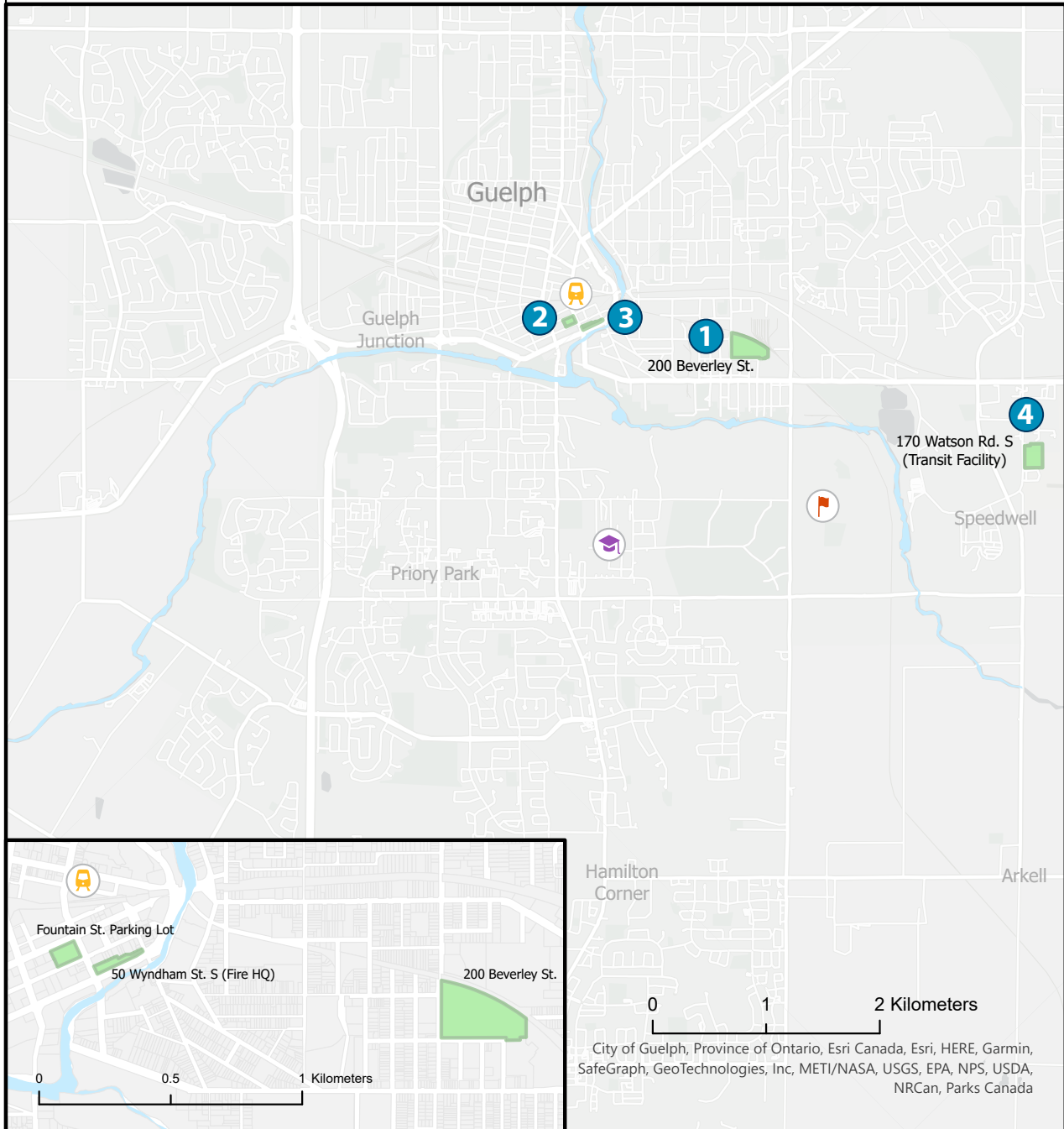




Revitalizing municipally-owned contaminated sites

City of Guelph meeting with
Ministry of the Environment,
Conservation and Parks

Guelph's Municipally Owned Contaminated Sites



Legend

-  Brownfield Sites
-  Guelph Central Station
-  The University of Guelph
-  Future Site of the Guelph Innovation District



The City of Guelph owns four major contaminated sites totaling nearly 10 hectares. While these sites are currently a \$24 million liability for the City, their desirable locations make them highly suitable for housing, mixed-use, and community development. A dedicated brownfield remediation fund would be a great opportunity for Guelph and other municipalities across Ontario to mitigate the risks associated with these sites, while bringing them into productive use.

