



A New Beginning A People Place

**Community Concepts for the Use and Benefit of the
Proposed Long-Term Waste Management Site**

**Long Term Waste Management Facility
End Use Advisory Committee**

**Report to Council
May 23, 2006**



**Dedicated to the current and future generations of Port Hope to
*Imagine the Possibilities***

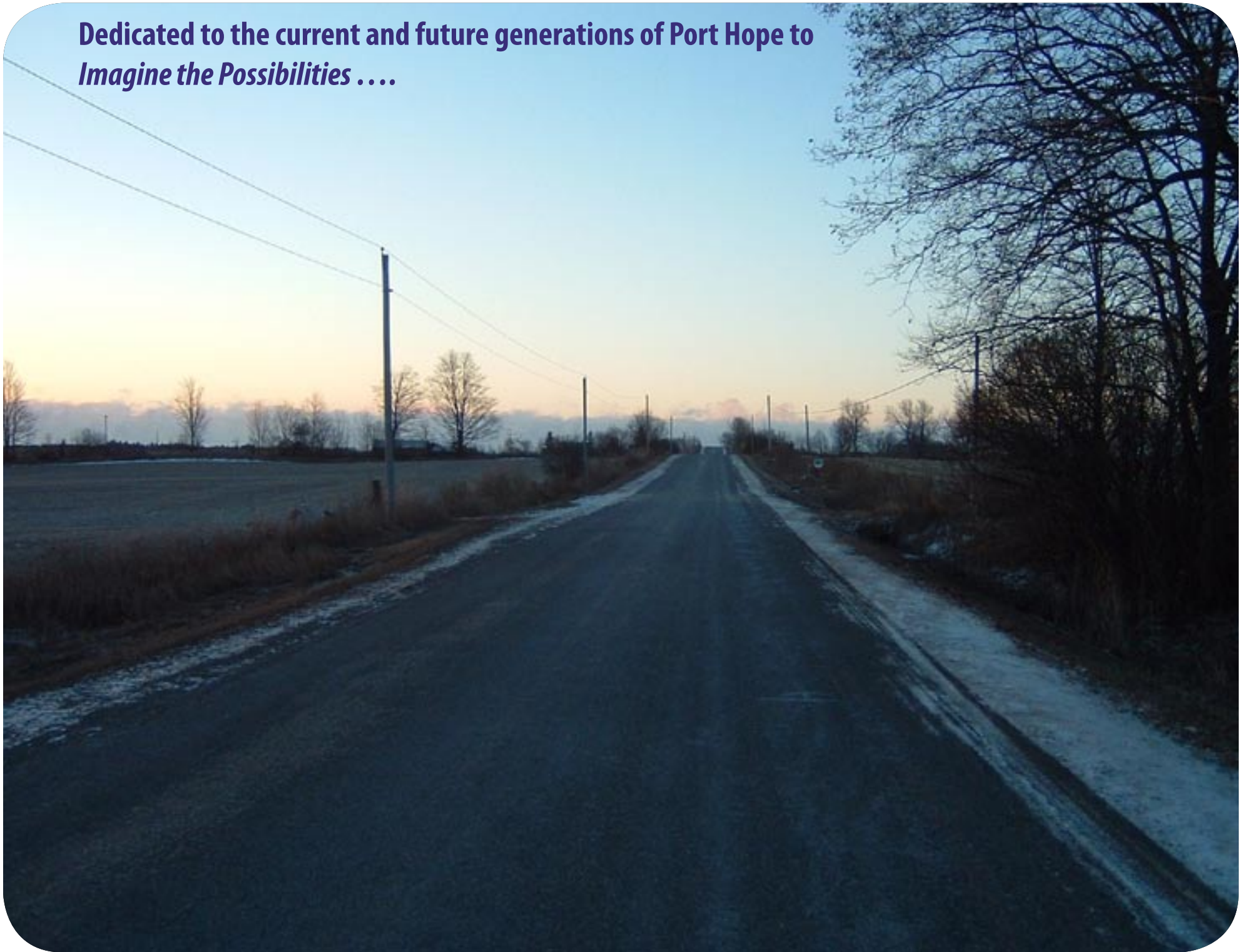


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Part A: Recommended Concepts

Background

In December 2004, the Council of the Municipality of Port Hope created the Long Term Waste Management Facility End Use Advisory Committee to advise Council on how the closed Long-Term Waste Management (LTWM) facility could benefit the Municipality and the people of Port Hope. The Committee was established to:

- Advise Council on possible uses for the closed LTWM Facility Site and the adjacent vacant lands; and
- Advise Council on the Draft Principles for determining end use of the closed facility.

The Environmental Assessment Study Report conducted by the Low Level Radioactive Waste Management Office as part of the Port Hope Area Initiative (PHAI) recommends that all of the waste located in Port Hope be managed at one site south of Highway 401 between Baulch and Brand roads. This requires a re-evaluation of the former end use proposals and more detailed conceptual thinking about the most appropriate uses for Port Hope.

The beneficial use of the low level radioactive waste management facility once closed was a major interest of the former Township of Hope and Town of Port Hope. The original community proposals to the federal government (Township of Hope, 1998 and Town of Port Hope 1999) included a landscape plan and a statement of the future site uses. The Town proposed a multi-purpose recreational area for Highland Drive complete with a first class recreational complex. The Township proposal included a mix of Institutional/Educational, Cultural/Tourist or Recreational uses.

Committee Membership

Council appointed Port Hope residents who were informed of the Port Hope project, were respected and active in the community, lived in the vicinity of the site and could represent the views of other committees and organizations in Port Hope (members listed in Figure 1 below).

