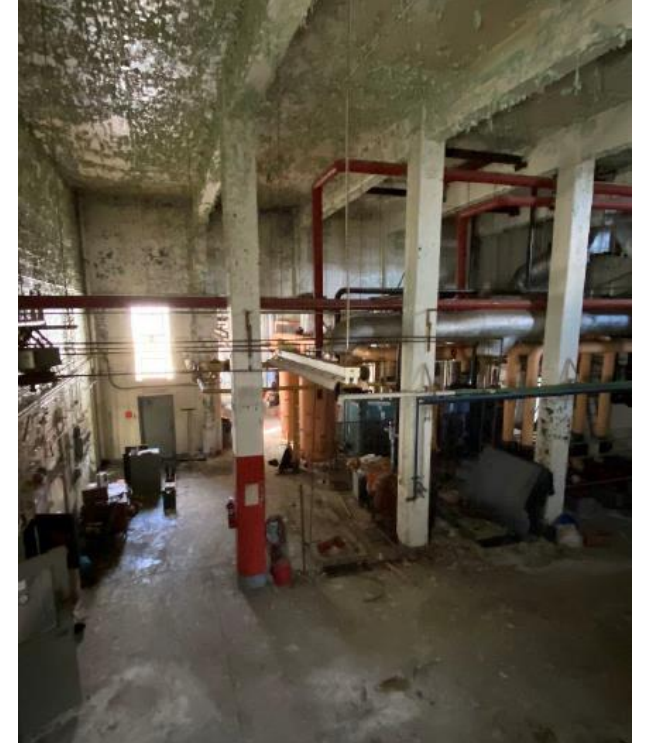
HIA – Overview of Impacts of Proposed Demolition

Positive Impacts:

- Remediation of soil/water and prevention of further spread of contamination plume
- Reduction of provincial liability associated with health & safety, environmental risk
- Allowing for future productive use of site

Negative Impacts:

- Loss of a predominant and original structures within utility area of site
- Possible vibration issues to adjacent heritage structures during demolition process



HIA – Summary of Alternative Options to Demolition

1) Do nothing:

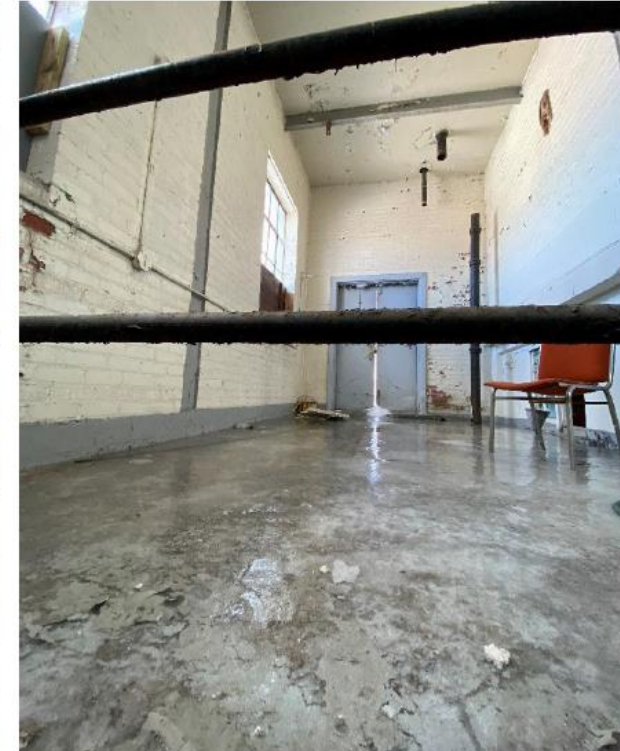
- Obligation to remove contamination. Not an option

2) Relocate powerhouse:

- Given the building's poor structural condition, no projected productive use and cost associated with relocation, not a feasible option

3) Retain all structures with remediation:

- Positive Impacts: in-situ retention of local heritage resources; potential for adaptive reuse of utility area
- Adverse Impacts: very high costs of stabilizing/underpinning buildings during remediation; potential for damage to structures from underpinning, vibration impacts to adjacent heritage buildings from underpinning; uncertainty of whether it's possible to effectively remediate or off-gas vapours with building in place (presence of vapours may make building unusable for extended period of time)



HIA – Summary of Alternative Options to Demolition (Cont'd)

4) Retention of chimney or partial retention with remediation

- Positive Impacts: retain prominence of the chimney; a portion of the chimney could be retained to present opportunity for interpretation & commemoration; reduced liability associated with securing/maintaining vacant buildings
- Adverse Impacts: The extent of required soil excavation/remediation extends under chimney; potential for damage to chimney from demolition of powerhouse; costs of restoring and maintaining chimney; isolation of chimney from its historic context as part of utility complex



5) Retention of a portion/wall of the powerhouse with remediation:

- Positive Impacts: Increases commemorative opportunities; Prevents complete loss of entire building
- Adverse Impacts: Results in loss of buildings including contextual loss; continued cost and liability to maintain/secure remaining portion; stabilization issues during demolition; may limit adaptive reuse opportunities

HIA – Preferred Option & Recommended Mitigation Measures

- Given the extent of environmental remediation and costs associated with retaining buildings with no identified program use, IO's preferred approach is full demolition of the powerhouse/chimney and service tunnel to fully remediate soil/groundwater and vapours

Proposed Mitigation Measures for Preferred Option:

- Development of Interpretation & Commemoration Plan
- Prior to demolition, as found-drawings and photo documentation of all structures to be prepared
- Development of a Salvage Plan to assess & identify materials for salvage and retention
- Development of detailed monitoring strategies by structural engineer to ensure protection of adjacent heritage structures

THANK YOU!



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