



Guelph Correctional Centre Adaptive Reuse Study



THA Architecture, Conservation
& Strategic Planning

Presentation Outline

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Part 1 – Infrastructure Ontario

- Infrastructure Ontario – who we are
- GCC - Overview of Site, Area Context, Land Use Planning Initiatives, Opportunities and Constraints, and Preferred Use.
- Other Adaptive Reuse Studies in Ontario

Part 2 - Taylor Hazell Architects

- Principles of preservation and adaptation
- History of the GCC
- Heritage value
- Zoning and Landscape
- Design Principles



LANDS 3

PROJECTS

LOANS

BUILDINGS

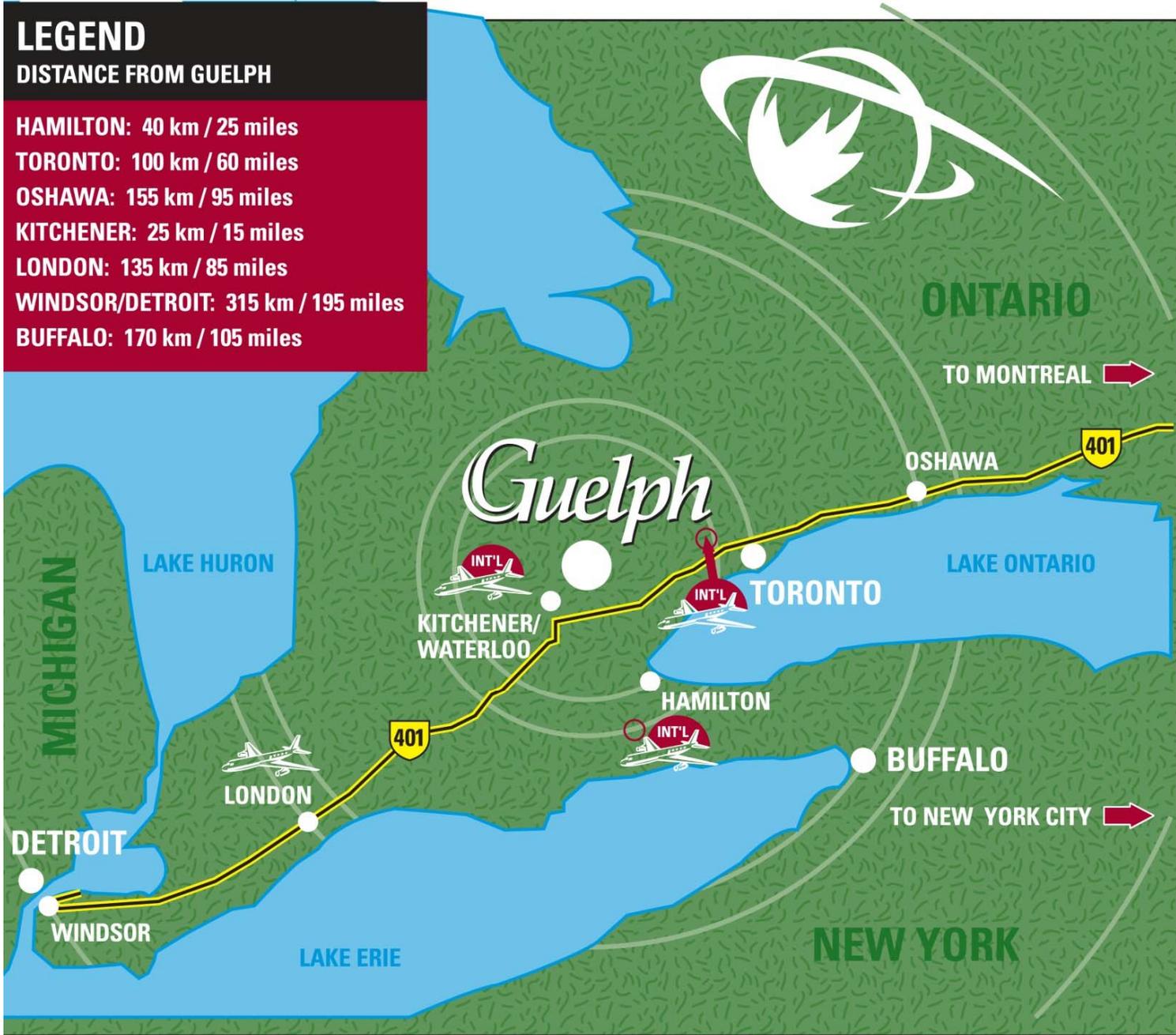
INFRASTRUCTURE ONTARIO

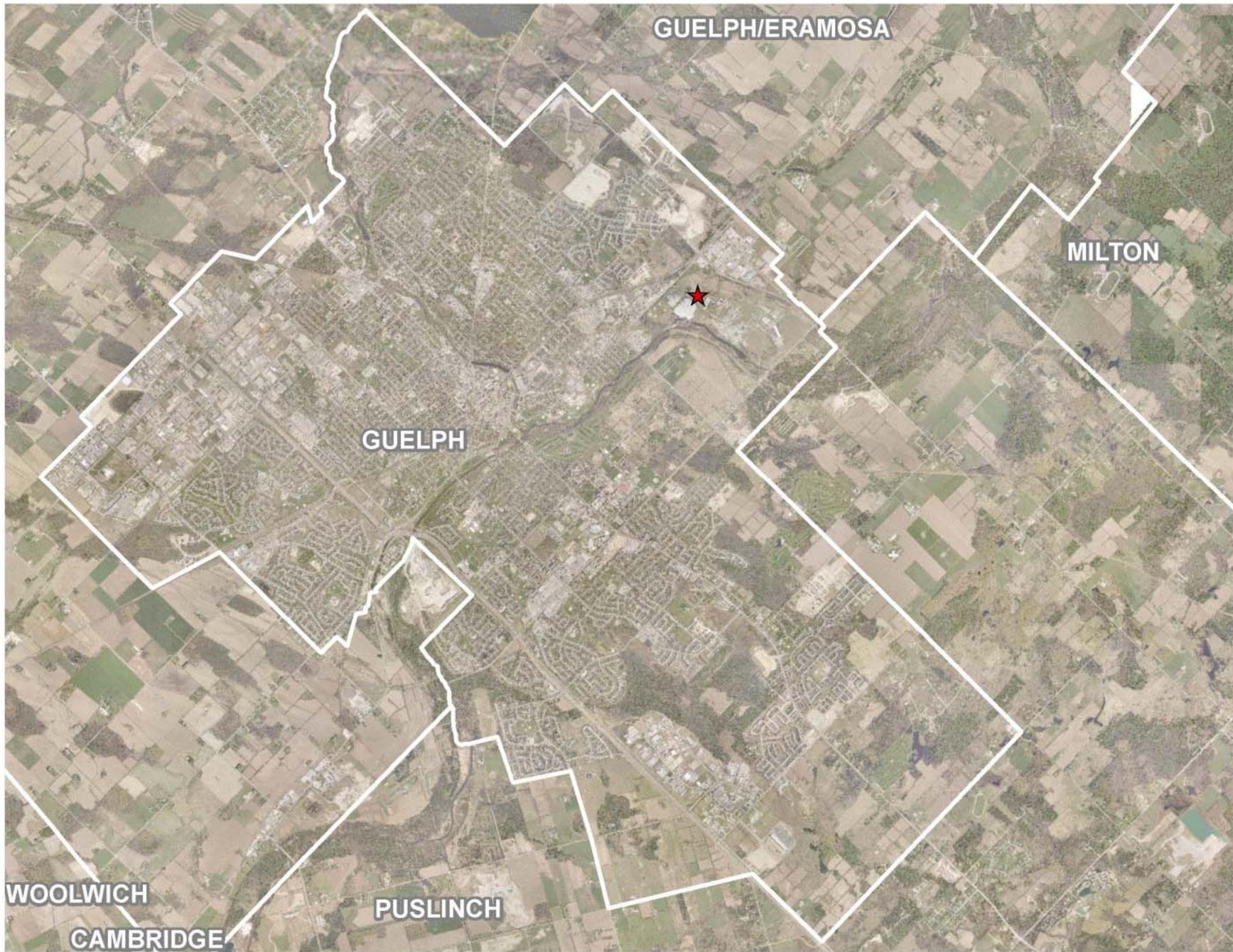
- Projects:** Hospitals, jails, courthouses, roads, transit lines, sports facilities and information technology projects. \$23B in projects since 2005.
- Loans:** Municipal infrastructure projects and not-for-profit social services. Since 2005, IO has advanced over \$5 billion in loans.
- Buildings:** Manage and maintain 5,500 buildings and structures
- Lands:** Manage and optimize the utilization of 100,000 acres of government land.