Figure 1: The Committee Members

- | | |
|--------------------|----------------------|
| Liz Stewart, Chair | Barb Pemberton |
| Noel Martin | Jack Goering |
| Gwen Brice | Ian Angus |
| Robert White | Dean Ross (Resigned) |

Supported by: M. Stevenson, E. Todd
and G. Vandergaast



The Community/Recommended Concepts

Overview

Imagine...on a sunny summer evening wandering past groups of children playing soccer, tennis players at match point, young parents pushing strollers along walking trails, a family flying a kite on a grassy slope, the faint sound of violins tuning up in the distant amphitheatre, friends greeting each other, the familiar scent of flowers in a nearby garden, cyclists enroute to the waterfront trail, others strolling to the lookout to enjoy the sunset, and joggers ... past the greenhouses and butterfly museum.

Imagine the possibilities!

These proposed community concepts provide the opportunity for the area to develop into a **Great Place, a People Place for Port Hope** after the cleanup of Port Hope is complete. A Place where residents and visitors of all ages can gather to participate in or watch a sporting event, enjoy a peaceful walk, have all of their senses awakened and refreshed in a variety of gardens, and meet friends and family.

All of the proposed Concepts represent a New Beginning for the public use and enjoyment of the lands now occupied by the Welcome Waste Management Facility and the prospect of a prominent feature for Port Hope for many generations. The park will bridge the urban area with the rural/agricultural areas of Port Hope.

The Concepts

The Committee worked closely with Municipal and LLRWMO staff to develop the three base concepts, each with a different emphasis:

- Education and Interpretation (Concept A)
- Gardens, Education and Active Recreation (Concept B)
- Horticultural and Landmark (Concept C)

Lands Proposed for the Concepts

The Committee initially examined the use of only the lands currently within the fenced area of the site. These lands alone allow some of the benefits the Committee hoped to realize for the community. However, the Committee felt that it would be difficult to fully achieve their multi-use Vision (refer to page 17) on these lands due to the site configuration, size of the storm water management and the leachate collection ponds, and geometry of the proposed mound.

The Committee was uncertain as to whether additional lands would be available to the Municipality. Therefore, the Committee proceeded to provide two options for each of the three concepts; an option addressing the proposed waste management site only and an option which includes the federally owned lands on the east side of Baulch Road. A key advantage of using these lands is that the active recreation activity can be located there allowing a greater separation from the passive uses located on the proposed Long-Term Waste Management Facility site. However, the Committee acknowledges that for the concept options involving the use of the lands east of Baulch Road (Concepts A1, B1 and C1), it would be necessary for the Municipality to acquire ownership of the property or to successfully implement an alternative control and use agreement with the federal government.

World Class Destination

The Committee recommends that the proposed park become a world class destination. The international community also took an interest in the Committee's work. Through the Value Added Project of the Organization for Economic Cooperation and Development (OECD), the Committee was able to share its approach and activities with communities in other countries and learned of additional opportunities for this site. For example, the Committee learned of the possibility that this site, with the proposed uses of the closed facility, could meet the United Nations World Heritage Site Selection Criteria which provides the opportunity for future designation of this site as a World Heritage Site.

Common Features of the Concepts

The recommended concepts have common elements, although the emphasis varies with each concept. All of the Concepts include: a focus on environmental sustainability, education/interpretive features, heritage / museums and science centres (except Concept C), trails and linkages, formal gardens with greenhouses, natural area, passive recreation, amphitheatre, integration of storm water ponds, opportunity for events and attractions, and year-round use. The following describes these common elements.

Environment First

All of the concepts are intended to protect/enhance the natural environment and minimize energy use and pollution of the land, air and water. The planning for the park should incorporate up-to-date environmental sustainable processes and technologies and provide a

demonstration of environmental sustainability for individual and institutional application. Consideration should be given to environmental sustainability through such things as energy efficiency and "green energy alternatives" (e.g., solar panels, solar heating, and windmills), "green" building design, minimizing the "ecological footprint" and protection of the designated natural area. This principle also incorporates minimizing the generation of waste by providing recycling opportunities for users.

Education / Heritage / Science Centre

A key element of all of the concepts (except Concept C) is an Education/Heritage Centre, located on the site of the facility. The Committee proposes that part of the site be available to tell "Our Story" - the preservation of information and artifacts of local and regional history. The Centre is most likely to be a combination of structures (e.g., separate linked pods or one larger building) and outdoor space, with the ability to grow with the community as needs and desires change. For example, indoor and outdoor space for the preservation and display of agricultural and other heritage equipment could be included.

This would be a place where science and history merge. The Centre would include an area where the complete story of the industrial history of Port Hope, including the manufacture of radium and uranium, the waste management practices of the day and the cleanup of Port Hope, could be presented. It could also describe the construction of the waste management facility and the monitoring of the mound with instrumentation showing real time monitoring data. This Science Centre could include an interpretive area for radium and radiation, which could also link to a theme addressing human and natural timescales (see *Timescales*).

The Science Centre could explain, explore and illustrate as many sources of energy as possible, as well as demonstrating past energy use and up-to-date energy efficiencies (e.g., solar panels, solar water heating, solar walls, and windmills) and sustainable development (e.g., on-site sewage treatment, pesticide free lawn maintenance, and storm water management best practices). In addition, the site and structures would be compatible, as much as possible, with the heritage theme and/or architecture of Port Hope.

Timescales

Low-level radioactive wastes are long lived elements, with timeframes for radiation that far exceed human memory. The site, the heritage and science displays could all be part of a concept to address time – geological time frames, human history and development, and local human history including arrivals of first peoples and the first European settlers. The growth and development of Port Hope and the surrounding area to the present day could be displayed.

In addition, a monument could be commissioned (by the federal government) to depict the shape, volume and containment features of the mound thus serving as a reminder to visitors that the site is a functioning low level radioactive waste management site.

