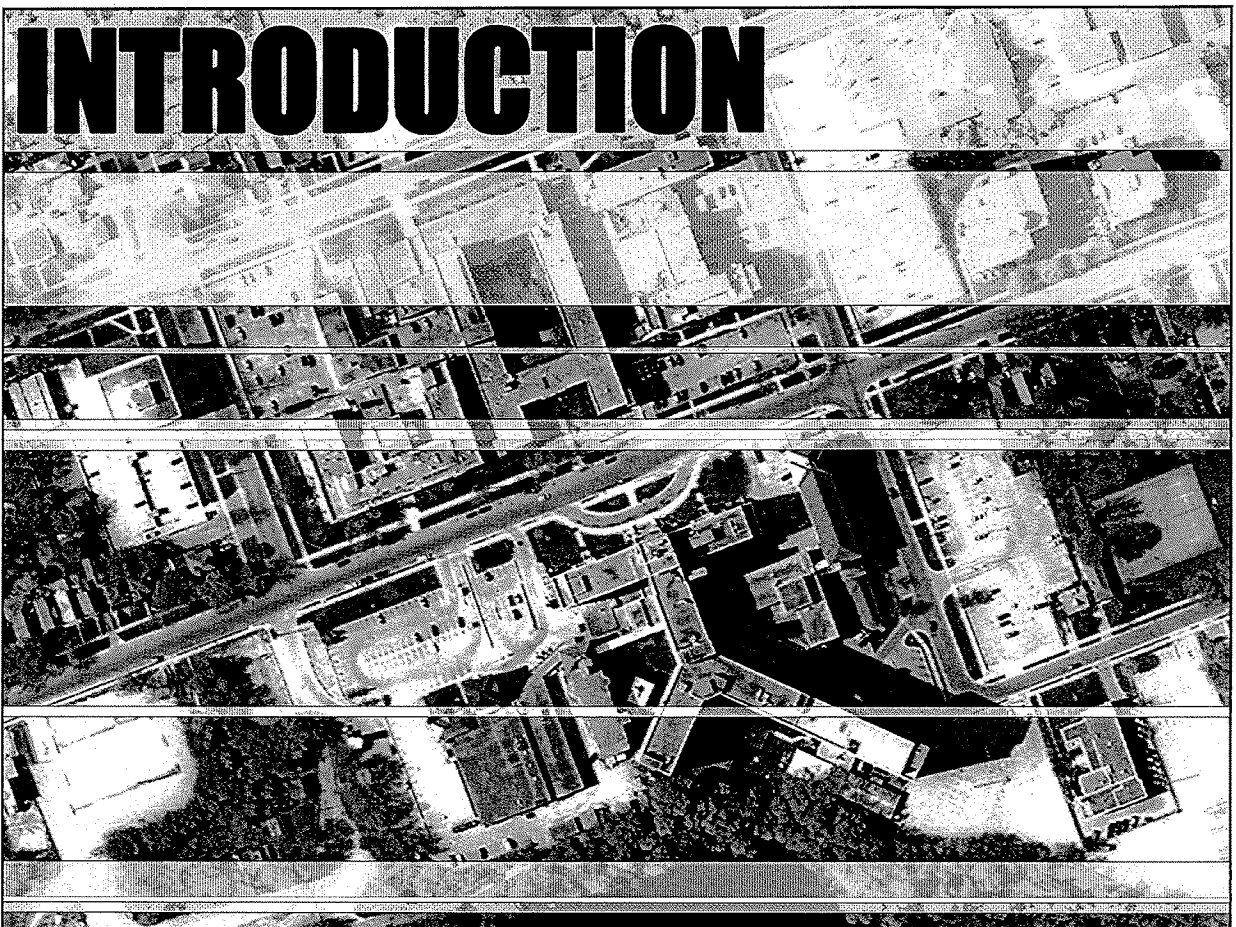
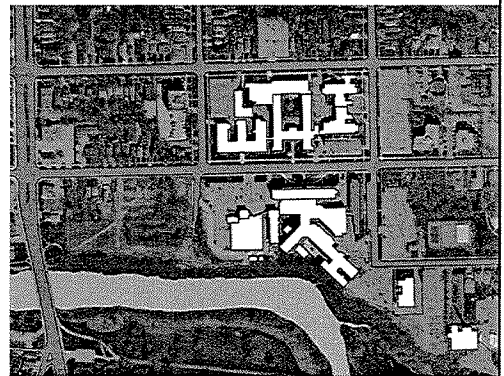


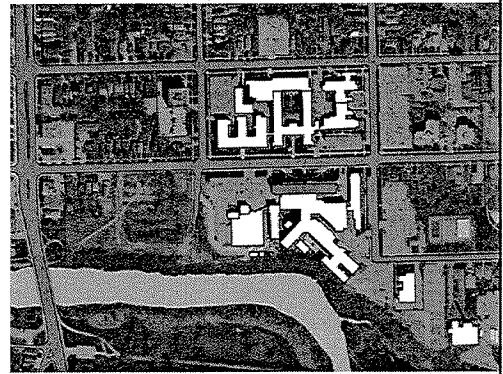
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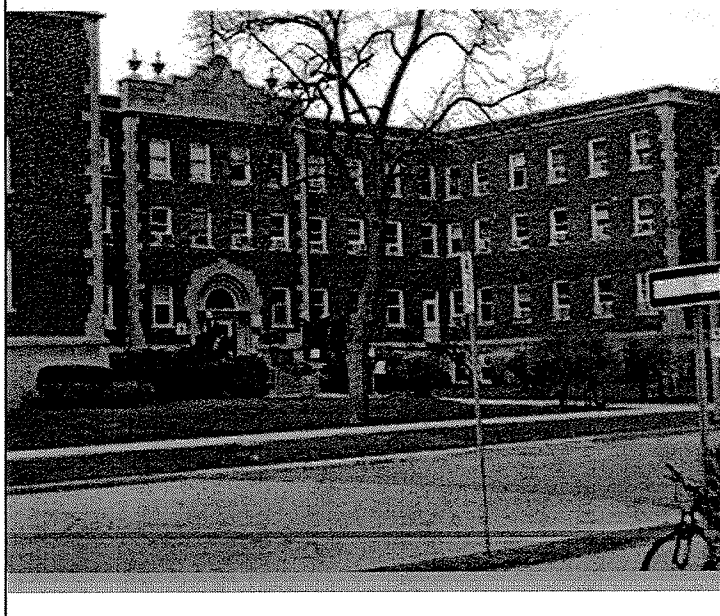