Guelph Correctional Centre
Adaptive Reuse Study

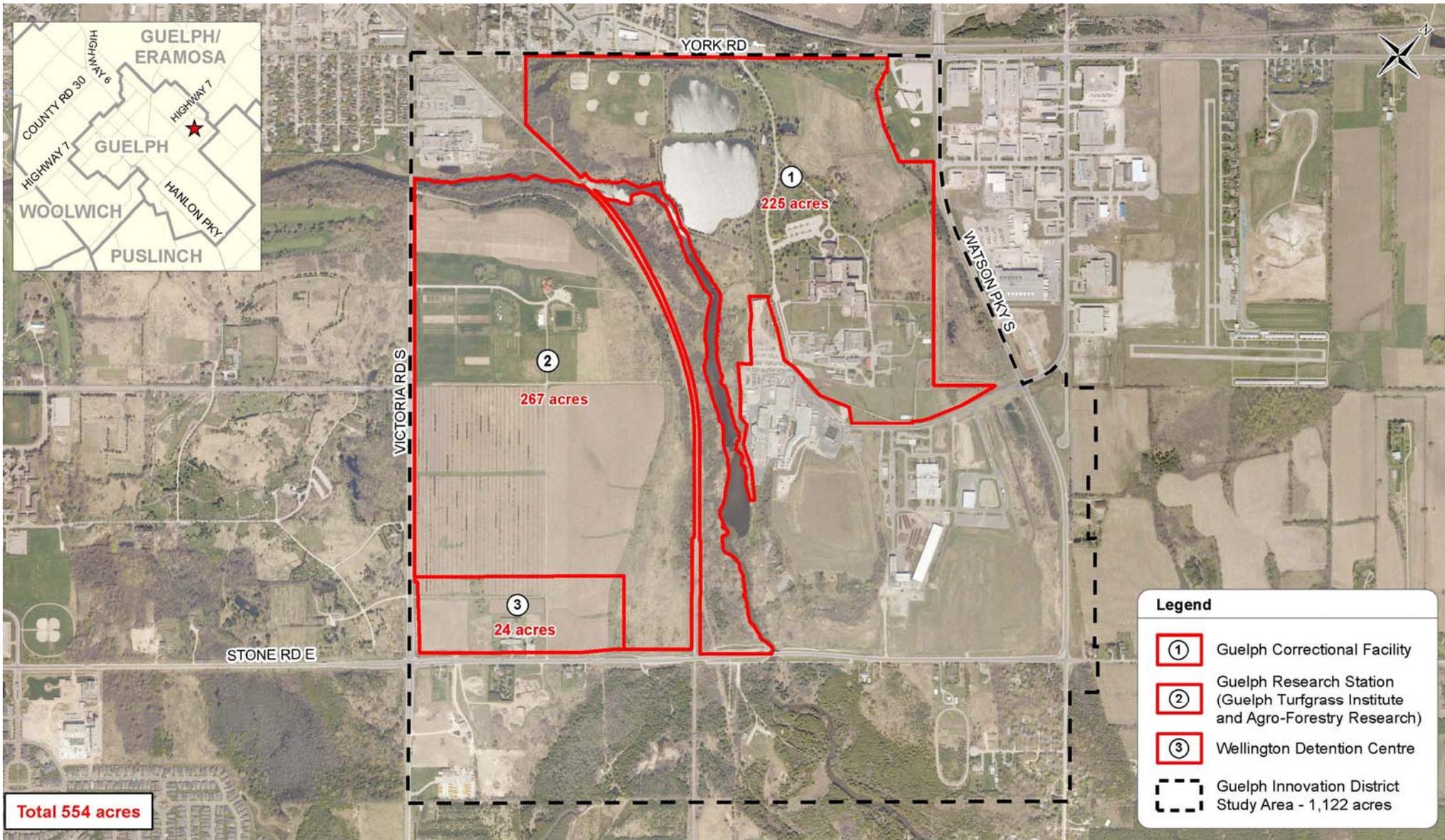


THA Architecture, Conservation & Strategic Planning





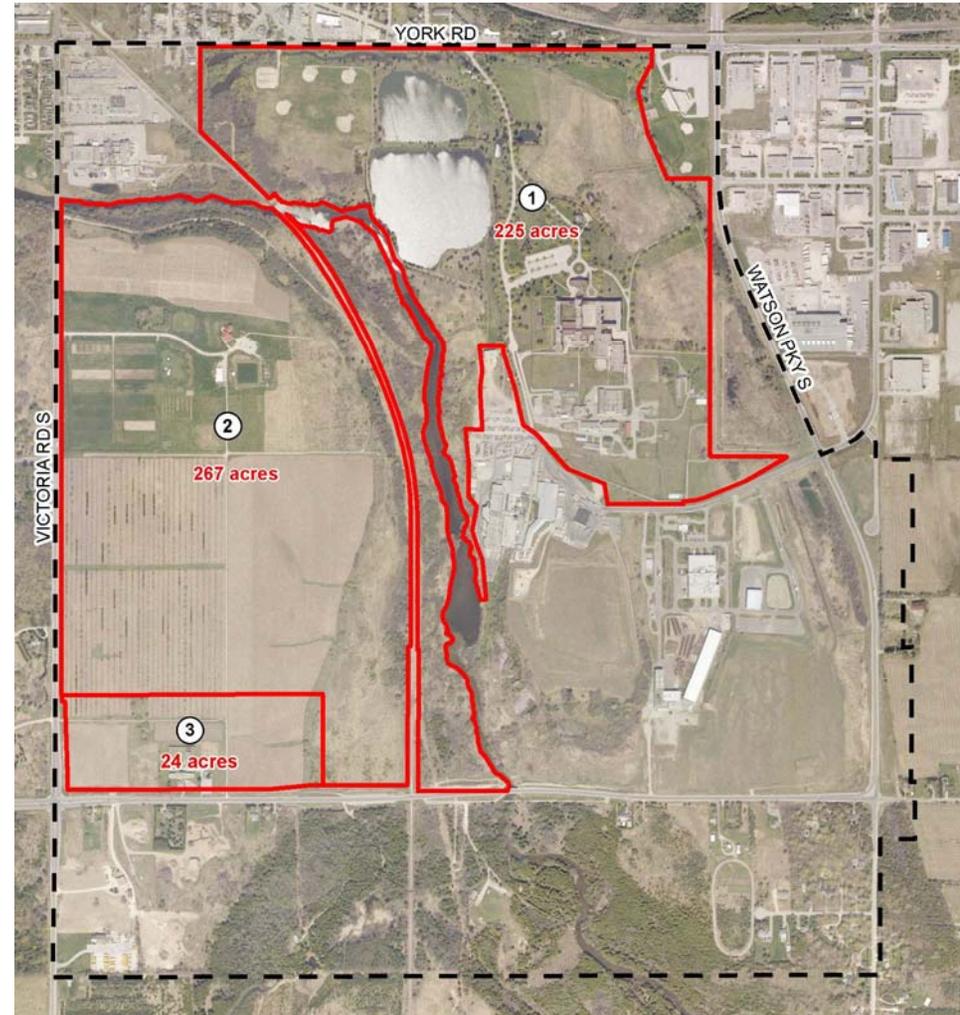
Guelph Innovation District



Secondary Plan – Land Use Designations

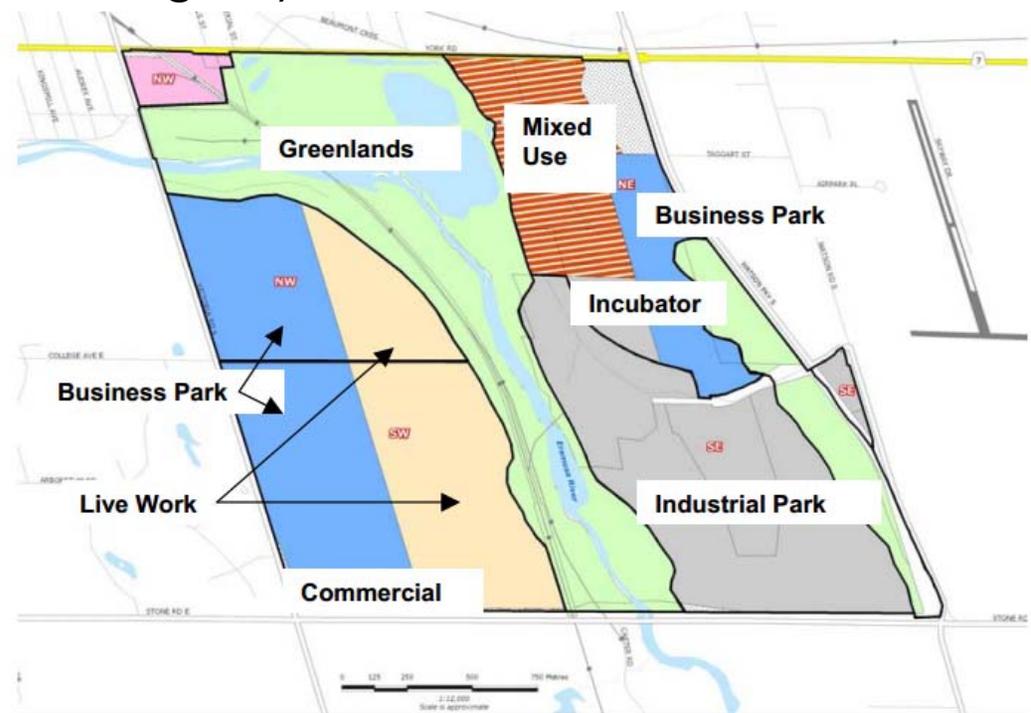


City of Guelph Secondary Plan (Jan 2012)



Provincial Studies

- Cultural Heritage (evaluation and conservation plan)
- Preliminary Planning Analysis
- Environmental
- Natural heritage and topographical surveys
- Archaeological (Stage 1 and Stage 2)
- ‘Mothball’ analysis for heritage structures
- (if no adaptive reuse)





Current Provincial Studies

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1. Optimal Use Study
 - Planning, Landscape design, Market analysis, Transportation, Servicing,
2. Adaptive Re-use Studies
 - Cultural and natural heritage evaluation
 - Conservation Plan
 - Adaptive Reuse Study
 - Mothballing
 - Architectural, civil, mechanical, electrical, structural preliminary design
 - Costing

Opportunities and Constraints

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Recommended Optimal Use

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Academic and Research Facility

- Most suited to adapt to existing built form, heritage landscape and large campus setting
- Aligns with City's vision for lands
- Opportunities to collaborate with University of Guelph
- Catalyst for ancillary uses: private research; office; lab space, etc.

- Peripheral uses: Industrial / manufacturing, retail, office

Provincial Expression of Interest (June 2011) 13

www.infrastructureontario.ca

Expression of Interest

Guelph Correctional Centre
Guelph, Ontario, Canada



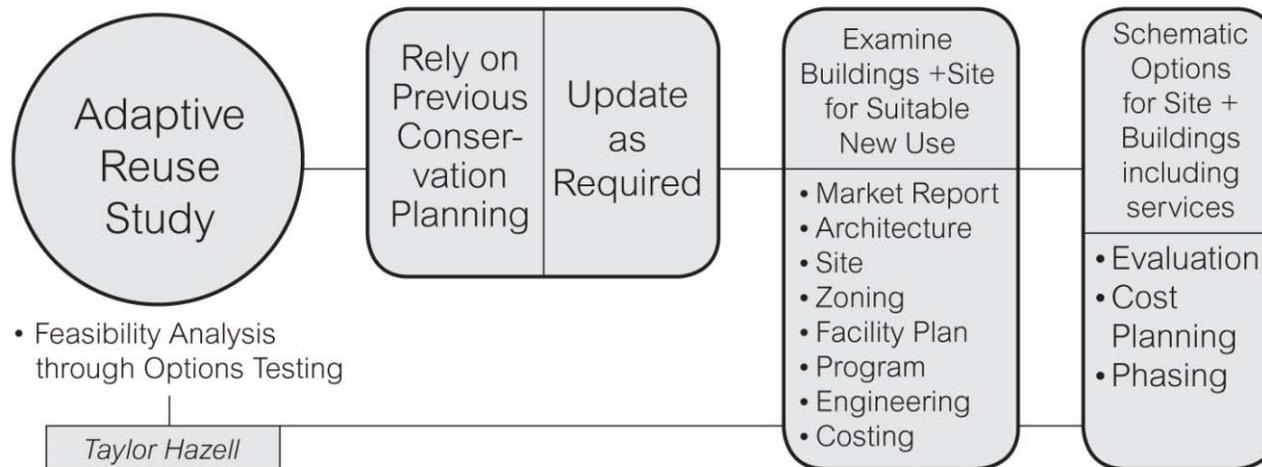
Draft Concept Plan for GCC

- GSP Consulting
- Taylor Hazell Architects



Next Steps

- Complete ARS
- Share ARS findings with local stakeholder to be used as part of its business case.



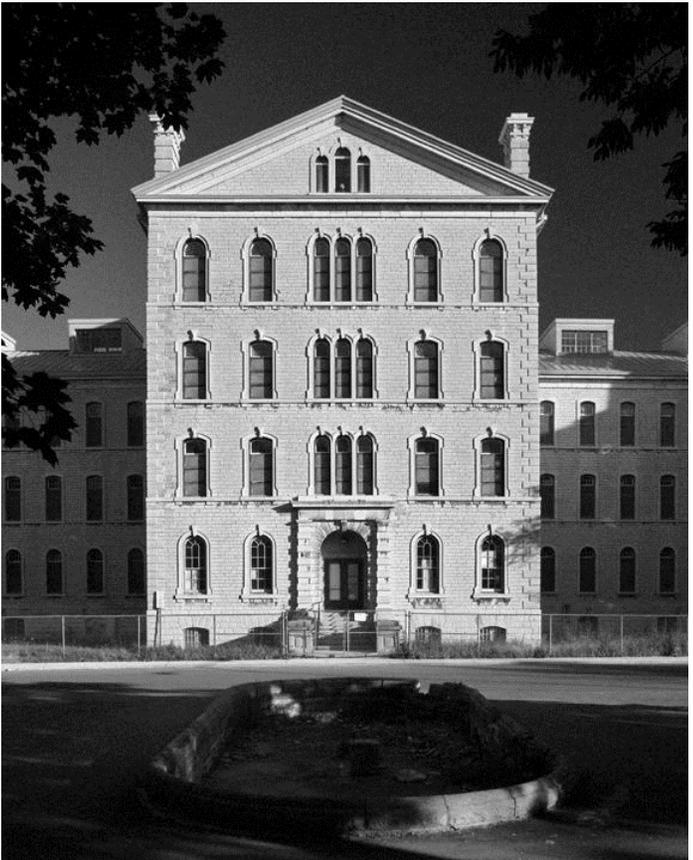
Similar Studies Underway

- London Psychiatric Hospital Lands
- Kingston Psychiatric Hospital Lands
- Brockville Psychiatric Hospital Lands