Gardens

Flowers, plants and trees, whether native or non-native, wild or cultivated, all have an important part to play in these concepts. The concepts, particularly those in which the additional federal lands are incorporated, provide the opportunity for the development of a variety of gardens, formal and informal, large and small (e.g., Port Hope Botanical Gardens).

The Formal Gardens could be modelled on the English gardens where annual flower and planting competitions are held, attracting regional, national and international visitors (e.g., Chelsea Flower Gardens and Annual Competition in England) or Heritage Show Gardens (more information is available at www.rhs.org.uk on flower and garden shows in England).



Butchart Gardens, Victoria, B.C.

The area could also include a Heritage Regeneration Garden, community gardens where residents could tend their own gardens, an ecology garden, Butterfly Garden, Native Plant Area, Habitat Garden, and Scent Garden (especially appealing to the visually impaired). The installation of greenhouses would ensure year round use and attraction. A storm water management pond could be incorporated into the gardens and shaped appropriately during construction.

The Gardens would require a visitor centre, washrooms, and beverage and food centre (could be shared with other uses). Operating costs could be off-set or covered by ticket sales to events, fundraising by local organizations, partnerships with companies competing in the flower shows and other sponsorships.

Port Hope and County residents and visitors to the area would enjoy the Gardens and the greenhouses would welcome residents and visitors throughout the year. The Gardens would be a prime destination for visitors throughout the spring, summer and fall, particularly for the flower and garden competitions. They would also provide the opportunity to coordinate with flower gardens and annual plantings throughout the Municipality of Port Hope (e.g., Walton Street displays and Rotary Park).

The Gardens could be complemented by planting trees along the roadways and trails on the site and along the avenue to the Park. Trees could be planted along the construction access road prior to construction to also serve as a buffer during construction and allowing them time to mature. The infrastructure and resources associated with the greenhouse gardens would provide the Municipality with the ability to grow the plants it requires for its spring planting. This could be an area of cost savings for the Municipality.

Natural Area

Natural areas with native plant species within urban and agricultural areas will become increasingly important to future generations of residents and visitors. All of the concepts have retained the north-west quadrant of the site as a natural area with trails to provide pedestrian access and education (interpretation). The intention is for this area to be left to naturalize on its own. However, immediately

after restoration of the site native species may need to be re-introduced. The opportunity exists for natural 'gardens' adjacent to this natural area including along the toe of the storage mound.



Passive Recreation

The opportunity for all residents of Port Hope and visitors to enjoy a quiet conversation, a solitary walk through a park or natural area, or a musical or theatrical performance will become a greater asset to residents and the Municipality over the next several generations. Each of the concepts enables and enhances that opportunity.

Amphitheatre

An amphitheatre sculpted into the waste management mound as the mound construction is being completed would provide current and future generations with a venue for events and performances. The amphitheatre is included in all concepts as it would be more difficult to add at a later date. Live outdoor performances, music or stage plays would contribute to the vitality of the Park. Other parks and settings with and without amphitheatres produce plays on summer evenings (e.g., High Park in Toronto, Shakespearian amphitheatre in England) and concert performances (e.g., Molson Amphitheatre in Toronto).



The amphitheatre is feasible from an engineering and safety perspective. However, the best location from an acoustical perspective would need to be determined.

Trail and Linkages

The Park will be a transition area between the urban development to the east and south and the agricultural area to the west. Planning for the site should address the linkages that can be made between the Park and the various urban, rural and agricultural features of Port Hope.

All of the concepts incorporate an extensive trail network on the site with the intention that these trails be linked to and compliment Port Hope's important trail and cycling network. The Park should be linked not only to the neighbouring residential areas but also to the waterfront walking and cycling trails and routes. Trail users could picnic at the Park as a stop on their cycling or hiking excursion or make the Park their destination. The trails on the site would be up to four metres wide depending on whether access is to be limited to pedestrians (including wheelchairs) or to allow for multi-uses.

Integration of the Storm Water Management Ponds

The Storm Water Management Ponds associated with the LTWM facility offer an opportunity to provide a significant water feature for the Park. They could offer a viable transition of the formal gardens to the natural area to the west and north. The ponds could also provide for a seasonal learning area for children and a skating rink in the winter. In addition, a native fish habitat with public viewing could be provided using water from the site.

Opportunity for Events and Attractions

The concepts provide indoor and outdoor space for events throughout the year. These spaces are intended to be flexible and adaptable for use for different purposes in the short and long term. A large outdoor space would allow the Municipality and groups to hold events where large numbers of people can gather in one place. In addition, the buildings are intended to be useful not only for their primary function but to also serve as venues for indoor events and meeting places.

Year-Round Use

The Concepts encourage year-round use of the Park. The Park would allow for passive and active outdoor spring summer and fall activities. In addition, winter use opportunities could include use of the trails (e.g., walking, snowshoeing, cross country skiing), tobogganing (on the north side of the hill) and indoor activities at the educational/history/science centres, viewing greenhouse gardens, visiting exhibits in the education / science centre or attending indoor special events.



Summary of Concepts

The six concepts include:

- **Conceptual Master Plan A:** Education and Interpretation
- **Conceptual Master Plan A1:** Education, Interpretation and Active Recreation
- **Conceptual Master Plan B:** Gardens, Education and Active Recreation
- **Conceptual Master Plan B1:** Gardens, Education and Active Recreation
- **Conceptual Master Plan C:** Horticultural and Landmark
- **Conceptual Master Plan C1:** Horticultural, Landmark and Gathering Places

Concepts A, A1, B and B1 are based on a natural, flowing landform, a shape that is consistent with the natural topography of the County. Tabloid-sized concept drawings for all six concepts are included at the back of the report.