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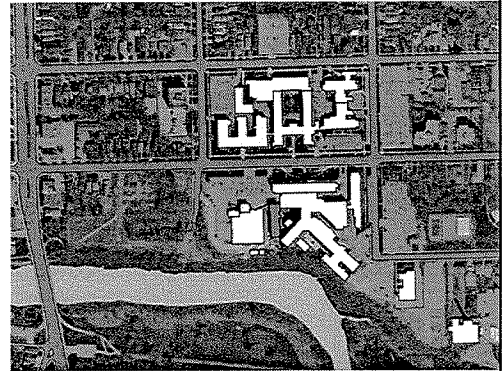
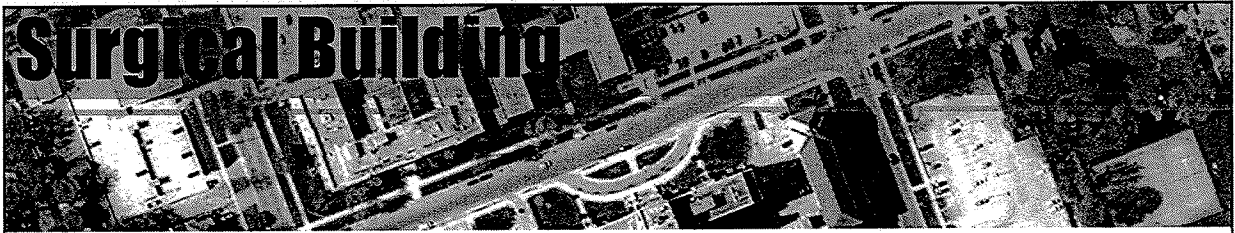
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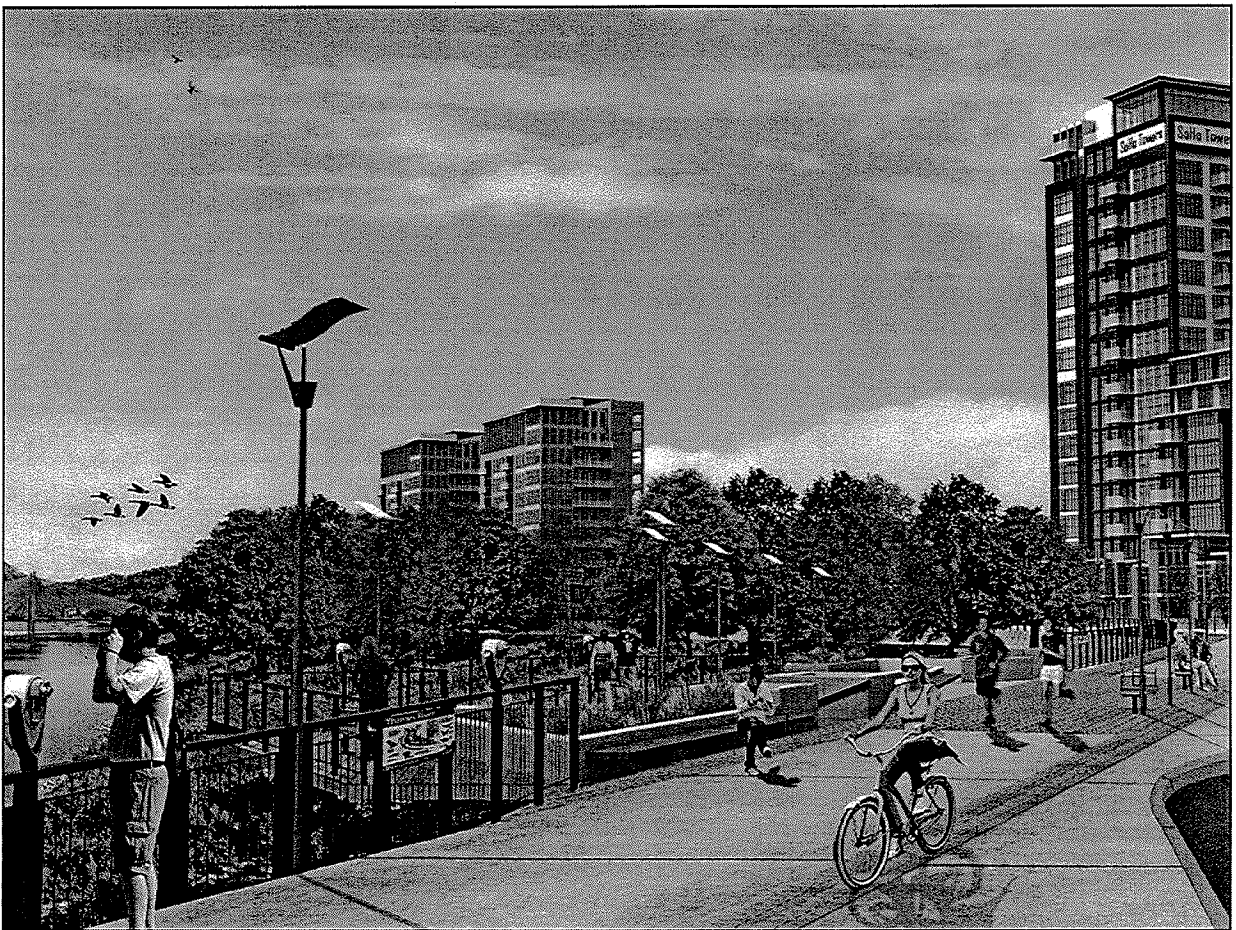