London Psychiatric Hospital Lands



Kingston Psychiatric Hospital Lands

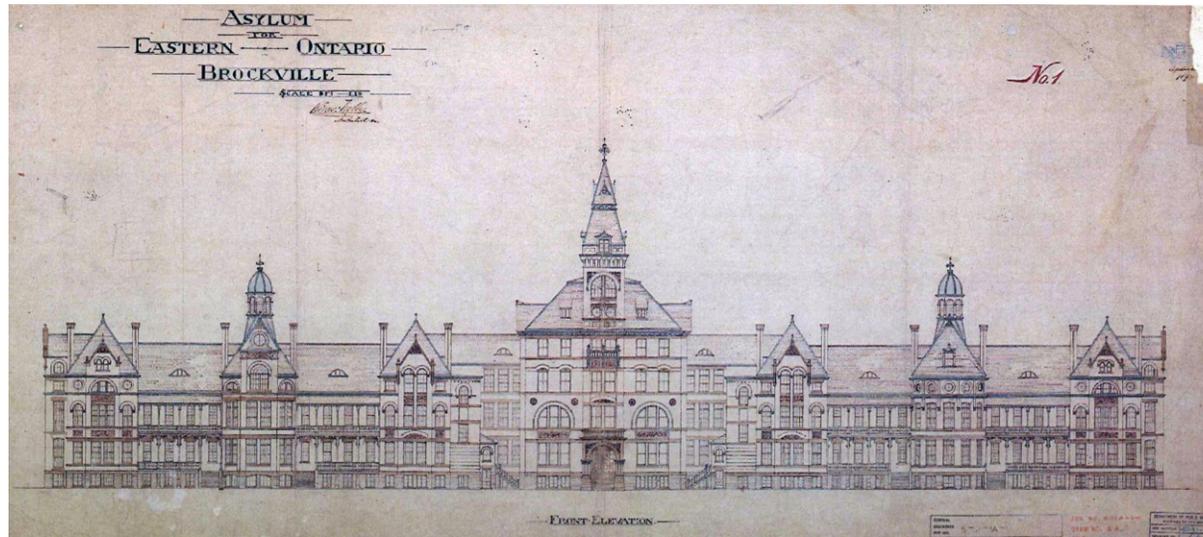
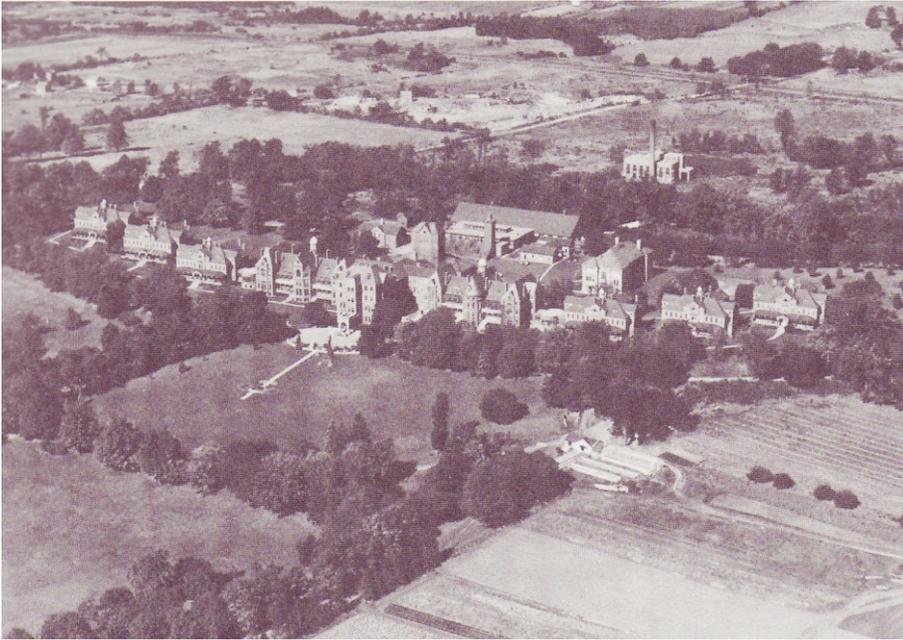


Kingston Psychiatric Hospital Lands



Brockville Psychiatric Hospital Lands

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Opportunities and Constraints

- GCC – similar to other large campuses
- Smaller communities where market demand is modest at best.
- Although tremendous heritage value, sites are constrained to find adaptive reuse solutions that are marketable and financially feasible



Value of ARS

- ARS provides vital info for potential future developer
- Valuable information to help in due diligence process.
- Better informs province on opportunities, challenges and costs.

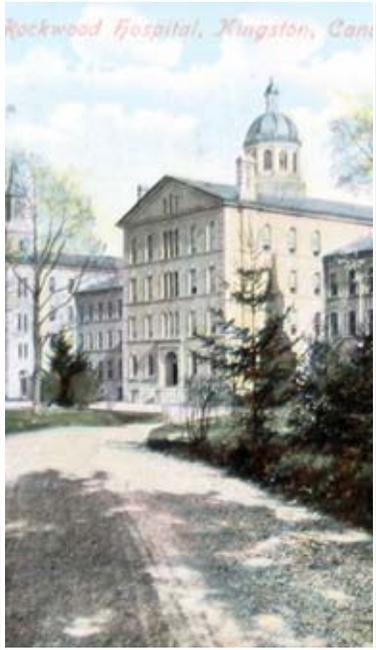
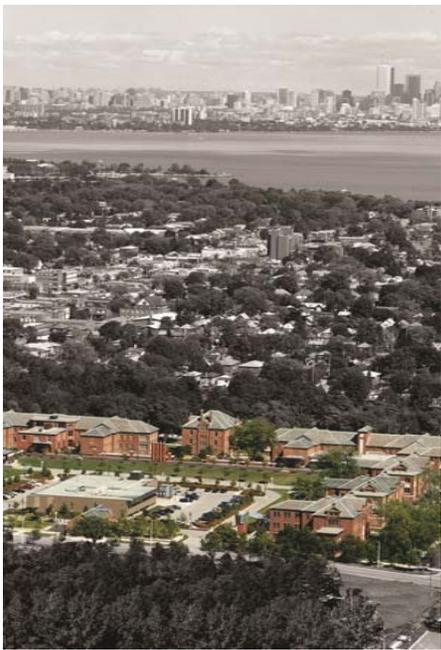


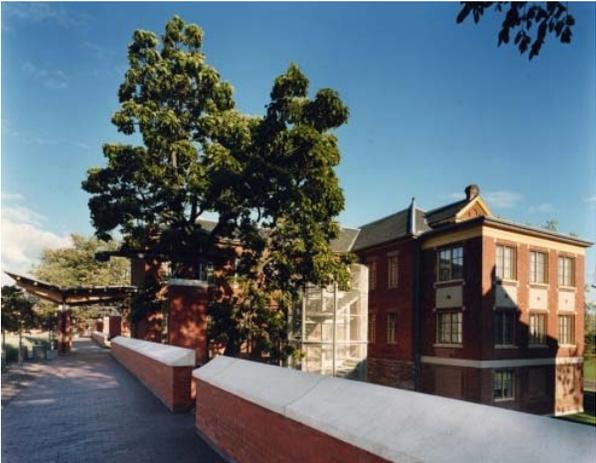
Taylor Hazell Architects, Toronto

Taylor Hazell Architects are specialists in the adaptation of large historic sites

Working for IO as prime consultant on the GCC with Content Works, Tacoma Engineering, Crossey Engineering, and A.W Hooker and Associates







IO CULTURAL HERITAGE PLANNING PROCESS

- ✓ Statement of Heritage Value
- ✓ Cultural Landscape Boundary Definition
- ✓ Conservation Plan for Structures & Landscape
- ✓ Adaptive Reuse Study and Costing

IN PROCESS!!!

ADAPTIVE REUSE FOR GCC

- ✓ Measurement and Recording
- ✓ Physical Analysis
- ✓ Program Design
- ✓ Engineering and Architectural Design for the Site
- ✓ Schematic Design to adapt to a hypothetical program
- ✓ Costing

The Ontario Reformatory

John Lyle Architect, 1911

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Historical Context: Corrections in Ontario

- Reformatory introduced in the 19th century: moral therapy through work on Industrial Farms (agriculture and manufacturing) were common
- Industrial Schools for juvenile offenders (1874-1960s)
- Correctional Centers (after 1978) over 90 days
- Federal Penitentiaries for inmates two years or more

History of GCC

1911: John M. Lyle, architect

- The Ontario Reformatory (now GCC) was an *industrial farm*
- Built in a designed landscape, in a rural setting
- Not walled
- Constructed using prison labour
- Distinct agricultural program, known across Canada for dairy farming and prize herds
- Training in landscape gardening
- Extensive manufacturing plants, woolen mill, wood shops, metal shops, abattoir
- Included chapel, schools, work places, hospital, substance farming, work places: totally self sufficient environment

History : GCC Deteriorated

- Population from 80 to 800 to 2000 with combined adult, juvenile and psychiatric inmates
- Structures deteriorated substantially and were incrementally repaired by prison labor
- Farming and manufacturing operations became expensive to run
- Plan layout of the prison was not suited to central supervision of prisoners
- 1968: Province wide scaling back of agricultural prison farms (new “corrections mandate” leading to super jails)
- 1999: 24 older prisons scheduled to close
- **2001: GCC decommissioned**

Heritage Value: Character Defining Features

- Uniquely represented a correctional center
- Positioned within a dramatic cultural heritage landscape
- 13 of the 45 buildings described as highly significant
- Worthy of preservation due to historical, social, cultural, landscape and architectural character
- 4 distinct landscape zones identified
- Agricultural and industrial landscapes (working), the ornamental and detention complex landscapes (including follies, walls, bridges)



Opportunities & Constraints Analysis

- Exceptionally beautiful site, designed by a well known Canadian architect
- Provincial Heritage Significance
- Very deteriorated conditions in some areas
- 45 buildings, 13 of which were heritage structures
- Large areas of land not suited to development because of sensitive landscape
- Needs a very specialized user group, or multiple groups





**Best Practices in Technical
Conservation balanced with.....**

Provincial Standards Informed by National Standards and Guidelines

Combined with Creativity in Adaptive Reuse

- Consider the resource and its value
- Examine the areas where new work can occur
- Be especially careful with the zones of overlap, inside and outside the building
- These are the ECOTONES where the most fertile architecture will occur
- They most often have to do with light and structural resolution

Humber Library



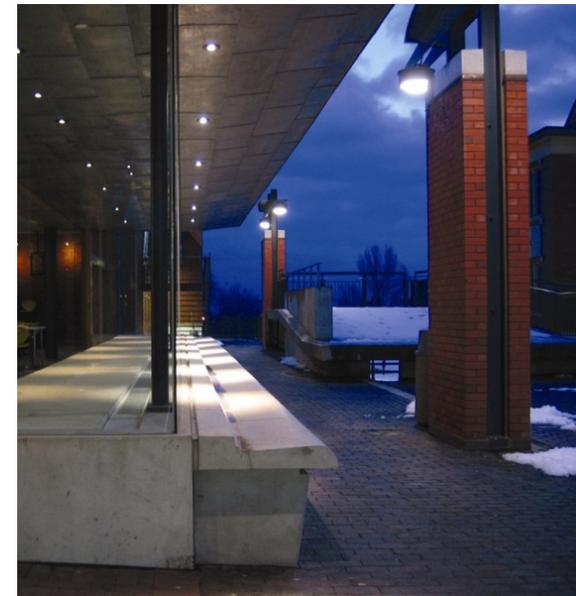
Humber Building K



St. Paul Basilica



Humber Lakeshore Campus



Choosing Appropriate Uses for Heritage Places

We must understand the core and character of places in a holistic way, through consistent evaluation of not only the thing itself and its constituent parts, but its zone of influence before adapting it

GCC Cells



GCC Dining Hall



GCC Board Room



Selective Removals to Allow for Modernization and Growth

Can buildings and sites be adapted and still retain their significance?

Yes, if the translation has value.

Identification, evaluation based on well defined criteria and translation of value will provide the framework.

GCC



GCC

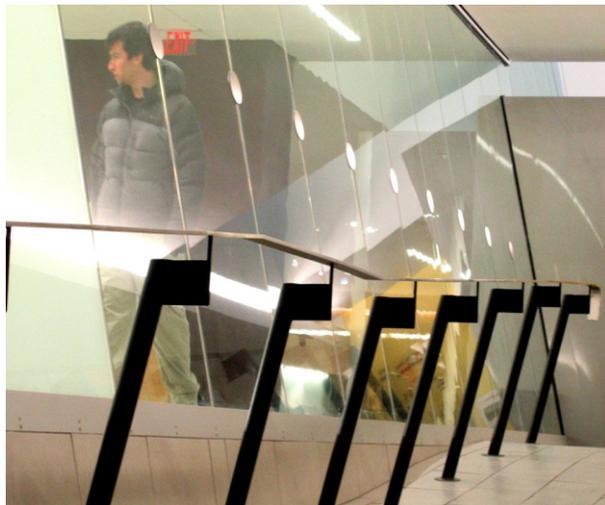


GCC



Program Design Within and Outside the Envelope

- The design of new elements should be compatible with the guiding principles of the place
- The program should be compatible
- If new types of spaces are required, don't try to shoehorn them in, make new places of the right scale
- Emphasize light, proportion, transparency and create poetic interfaces



Design of Compatible Additions and Alterations

- Core of the architecture has to be found, its rhythms, materials, scale and massing respected
- Best parts of the building have a particular nature and clarity of definition and independence
- Scale should be understood and translated
- Materials emulated in places that are appropriate
- Transitions between old and new made part of the characteristic of the new architecture



Commemorating Human as well as Physical History

- Human imprint was the core part of this place
- We have to find a way of integrating it, and respecting the multi layered nature of its message
- A promise to the public that the real story will be told