Conceptual Master Plan A: Education and Interpretation

The dominant themes of Concept A (Figure 2) are Education and Interpretation. With use of only the proposed site for the LTWM Facility, active recreation is not accommodated. Following the tree lined avenue from Toronto Road to the Park, you pass a play area with a splash pad and arrive at the Education/Heritage/Science Centre which also serves as a main access for the park trail network.

Continuing west toward Brand Road is the Greenhouse with a large pond, and a series of feature gardens along the western edge of the

mound. These gardens are accessed by pedestrian trails and wider trails, which are linked to trails that lead to the lookout / observation deck at the top of the mound. Trails are also included around and through the natural western quadrant of the park. Interpretive nodes are located throughout the trail network to explain the features of the waste management area, the natural area as well as the flower gardens and other aspects of the Park.

A gated off-leash dog park is located at the western edge of the Park and can be accessed from Brand Road.

Conceptual Master Plan A1: Education, Interpretation and Active Recreation

Concept A1 (Figure 3) maintains the same features for the proposed site but adds active recreation on the additional lands east of Baulch Road. These lands enable greater flexibility in their use over time as it is easier to change the proposed active recreation uses as the needs of the community change. Although the needs for active recreation in 2015 and beyond were not clear at the time that this report was prepared, examples illustrated on the plan include softball diamonds (three diamonds can accommodate tournaments), indoor soccer, tennis, skateboard / BMX area and basketball and volleyball courts. The indoor soccer facility could also be used for various special events throughout the year and the building could be adapted to accommodate other uses if the demand for soccer is reduced.

Figure 2



PORT HOPE LTWMF SITE - CONCEPT A

Port Hope Project Advisory Committee - End Use Concept Development



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Figure 3



PORT HOPE LTWMF SITE - CONCEPT A1

Port Hope Project Advisory Committee - End Use Concept Development

Winter Spring
 Fall Summer
 "A place for all seasons".

Scale 1:1500
 May 2006



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 Cobourg, Ontario
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 TOWN OF PORT HOPE ASSOCIATE (1997) LIMITED

Conceptual Master Plan B: Gardens, Education and Active Recreation

Concepts B and B1 retain the natural landform shown in Concepts A and A1. In Concept B (Figure 4), as you follow the tree lined avenue from Toronto Road to the Park, you pass a play area with a parkette and arrive at the Education/Heritage/Science Centre. This Centre is depicted as two separate buildings which also serve as a main access for the park trail network.

Continuing to the west on the site is the vehicular access to parking and sports fields on the top of the mound. These sport fields are sheltered from winds by a berm and suitable tree plantings. For illustrative purposes, soccer pitches and an outdoor hockey rink are depicted. An illuminated “toboggan” hill is proposed for the north east side of the hill.

Continuing further west toward Brand Road is the Conservatory / Greenhouse with feature gardens including a large formal garden and a Great Garden. The ponds are located at the south-west corner of the site. The amphitheatre is proposed for the north-west side of the toe of the mound. The feasibility of this location would need to be determined.

The trails network in this concept are not as extensive as in Concepts A, A1, C or C1. However, minimum four metre wide multi-use trails are incorporated and link to the trails and cycling network in Port Hope. Trails are also included around the natural area in the western quadrant of the park. Interpretive nodes are located throughout the trail network to address the features of the waste management area, the natural area as well as the flower gardens and other aspects of the Park.

Vehicular access to the future development north-east of the proposed park avenue will be by way of a new entrance from the park avenue. Baulch Road would be closed north of the proposed intersection with the park avenue. The main roadway would terminate in the south-west quadrant of the site and would not link to Brand Road. These measures would reduce the traffic in the area of the park, ensuring that the Park was the destination.

The road network in this concept and Concept B1 is more extensively treed than Concept A and A1.

Conceptual Master Plan B1: Gardens and Active Recreation

Concept B1 (Figure 5) builds on Concept B by dedicating the additional lands to active recreation uses. The Education /Heritage/ Science Centre from Concept B would be extended across the current Baulch Road right-of-way to provide a larger structure which could also provide support facilities for the sports fields (e.g., washrooms, meeting room, restaurant / canteen). The sports fields and facilities proposed here are essentially the same as those shown in Concept A1.

Figure 4



PORT HOPE LTWMF SITE - CONCEPT B
 Port Hope Project Advisory Committee - End Use Concept Development

Winter   Spring
 Fall   Summer
 "A place for all seasons".


 Scale 1:1500
 May 2006




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Figure 5



PORT HOPE LTWMF SITE - CONCEPT B1
Port Hope Project Advisory Committee - End Use Concept Development

Scale 1:1500
May 2006



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Conceptual Master Plan C: Horticultural and Landmark

Concepts C and C1 are based on a pyramidal shaped landform for the storage mound. This shape is obviously human-made and distinctive. It has a smaller footprint on the proposed site, allowing more space for other uses.

The Committee chose to include this shape for the waste management mound to demonstrate the implications of using a different landform for the area than in Concepts A and B. However, this landform (pyramid shape) is not similar to the mound design the LLRWMO used in the Environmental Assessment and is not the shape being used for the Canadian Nuclear Safety Commission (CNSC) licence application. If this shape for the mound were preferred by Council, the LLRWMO would need to be notified as soon as possible so that it could determine the implications for the environmental assessment and the licence application.

Concept C (without the additional lands) incorporates the tree-lined avenue from Toronto Road to the site but adds an artisan centre at Toronto Road (Figure 6). Both this avenue and Baulch Road terminate at a large grassed Gathering Place that could be used for informal activities as well as large formal outdoor events. The amphitheatre is located just northwest of the **Gathering Place**.