1 200 Beverley Street | 5.2 hectares

Now vacant, this former ironworking factory site is the City's largest brownfield. Located only 2km from the downtown core, this property is in close proximity to businesses, transit, the University of Guelph, and Guelph General Hospital, making it ideally suited for a medium-density commercial-residential development. The City has conducted significant remediation work on the site, however the next phase to allow for future foundation work would incur several million in additional costs.

3 50 Wyndham Street South | 0.5 hectares

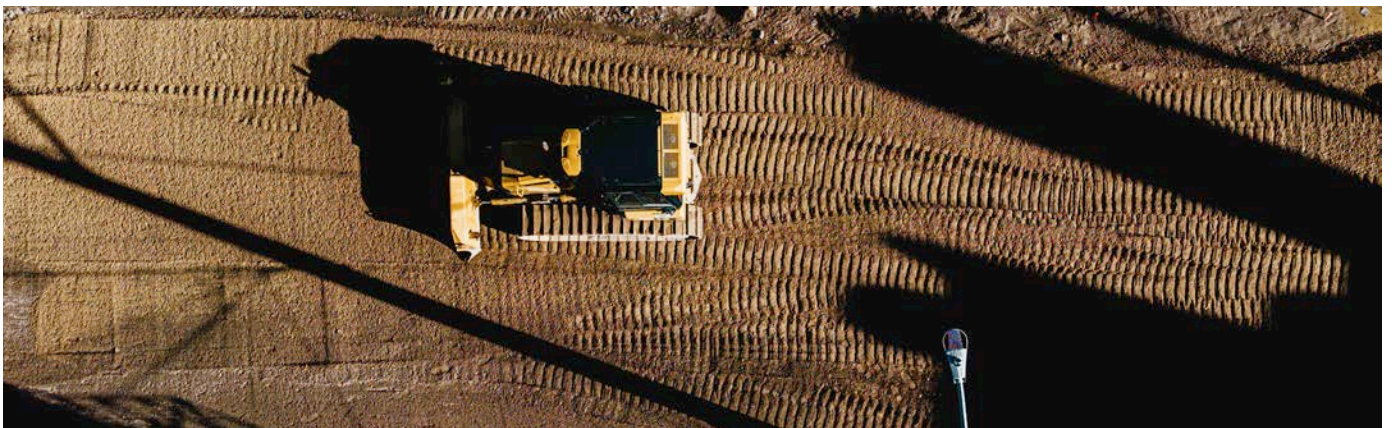
This is the current site of Guelph's Fire HQ, located just south of Guelph's historic downtown. There is interest in redeveloping the site for high-density residential use, however, the presence of fuel storage tanks and firefighting materials means that the soil is likely contaminated. A preliminary Environmental Site Assessment has been completed, and future redevelopment will likely require one (1) to two (2) million dollars in further assessment and remediation costs.

2 Fountain Street Parking Lot | 1 hectare

This former site of the Guelph Gasification Plant is in the heart of Guelph's downtown in an area seeing rapid intensification. Currently used as a surface parking lot, this site is within walking distance of Guelph's Central Station and transit terminal, giving it easy transit access to all of Guelph and the GTA. Both soil and groundwater are contaminated with metals and petrochemicals, and future development of the site would require tens of millions of dollars for remediation, risk assessment, and removal of impacted soils.

4 170 Watson Road South | 3.2 hectares

This is the current site of a Guelph Transit facility, with uses including bus parking, refueling, and maintenance. While subsurface investigation is required to determine the presence of contamination, there are several facilities and machinery on site which have the potential to impact soil and groundwater. If impacts are identified, the cost of bringing this site into compliance will likely be around \$1-2 million dollars.





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