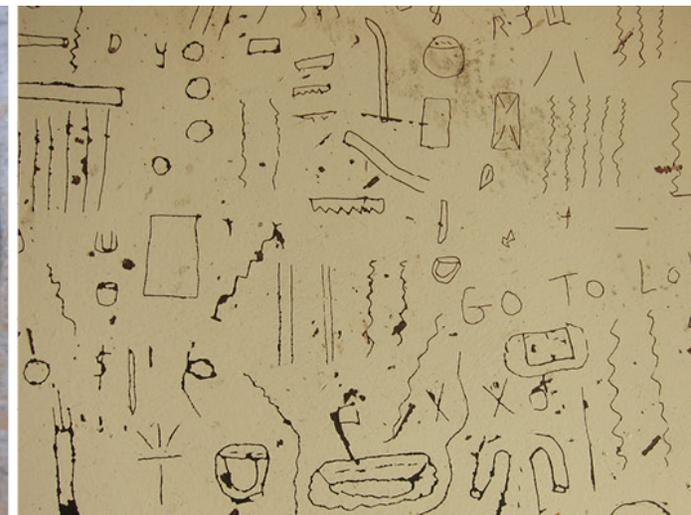
GCC



GCC



GCC



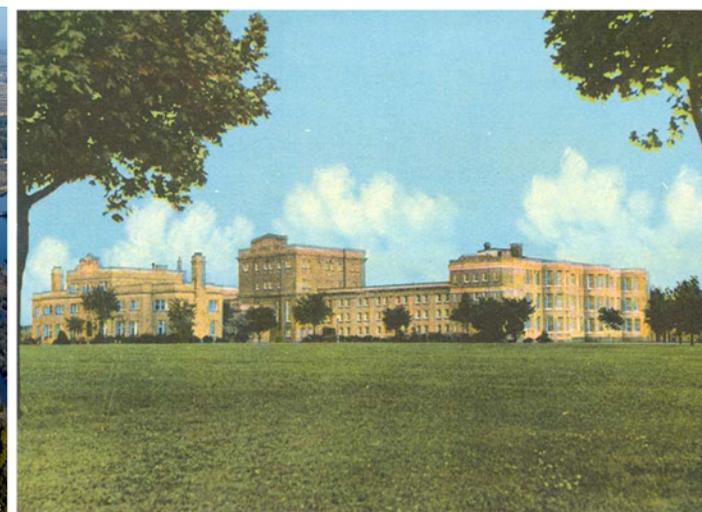
Rebirth of an Institution in a Community

Finding a use and new architecture that understands the core and characteristics of this place is the pathway to preservation of significance for provincial corrections heritage, and to the community in which the GCC evolved.



Protecting the Context and Preparing for Development

- Defining the boundaries of protection of natural and cultural heritage occupies the first place in the design,
- Most of all, it is the cultural landscape that is cherished and that people want to pass on,
- The property is made of tangible and intangible character, lost and evolving aspects of landscape, long views and expectations.



Heritage Zoning: protecting the Heritage Place



- MAJOR ROADS
- PROPERTY LIMITS
- HERITAGE PLACE BOUNDARY

Heritage Place : Zones within zones and *overlaps*



-  MAJOR ROADS
-  PROPERTY LIMITS
-  HERITAGE PLACE BOUNDARY

-  ORNAMENTAL AND WORKING LANDSCAPE ZONE
-  WORKING LANDSCAPE ZONE
-  INSTITUTIONAL ZONE
-  INDUSTRIAL ZONE

-  HERITAGE BUILDINGS
-  NON HERITAGE BUILDINGS
-  CHIMNEY STACK

Identifying delicate elements that *must stay*



- MAJOR ROADS
- PROPERTY LIMITS
- HERITAGE PLACE BOUNDARY

- HERITAGE ATTRIBUTES:
- ROAD-CARRYING BRIDGES
 - STONE WALLS

- HERITAGE BUILDINGS
- NON HERITAGE BUILDINGS
- CHIMNEY STACK

Heritage Place: *views and vistas* as a design tool



- MAJOR ROADS
- PROPERTY LIMITS
- HERITAGE PLACE BOUNDARY
- SIGNIFICANT VIEWS

- HERITAGE ATTRIBUTES:
- ROAD-CARRYING BRIDGES
 - STONE WALLS

- HERITAGE BUILDINGS
- NON HERITAGE BUILDINGS
- CHIMNEY STACK

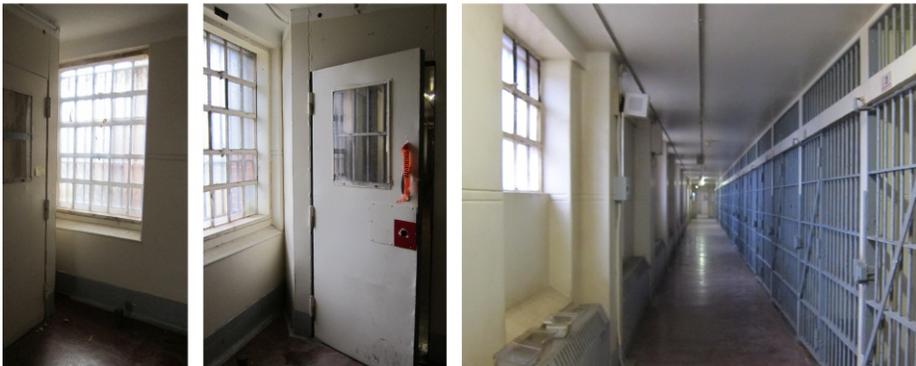
Character of Main Corrections Structures

- Beaux Arts planning principles, modified to suit prison model
- Distinctive limestone administrative building and bays
- Massive scale, long ranges of individual cells with narrow corridors
- Restrictions of ceiling height
- Substantial building envelope issues



How to Reuse and Modernize

- The most distinctive buildings, with suitable areas and character should be retained and adapted
- The earliest periods of architecture will be given priority
- Some of the ranges of cells will be retained, some completely retrofitted and some removed
- Highly deteriorated cell ranges will not be retained.



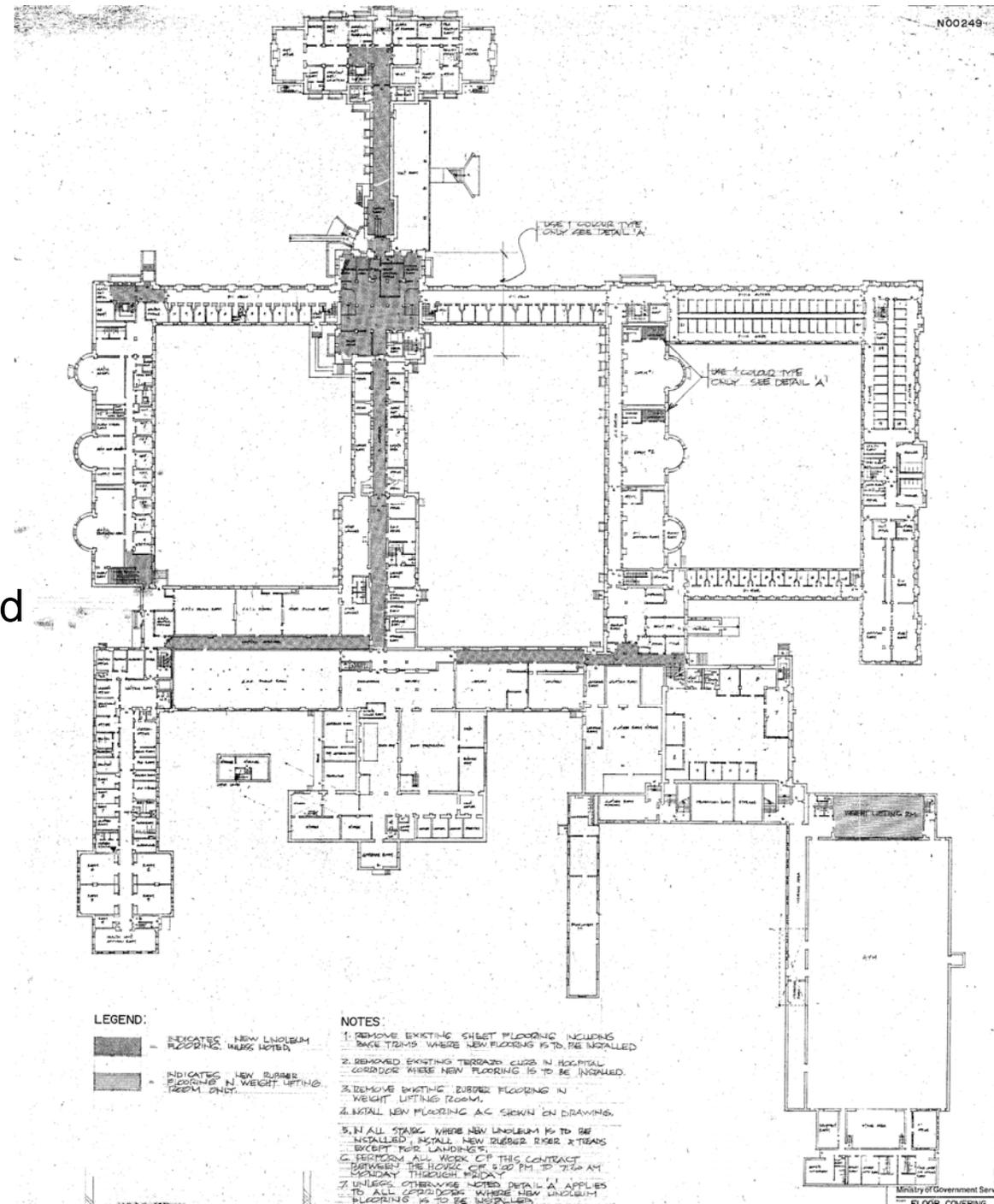
Other Buildings are Key to Interpretation

- The heritage place was never only about detention
- The rehabilitation component had to do with work
- Staff structures should also be retained
- The incorporation of the smaller buildings will give texture and life to the site

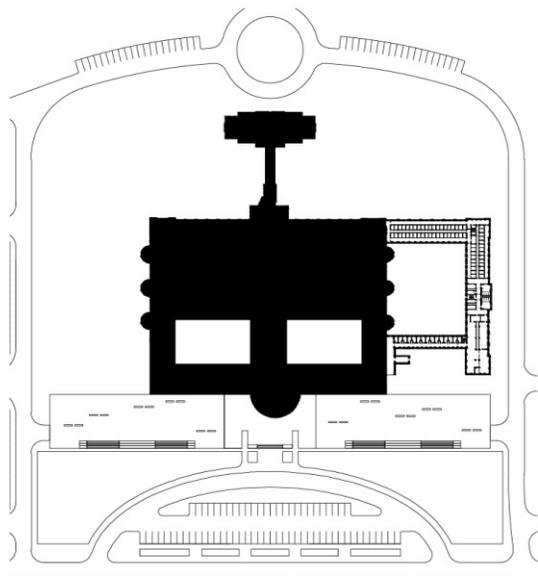


Ground Floor 'modified telephone pole plan'

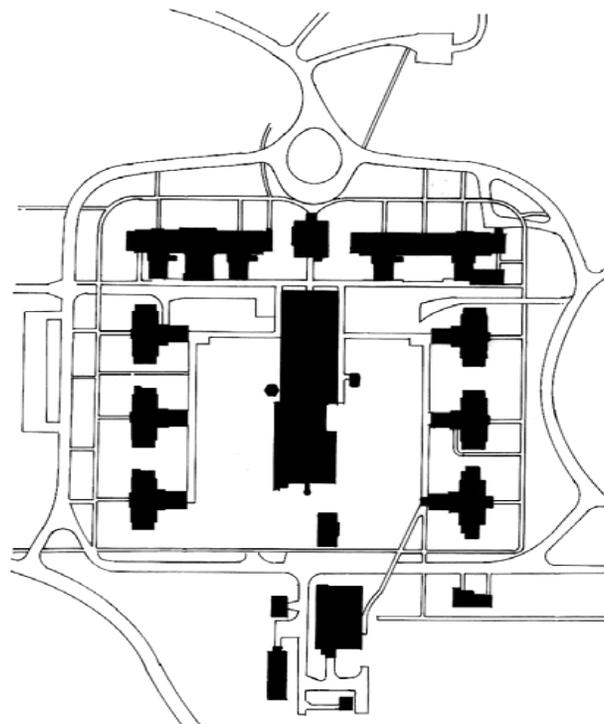
- Multiple additions and great enclosed yards
- Endless corridors
- Combinations of dormitory and single cells with solitary confinement in the basement