The formal gardens, located in the south west quadrant of the site include greenhouses, a large outdoor maze with its pattern observable from the lookout, outdoor display gardens and a large pond. Vehicular traffic cannot access the garden area from the east; vehicles must arrive via Brand Road. Trails connect the gardens to the amphitheatre and the Gathering Place as well as the natural area and the lookout.

A key feature of this concept is the lookout observatory platform at the top of the mound. The trails to the lookout will be steeper than those of Concepts A and B.

In addition, these concepts (C and C1) leave the largest natural area, mostly on the west side of the site. However, this area is not large enough to accommodate the education, history / science centre.

Conceptual Master Plan C1: Horticultural, Landmark and Gathering Places

In Concept C1 (Figure 7), the additional lands east of Baulch Road are used to provide the education/history/science centre and to augment the passive and gathering emphasis of Concept C. The Park presented in Concept C remains unchanged.

This concept adds a large community complex (possibly to focus on serving an older population), additional gardens, arboretum plantings, trails and an off-leash dog park. A playground and parkette for children and families are added to the north-east portion of the additional lands. All active recreation proposed in Concepts A1 and B1 on the additional lands is removed and replaced by passive recreation.

Figure 6



PORT HOPE LTWMF SITE - CONCEPT C
 Port Hope Project Advisory Committee - End Use Concept Development

Winter   Spring
 Fall   Summer
 "A place for all seasons".


 Scale 1:1500
 May 2006



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Figure 7



PORT HOPE LTWMF SITE - CONCEPT C1

Port Hope Project Advisory Committee - End Use Concept Development

Winter   Spring
 Fall   Summer
 "A place for all seasons"


 Scale 1:1500
 May 2006



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Part B: Background and Approach

1. The Committee's Mandate and Vision

The Long-Term Waste Management Facility End Use Advisory Committee was established with the task of recommending how the closed LTWMF could benefit the Municipality and the people of Port Hope.

Mandate

Council established the Committee with the following mandate:

- Advise Council on possible uses for the closed LTWM Facility Site and the adjacent vacant lands; and
- Advise Council on the Draft Principles for determining end use of the closed facility.

Vision

As one of its first tasks, the Committee established its Vision for the site. The site will be:

- A multi-use area the community is proud to possess;
- Unique and innovative in the region; and
- A destination that will benefit residents and visitors in the short term and for many generations.

The vision also incorporated the notion of developing a world class people place for Port Hope. The Committee reviewed the United Nations World Heritage Site Selection Criteria and concluded that the concepts they develop could qualify as a World Heritage Site.

The Vision, along with the Principles set out below, guided the Committee in their discussions and deliberations on the selection and 'packaging' of potential uses of the site.

2. The Principles and Timeframe

A set of draft Guiding Principles was developed through discussions with the LLRWMO and the Municipality and with input from the LLRMWO consultation on End Use (Nov., 2004).

During the course of its work the Committee modified the wording in some of the principles to better reflect their meaning and added a new principle - Respect Environment First Principles (Figure 8). This Principle is intended to ensure that the planning for and development of the site will be guided by protection/enhancement of the natural environment while minimizing energy use and pollution of the land, air and water.

The Principle does not mean a naturalization of the entire site. Rather, it means that the planning and development of the site must consider environmental sustainability through such things as energy efficiency and "green" energy alternatives, "green" building design, minimizing the effect of the use of the area on the ecology and protection of the area of the site designated as natural area.

Site Availability

The cleanup of the Municipality and the final closure of the LTWM Facility is expected to conclude by 2015. At that point the monitoring phase of the project begins and is to continue for hundreds of years.

Figure 8
Guiding Principles for the Planning and Development of the Closed Long Term Waste Management Facility

- Ensure the safety of the public and assure the public that the facility is safe
- Respect “Environment First” principles
- Open and accessible to the public
- Enhance the reputation of the community
- Be of widest benefit to the community over the short and long term
- Provide for public oversight of the safety of the facility through accessibility
- Make clear the community’s intention that no additional waste will be accepted
- Allow flexibility of uses over time; consider the big picture for the long-term future
- Consider the long-term and integrated planning for, or compatibility with, the entire neighbourhood
- End use must be acceptable to regulatory agencies and the Government of Canada

Throughout that time the monitoring and care of the facility will rest with the Government of Canada. The site will be available for public use for many generations.

The implementation of a master plan for the site is expected to begin at 2015 with the development of the site likely to be phased in over a number of years.

This timeframe offered some challenges for the Committee in

determining what types of uses would be of most benefit to the residents of the day and most attractive to visitors at that time, as well as addressing what future generations may find most beneficial and useful. The Committee embraced the Principle of Flexibility to help address this concern. Thus, the design for the site should allow for changes in uses over time with the changing needs, desires and aspirations of future generations.

3. Committee Process/Approach

The Committee followed a methodical process to develop the recommended concepts. An extensive list of the possible uses of the site was assembled from many sources, including:

- The conceptual plans developed by Hope Township and Port Hope;
- The PHAI End Use workshop (Nov. 2005);
- Friends, family, neighbours, other committees; and
- Ideas generated at the Public Open House.

As the Committee considered the options for the site, it held monthly meetings over approximately one and a half years, met with CNSC staff for clarification on licensing requirements, restrictions on uses of the facility and CNSC staff expectations and it toured the site. The Committee held two workshops led by an external facilitator. The first workshop helped the Committee to work through the list of possible uses and address their process of decision-making in assembling the concepts and narrowing the options. In the second two day workshop the Committee was assisted by landscape architects in developing and depicting the concepts.

Throughout, the Committee benefited from engineering and technical

input from a representative of the LLRWMO. This input provided confirmation that the uses and placement of uses on the site proposed by the Committee could be engineered into the design of the facility and that a safety case could be made for the proposed concepts.