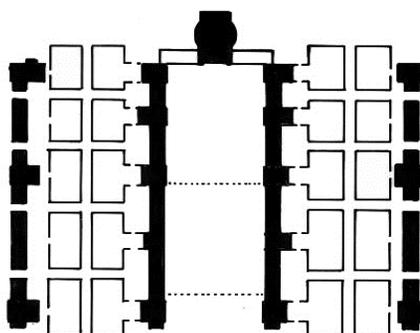
Comparative Models



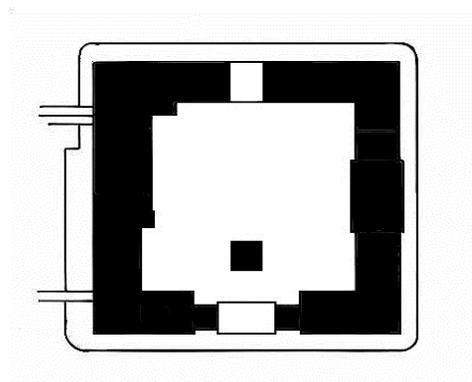
Guelph Correctional Centre
1:4000
Approximate Gross Floor Area 26,082sm (280744 sf)



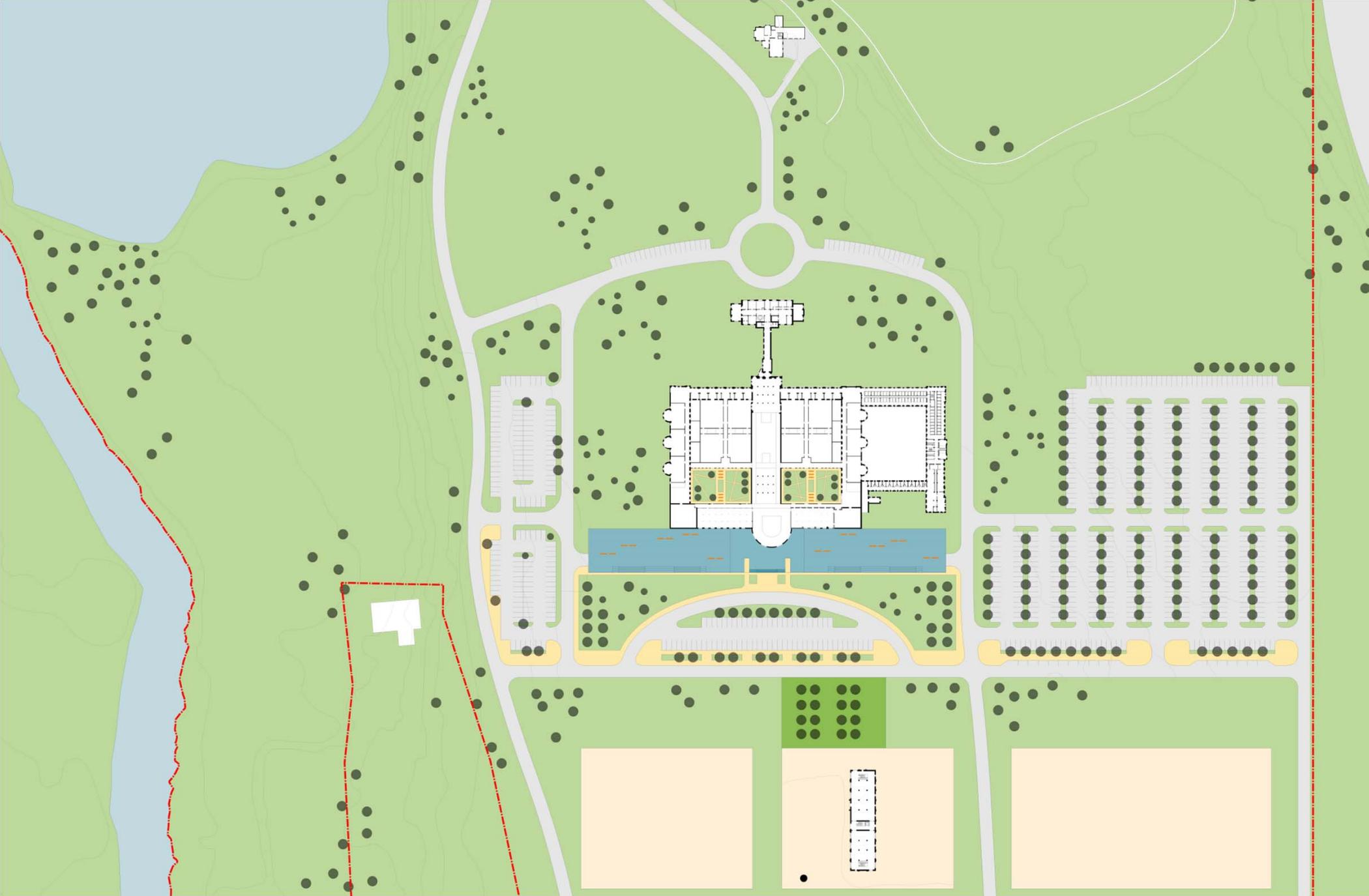
Humber College
1:4000



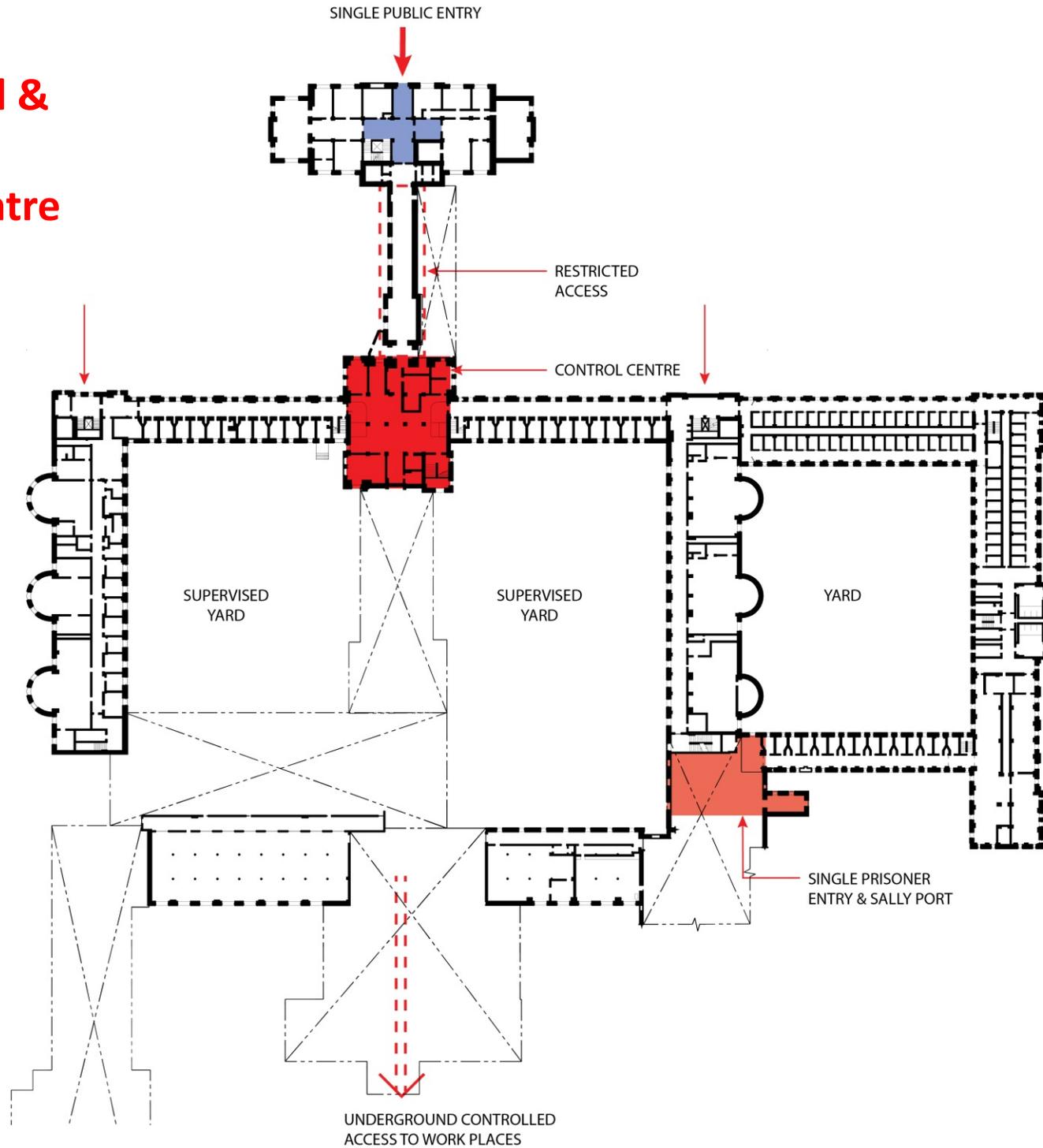
University of Virginia
Figure Ground (Jefferson Plan)
1:4000