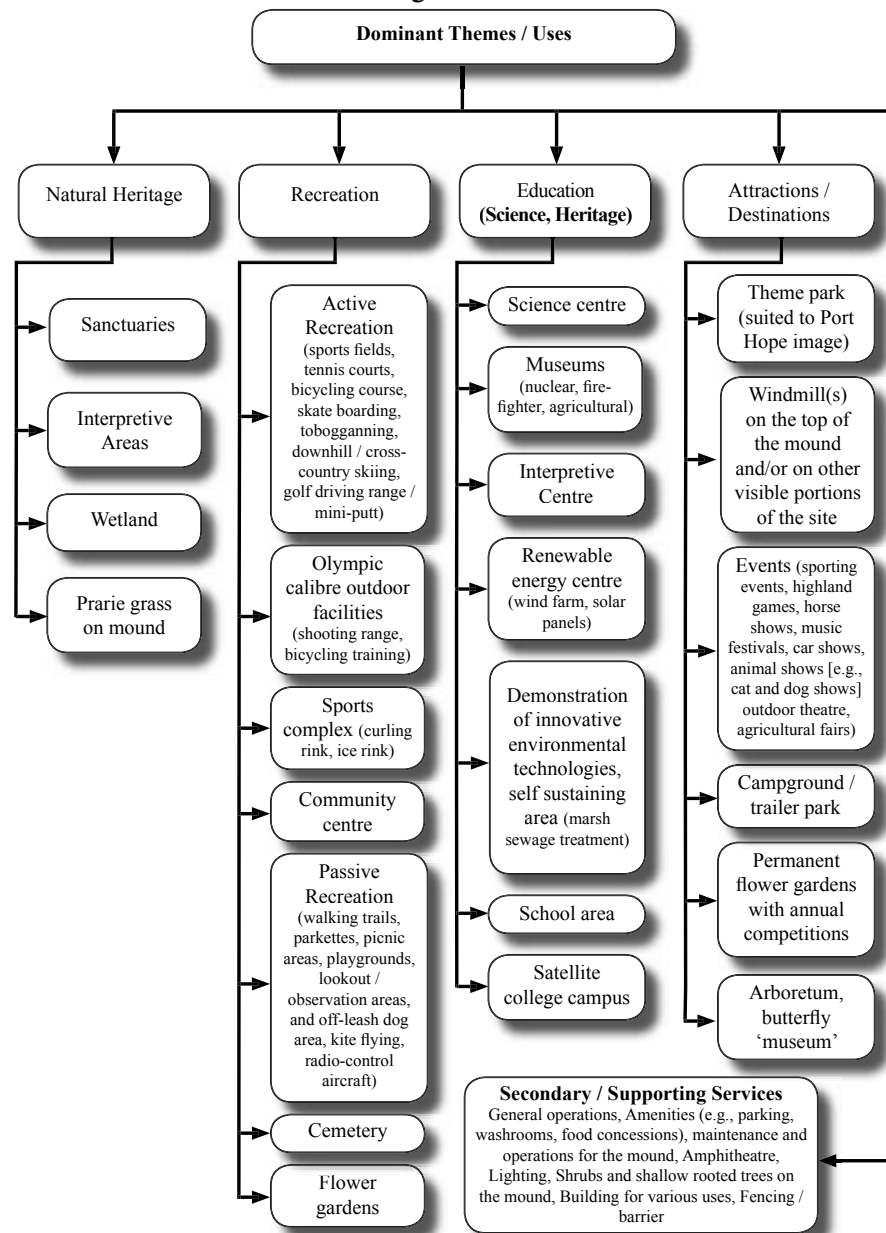
4. Selecting the Uses

The Committee identified many possible uses of the site, some compatible and others not. In order to better understand and discuss the uses the Committee grouped them into Dominant Themes which represent the broad categories that the Committee felt would achieve the multi-use Vision for the site (see Figure 9). These are:

- Passive & Active Recreation
- Education (e.g., Science & Heritage)
- Attractions / Destinations / Business
- Natural Heritage

The Committee then examined, defined and discussed each of the possible uses bearing in mind that multiple uses would best serve current and future Port Hope residents; that uses would need to be compatible or have sufficient separation to co-exist; must be compatible with neighbouring areas; and, they should be environmentally and financially sustainable. Through these discussions and with the assistance of landscape architects to help to visualize the uses and the concepts as they developed, the Committee was able to prepare draft concepts for public comment.

Figure 9



5. Role of the Canadian Nuclear Safety Commission

The CNSC must license the project, including the use of the facility site during the long term monitoring phase, after the construction of the facility is complete and the final grades and landscaping are determined.

The end use of this facility is recognized as an important issue by the CNSC. The Committee met with CNSC staff to clarify the CNSC's interest in the use of the closed facility. CNSC staff acknowledged that there is some precedence in licensing of facilities that accommodate uses other than those directly associated with the primary function of the facility. There are examples in other communities of recreational areas on operating mine sites, interpretation centres at power reactor sites and at Chalk River Laboratories, and passive recreational use of decommissioned mine and mill sites in Elliot Lake.

The CNSC approach to assessing licence applications is generally not prescriptive. The CNSC sets performance objectives by which licensees must abide. That is, the applicant must tell the CNSC what the design and use of the facility will be. The CNSC evaluates the proposal and determines if it meets the requirements of the Nuclear Safety and Control Act (NSCA) and its regulations.

For licensing, the LLRWMO must propose in its application the features of the facility, including any intended uses of the closed facility (including any vehicular and pedestrian access to the storage mound). The LLRWMO must make the safety case for the proposal; it must consider what impacts could result from the proposed use and design the facility such that the performance of the facility and the security of the materials are not compromised, and that the health and safety of the public and the environment is assured.