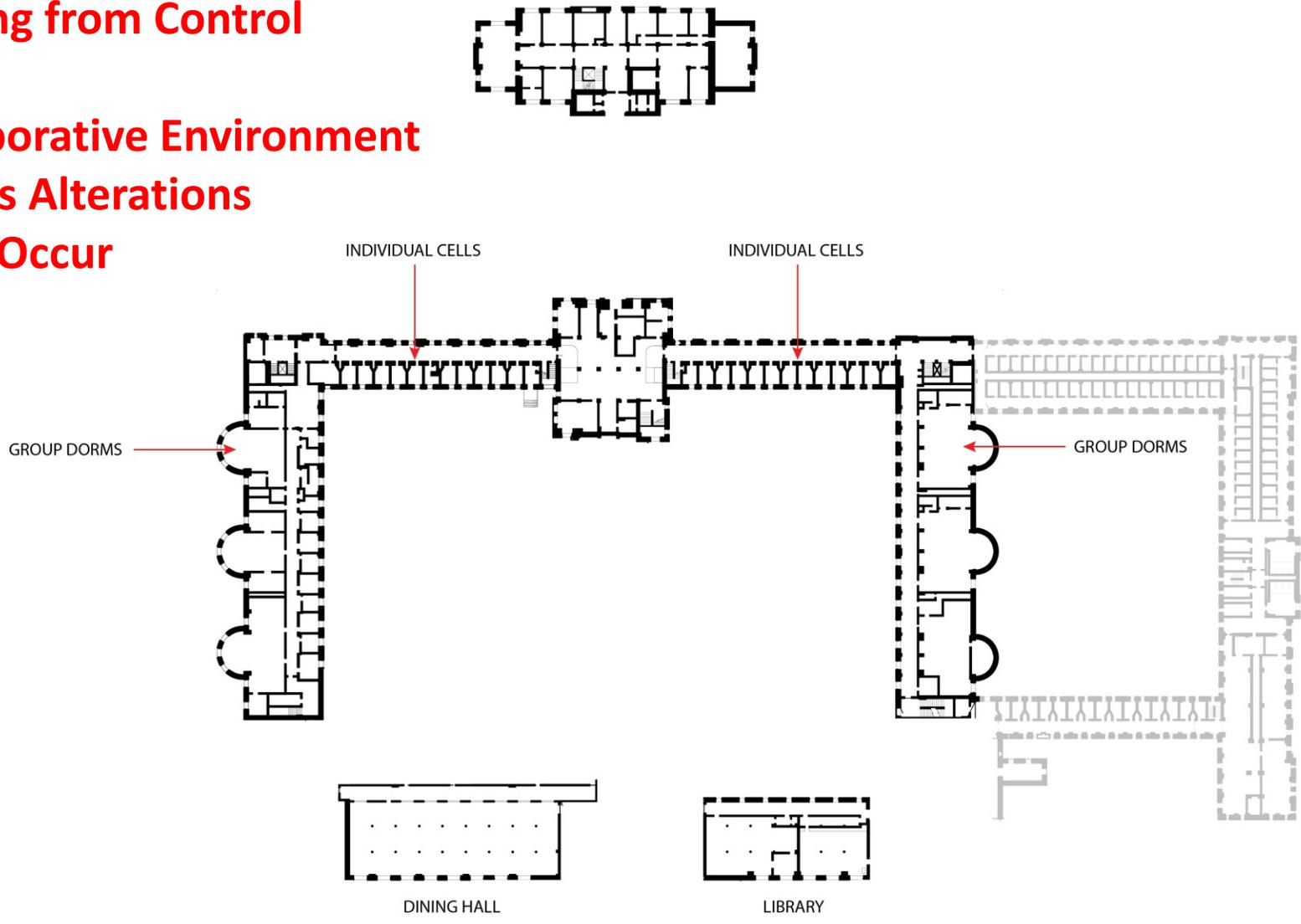
Concept Site Plan: Back to Front



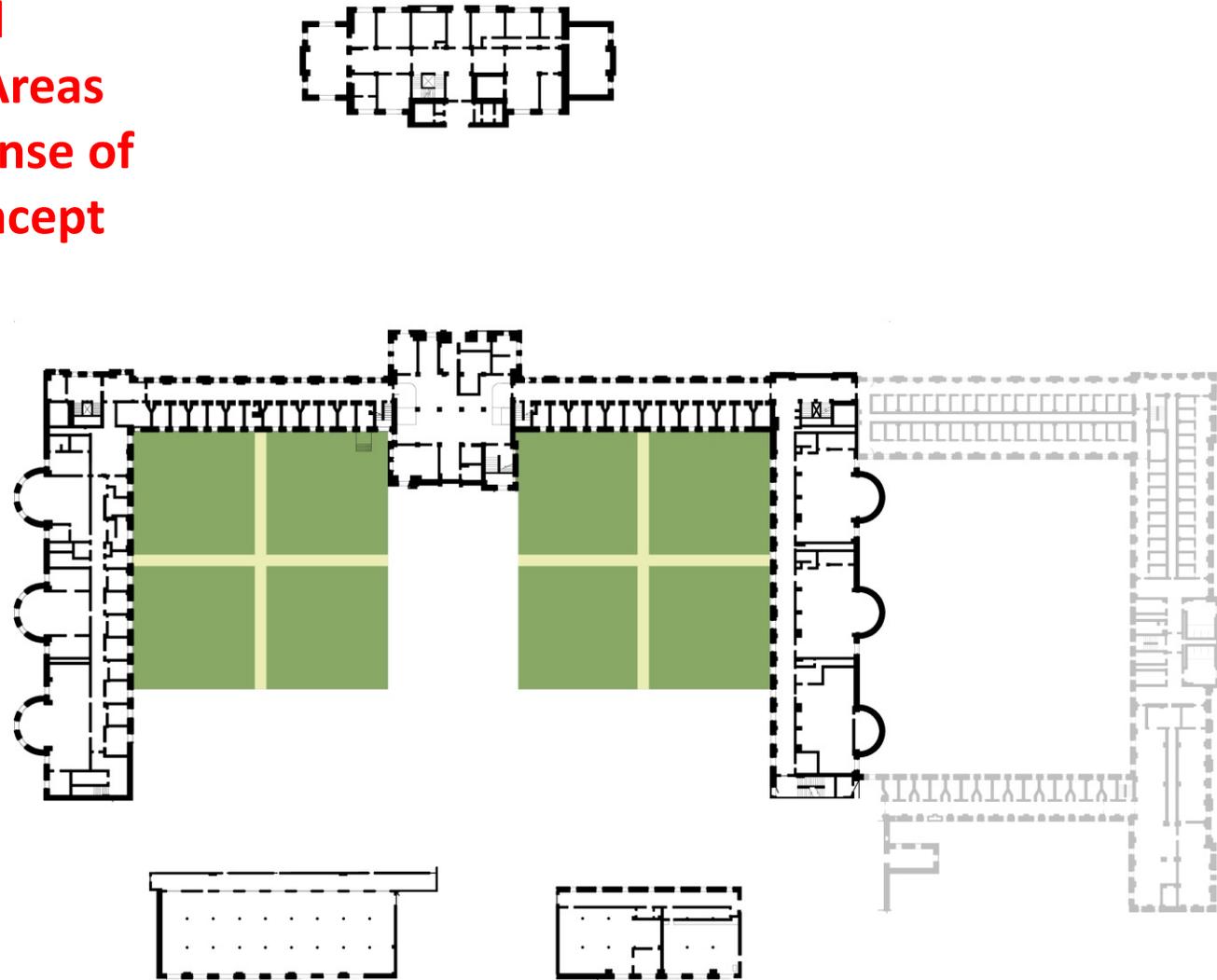
Place of Control & Restriction as a Corrections Centre



**Moving from Control
to
Collaborative Environment
Means Alterations
Must Occur**

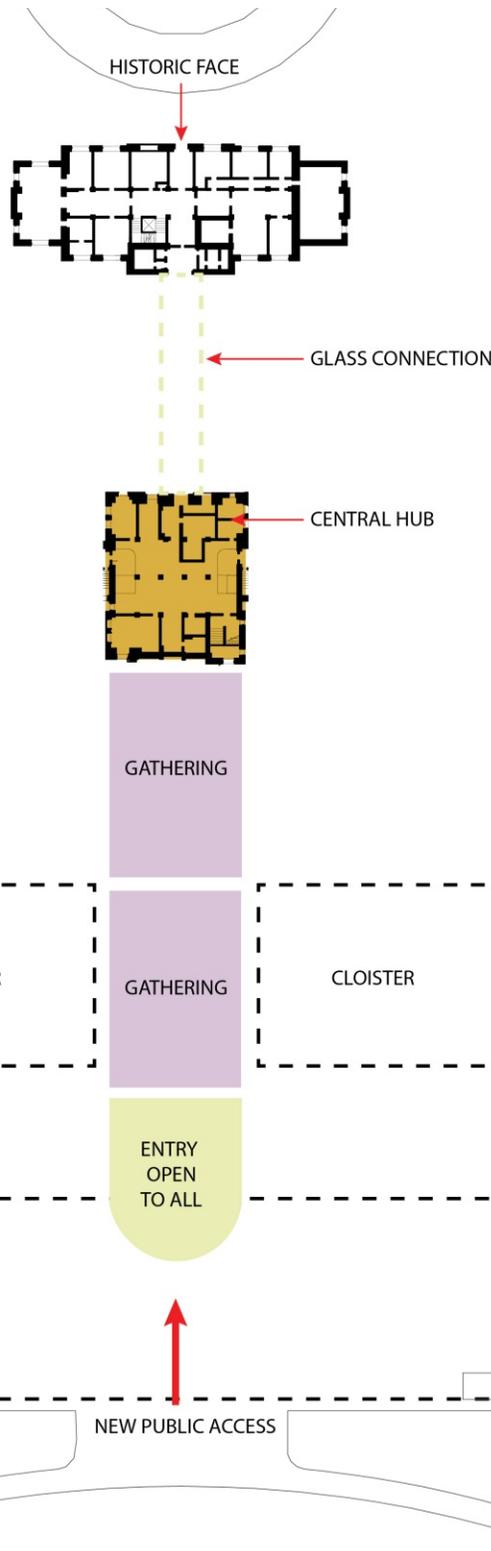


**Modern Lab and
Large Teaching Areas
at Core make Sense of
The Original Concept**

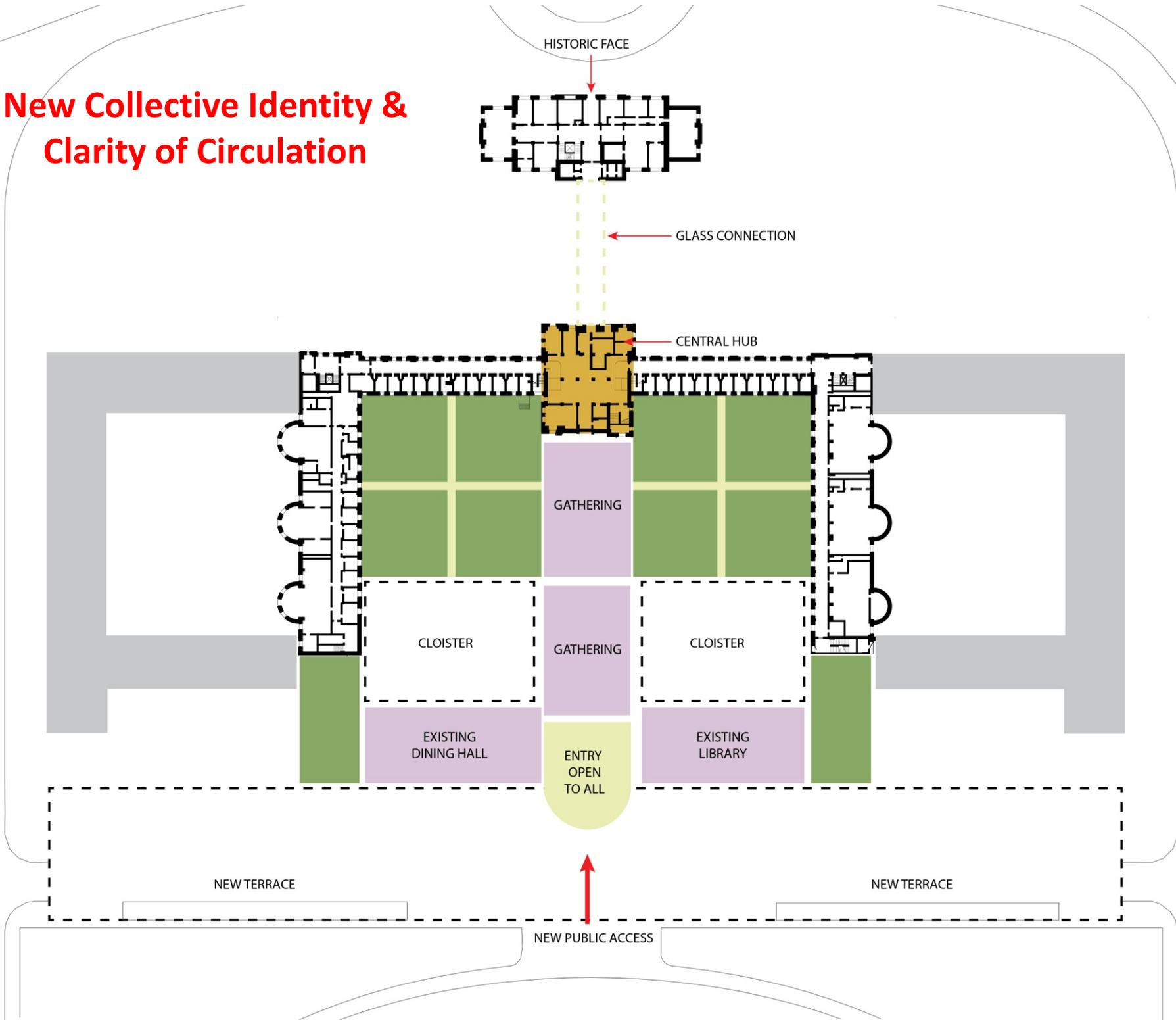


Inverting the T Plan:

**Open,
Collaborative Environment
Can be Created through
Loosening the Back End,
and Reinventing
the Axial Planning**

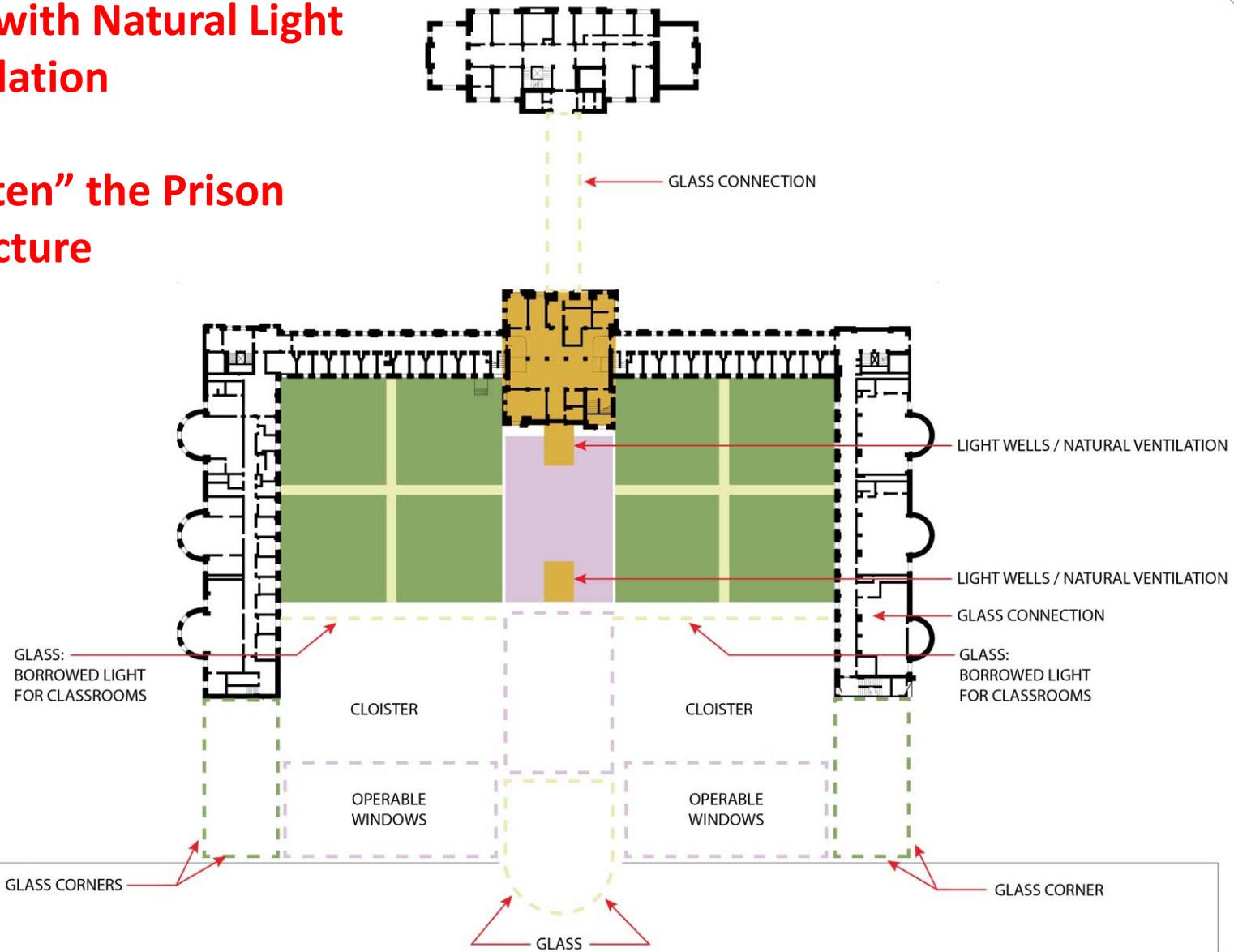


New Collective Identity & Clarity of Circulation

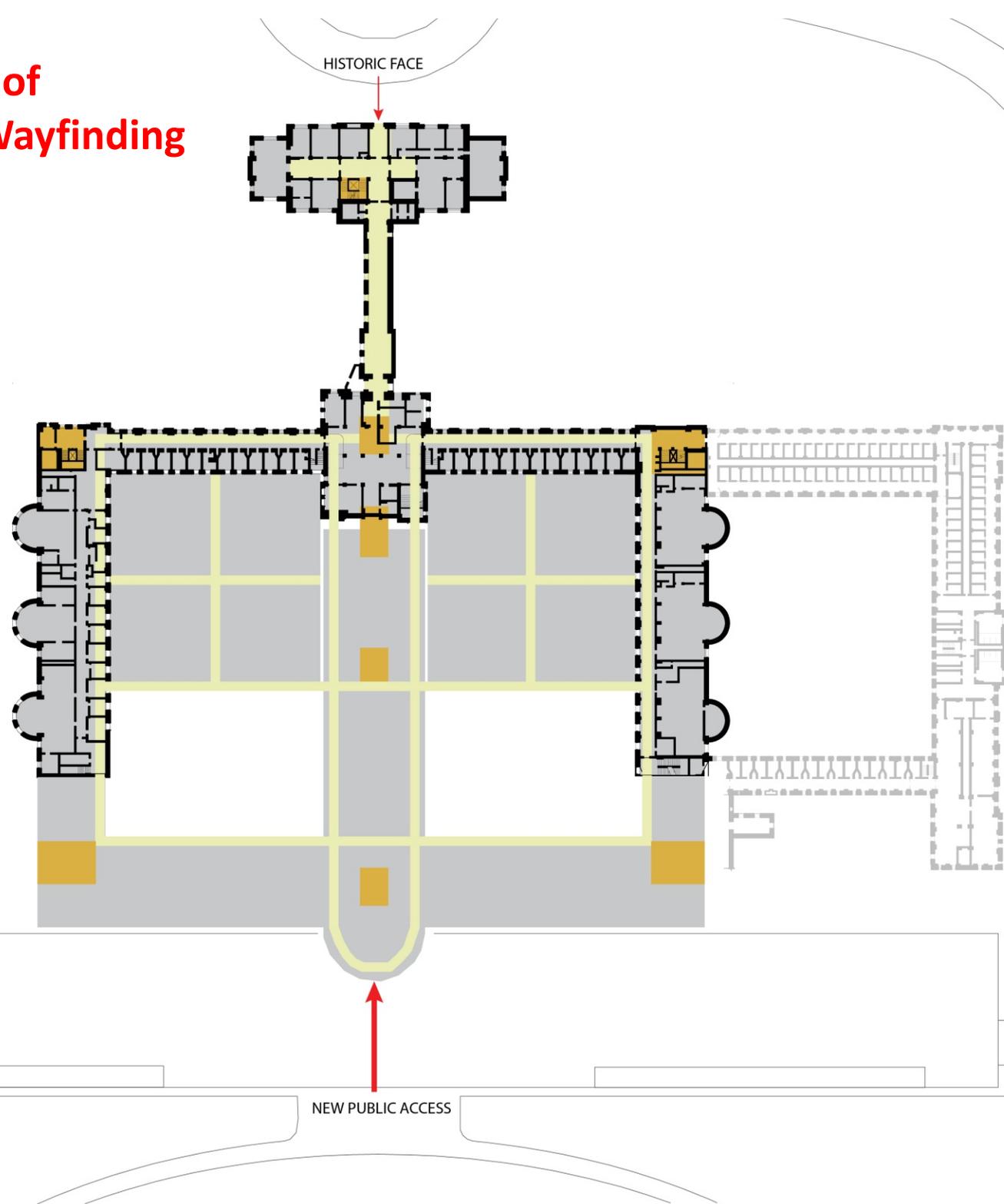


Design with Natural Light & Ventilation

“Enlighten” the Prison Architecture



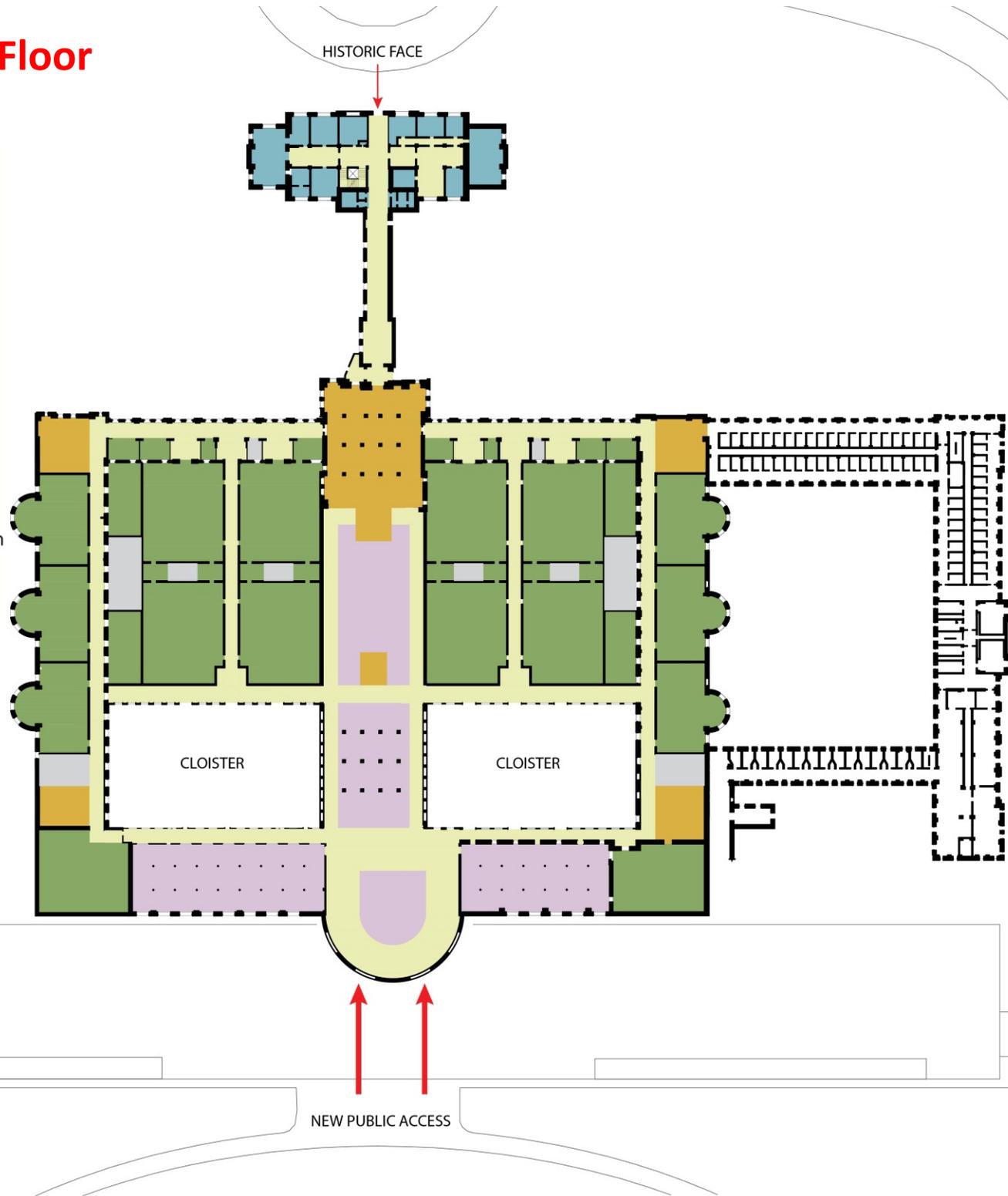
**Promote Clarity of
Circulation for Wayfinding**



Proposed Ground Floor

LEGEND

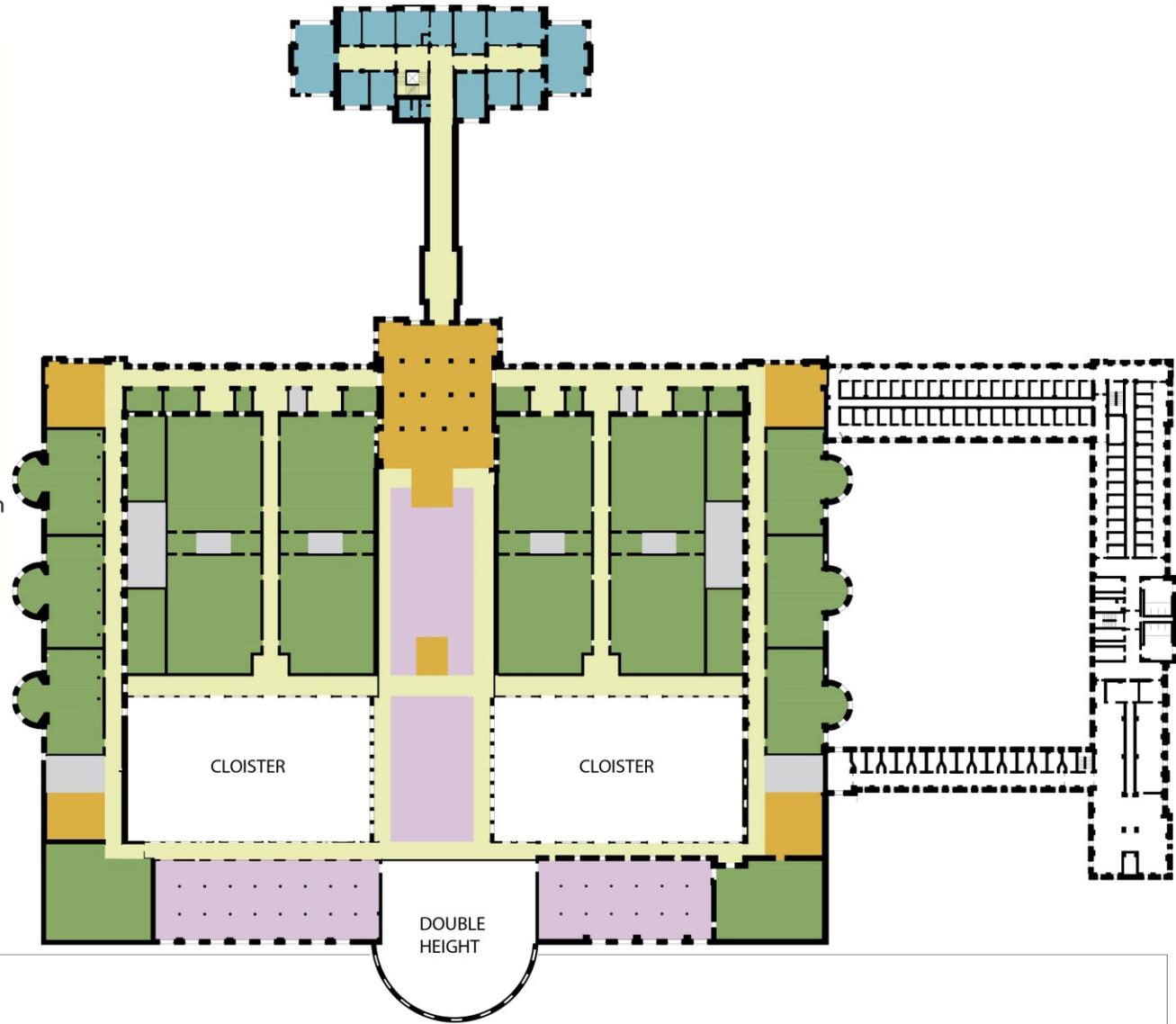
- Circulation
- Classrooms/Labs
- Admin and Faculty
- Commercial/Offices
- Shared Spaces
- Auditorium
- Core Services/Vertical Circulation
Washrooms
- Mech/Elec/IT/AV
Facilities Management