Consideration should be given in the application to allow flexibility so that the licence is not granted based on some design features that the Municipality may want to change (i.e., it may be best for the application to include types of uses and/or approximate locations of features such as walking trails rather than specifying exactly where the trails will be).

The CNSC is likely to use a 'progressive licensing' approach to license the facility. Essentially, that means that as the Master Plan for the closed facility site use is developed the additional detail or changes can be incorporated in the shorter term licence renewals.

The CNSC staff indicated that casual access will not likely have security implications because the six-foot cover with an intrusion barrier would require heavy construction equipment to penetrate. Barriers, if required, can be created by fencing, berms, rocks, etc., depending on the need. The CNSC would assess the need to restrict access to certain areas of the site; fencing around the perimeter may not be necessary.

6. Key Assumptions

The Committee made the following key assumptions in developing the draft concepts:

Concepts will be further refined and a master plan developed

The Committee assumes that Council will further refine the concepts and prepare a master plan for the site at the appropriate time. This would entail working with the federal government to ensure the

availability of the additional lands, working with the LLRWMO in preparation of the licence application to ensure that the plan for the site is addressed appropriately in the application.

Staging of the development

The great places of the world were not developed overnight. Plans were developed and/or modified and development took place over many years and in some cases generations.

The Committee assumes that the master plan for the development of the site will incorporate a phased approach. The focus in the near term will be on the components of the plan that are financially achievable and which are deemed to be a priority by Council, the community and partners.

Consistency with other developments and future needs of the Municipality

Council will ensure that the planning for this site is compatible with other developments planned for the Municipality (e.g., Centre Pier, Highland Drive).

Financing the development

The cost of the Concepts will be significant but the Committee believes that through funding, financing, sponsorships and partnerships, a sound plan can be developed based on the Concepts that can be achieved over time. There is time before construction begins to develop a sound business plan for the development of the

site and to put the funding and financing in place during construction.

The Committee assumes that the federal government will fund part of the cost for the development of the end uses of the site. This expectation is based on the inclusion of the end use proposals in the community proposals to the federal government for the cleanup of the historic low-level radioactive waste in the former Hope Township and the former Town of Port Hope (now the Municipality of Port Hope). It was clear that the federal government would complete the landscaping and development of the sites for the LTWM facilities to achieve community expectations for the proposed sites.

The Committee also assumes that other sources of capital and operating funding will be available. The Committee believes that other sponsors and partners can be identified as the Master Plan is prepared. Industries such as Cameco may sponsor a display on the history of radium and uranium production in Port Hope. Similarly, commercial companies may sponsor specific aspects of the plan (e.g., garden firms / nurseries may participate in establishing the gardens and fitness companies could lease or operate some of the active recreation components) In addition, interested groups may fundraise during the construction period to be able to contribute to the development of the site (e.g., horticultural and garden groups for the gardens). These would include local, regional and national service organizations, horticultural and garden groups, heritage groups (e.g., Hope Agricultural Heritage Club) and sports groups.

7. Public Response

The Committee held a Briefing Session for Council and selected Committees followed by a Public Open House on March 1, 2006. The Open House was advertised in the Port Hope Evening Guide and the Northumberland News. Letters of invitation were sent out to municipal advisory committees and other community committees, groups and organizations. Approximately 40 people attended the briefing session and open house. In addition to comments made at the sessions, 13 written comments were received (see Appendix A).

In summary, the comments were generally favourable with constructive suggestions for improvement on the concepts. Some commented on traffic flow with the concern that the new road to the Park should not encourage traffic use from Brand Road to Toronto Road. The Committee concepts now discourage vehicular traffic from using the roads as a by-pass.

Some people commented that formal gardens or a formal horticultural component was not consistent with the Environment First principle and that native species and naturalized gardens should replace the formal gardens and greenhouses. The formal gardens and greenhouses were seen to be high maintenance and too costly to maintain. The Committee believes that the greenhouses and formal gardens can be constructed and operated cost effectively through partnerships, sponsorships, fundraising and through gate receipts from garden shows and competitions. Native plantings and naturalized areas can be incorporated into the planning for the site.

There was support for the approach to environmental sustainability, and suggestions included green initiatives (e.g., green roads, roofs, walls etc.), and strong use of solar and wind energy.

Interest was shown in ensuring the buildings could accommodate multiple uses (e.g., fall fair exhibits and storage, farm equipment display and maintenance, community centre and community health centre). Other suggested uses included: equestrian park, outdoor swimming pool, beach volleyball courts, road hockey area, ponds for children to explore and discover, a boardwalk, and an aquarium of native fish using water from the site. Consideration should also be given to people with disabilities.

8. Recommended Next Steps

The Conceptual Master Plans each represent an initial direction for the Park. The Committee recognizes that with the completion of its task, a new set of initiatives is required to finalize the planning for the Park. The Committee recommends the following to Council:

- Initiate discussions with the federal government in the near term to obtain a commitment for Municipal ownership of the federally owned lands on the east side of Baulch Road. Municipal ownership of those lands, excluding the portion required for the construction access road, could occur in the near future, prior to project approval, to address existing needs of the Municipality.
- Further consider the Concepts and determine which concept / combination of the concepts is best for Port Hope. If Concept C or Concept C1 (pyramid shaped mound) is preferred, Council will need to enter discussion with the LLRWMO as soon as possible so that the LLRWMO can evaluate the implications for the use of that design on the environmental assessment study results and the engineering underway for the CNSC license application.

- Invite involvement of all interested groups in Port Hope to help to make the concepts a reality. The Committee believes that many groups and organizations in Port Hope will be keen to be involved in the detailed planning of various components of the concepts to ensure that the impediments to development are addressed.
- Ensure continued coordination with the LLRWMO and Natural Resources Canada to ensure that the Municipal interests for future use of the site are fully addressed during the CNSC licensing application for the project.
- Undertake feasibility evaluations of key components of the Concepts (e.g., greenhouses and garden shows and competitions, park and recreation needs) from 2015 to 2020.
- Prepare a Master Plan for the site.
- Prepare an implementation plan for the Park. This would include capital and operating funding assessments and strategies.



Appendix A: Summary of Public Comments

Comment Sheet	Comment
1	I like most of the uses of space, a combination of active and passive recreation is good meeting the needs of a diverse population. I'm not sure a formal horticultural component is compatible with Environmentalist principles due to the large amount of active maintenance required.
2	<p>For an "environmental first" park/ facility the plantings should be native not horticultural; and, naturalized not formal gardens. Any buildings could be and maybe should be modern/ futuristic in design but also should be sustainable from photovoltaic panels, wind energy, straw bale construction hold on to the theme and make it world class!</p> <p>For the federal lands - let's work hard at making sure they stay in public ownership and become part of the legacy of the project.</p> <p>From a landform point of view, let's try concept "C" form as it will be recognizable as man made and could become both a landmark and great visible point for the entire community.</p> <p>Since this is a long term project, maybe the plan should save areas that specifically get planned in the future – 100 years out so that it becomes a timeline for the community and also a timepiece.</p>

Comment Sheet	Comment
3	<p>Great Ideas! As regards landscaping I favour indigenous plants and would suggest native species in place prior to colonization i.e. honour first nations people</p> <p>Green roofs, green breathing walls, solar panels, and wind generated electricity should be incorporated as sustainable elements.</p> <p>Accessibility for persons with disabilities is important</p> <p>If you build a Seniors Centre why not incorporate new community health centre, providing accessible transportation is available.</p>
4	There needs to have more protection of nature. Maybe put in camp grounds
5	<p>I would be interested in seeing a draft concept that would accommodate the use of property and buildings for the annual fall fair. On a good year; it attracts 18,000+ over the 3 days (mid September). Building to house displays, exhibits, and vendors would be required in addition to outside events, demo derby, beef and cattle shows, horse pulling, antique car shows, midway etc. Lots of parking space will also be required.</p> <p>The fair would also provide an excellent venue to promote the LLRW initiative.</p> <p>Year round storage space for tables, display booths, and outdoor stage (tractor trailer) would also be beneficial.</p>

<i>Comment Sheet</i>	<i>Comment</i>
6	<p>This concept uses are interesting</p> <p>However, I wonder what happened to the environment first principle</p> <p>Personally I feel the landscaping should be natural in that native species should be utilized over anything else.</p> <p>The greenhouse aspect seems a little out of place as well- is this for use by members of the public, or the municipality, just a thought</p>
7	<p>A most impressive effort. Consideration should be given to make certain that the buildings structures hold open spaces allow for large events such as the Port Hope and District Fall Fair.</p> <p>Major Concerts and the use of paved lots for road hockey competitions should also be considered</p> <p>Careful thought must be given to the road network in terms of the development to the west and east of the site; particularly the commercial area.</p> <p>There will be a tendency for local residents to use the road to move from the south to the north east to get to the 401 (highway).</p>

<i>Comment Sheet</i>	<i>Comment</i>
8	<p>I do not believe that the amphitheatre would be used</p> <p>I like the idea of an indoor soccer facility</p> <p>I would like to suggest an outdoor community pool</p> <p>I believe the skate park would be repetitive and overambitious before the first is a success</p> <p>An outdoor or an indoor beach volleyball court could also be something to consider</p> <p>The idea of a lookout and maze is great but when constructing the maze, use concrete walls and bring students in to paint the murals</p> <p>Equestrian facility is unique to this area and would be a great addition</p> <p>Great Job Everyone!</p>
9	<p>This committee has done a wonderful job in the short time given. I would like to see a senior's park etc.</p>
10	<p>I am currently gathering signatures for an indoor soccer facility as soccer is the biggest played sport in Northumberland and the world. Our current facilities in Bowmanville, Oshawa, Whitby, have great success and the growth rate in Soccer is climbing quickly. In your concept pictures I see an indoor soccer facility which would be nice to see and hope it goes forward, the need for outdoor fields are also needed, the numbers speak for themselves, Thank you</p>

<i>Comment Sheet</i>	<i>Comment</i>
11	<p>You must have windmills, solar panels, green roads Grass for people to lie on Gazebos Ponds for kids to muck about in A Boardwalk should be included You could also add a roof to the amphitheatre (similar to the Molson Amphitheatre or Ontario Place) Not sure about a formal garden – might be too costly but if there are Garden shows that bring in revenue.....</p>
12	<p>Interesting Ideas Keep as green as possible!</p>

<i>Comment Sheet</i>	<i>Comment</i>
13	<p>Nice attempt Computer generation needs to be highlights & touched up with studio markers Various suggestions for improved presentation (see comment form) Additional feature: An aquarium of native fish with water from the project to prove its safe e.g., the City Service / Shell Oil aquarium at Bronte. Questions: What effect would tree roots have on fill area?, penetration of roots & uprooting of windfalls? What affect would structural footings and foundations have on fill area? Is this area acoustically viable for a Greek amphitheatre – considering Hwy 401 noise? – see an acoustic specialist. Why not sculpt this landform so that different age group activities may be incorporated? – consider Centennial Park, Etobicoke. Comment: Would it not be best to consult with Professional Landscape Architects & Site Planners, e.g., Project Planning, Moorehead Associates not recommended.</p>