Proposed Second Floor

LEGEND

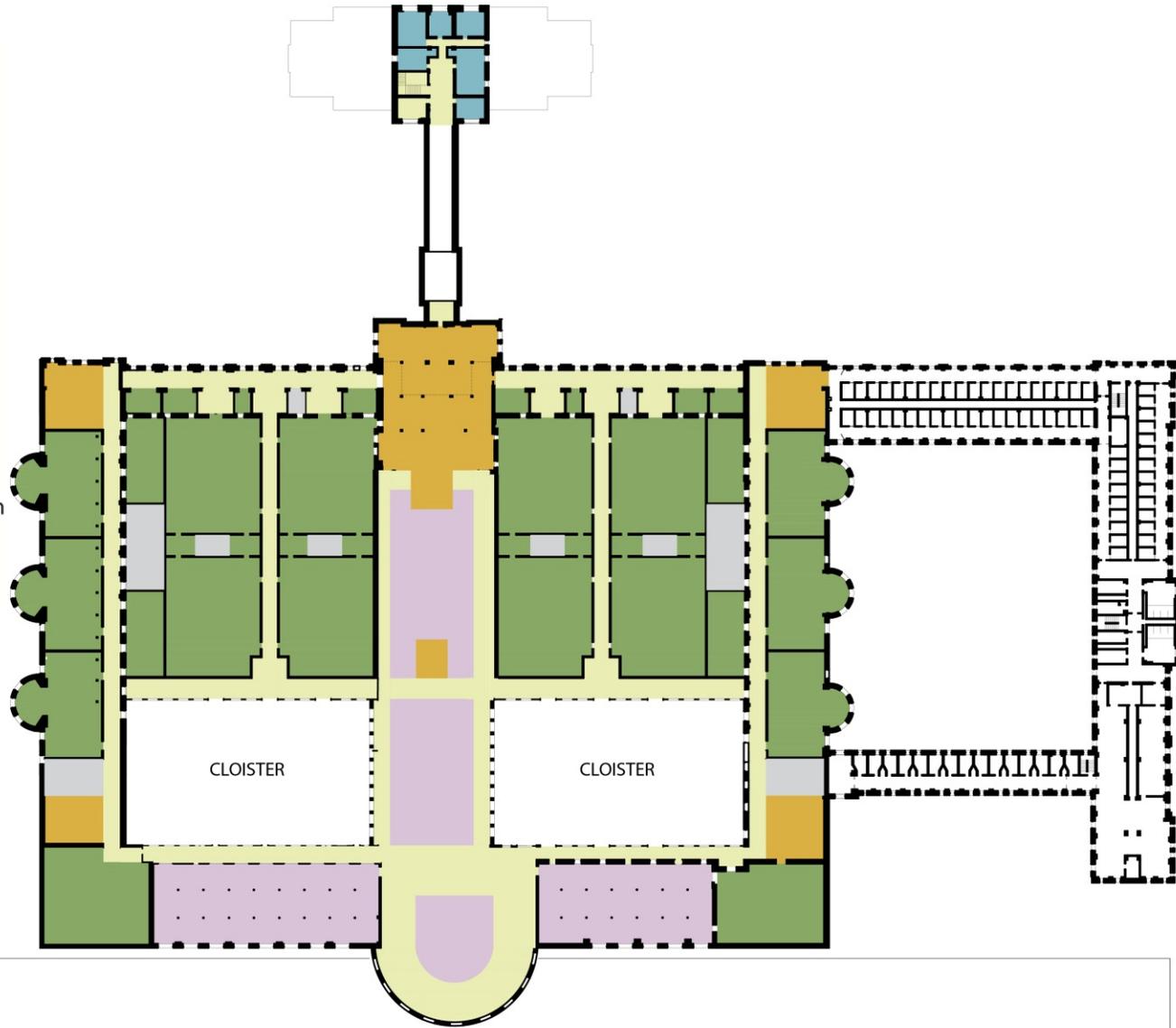
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Facilities Management



Proposed Third Floor

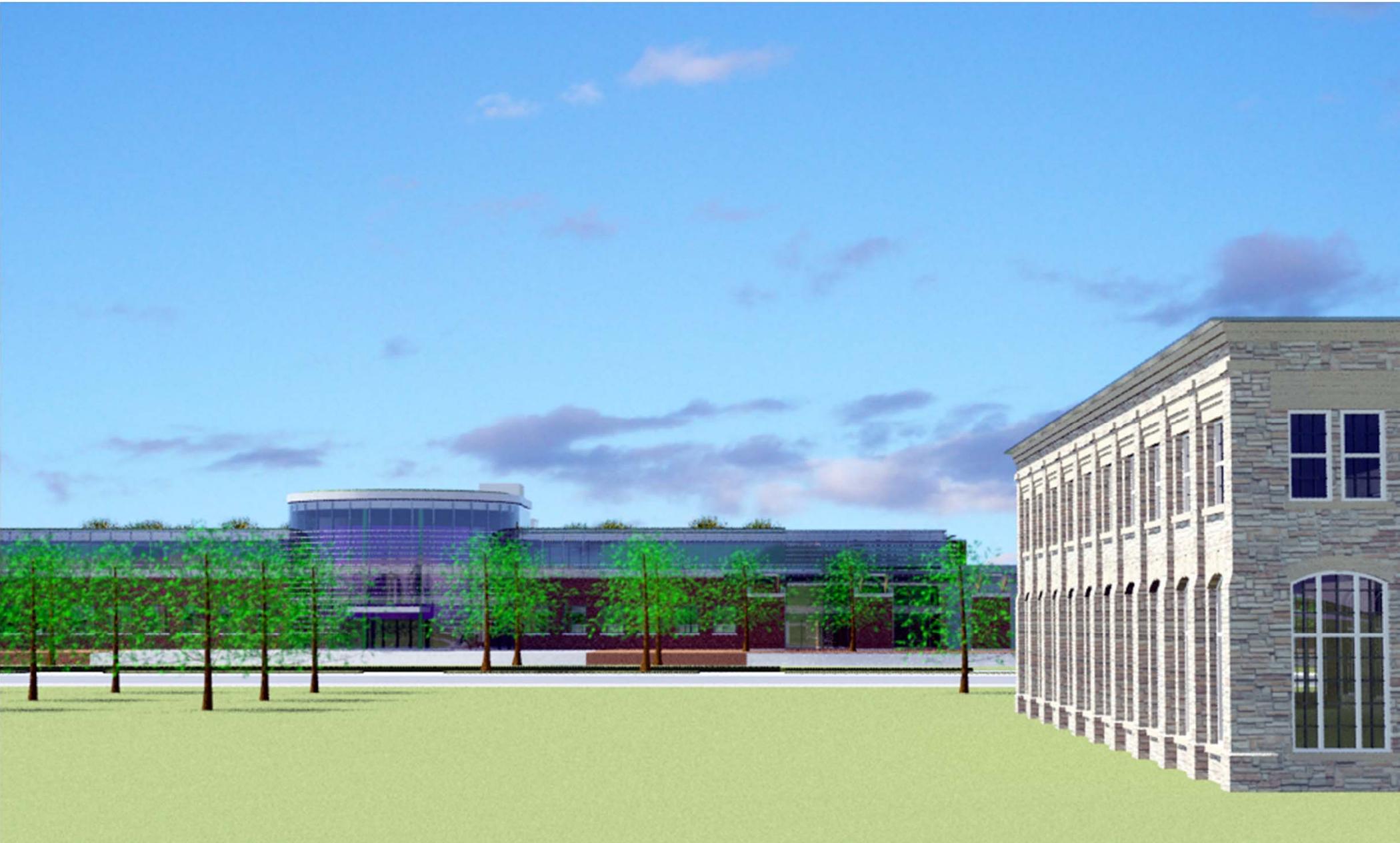
LEGEND

- Circulation
- Classrooms/Labs
- Admin and Faculty
- Commercial/Offices
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Facilities Management





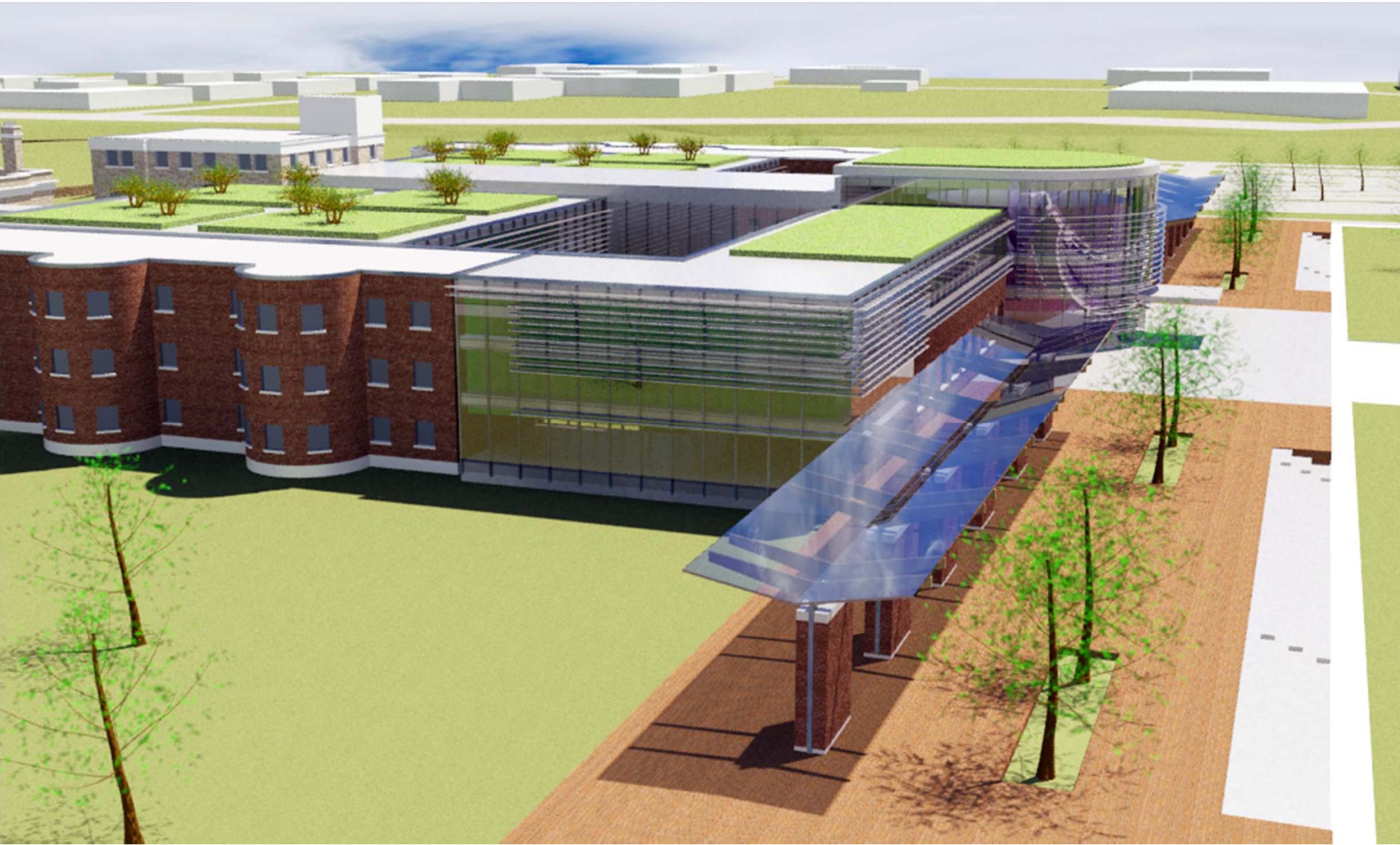














Key is turning back to front, and making a public realm facing south



Prominence of landscape,
history
and context
in design
makes memory



Commemorate lives lived and things made through new life