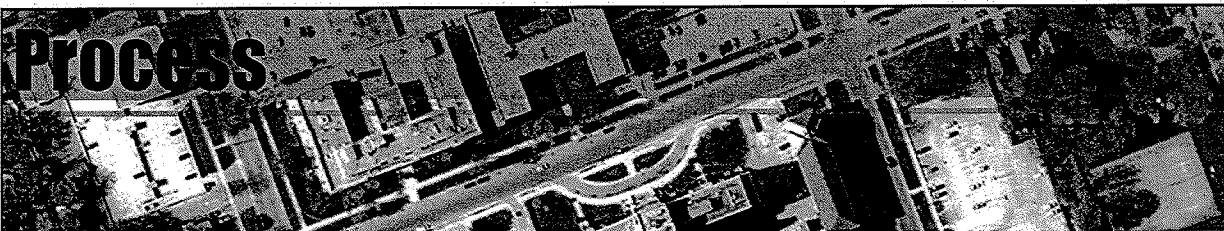
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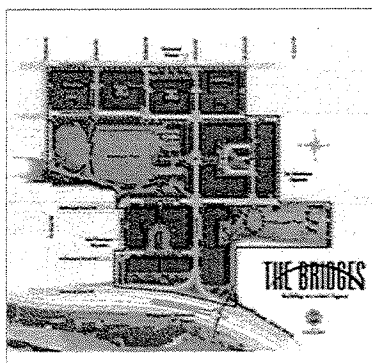
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- A Request for Proposals be put out to the private sector
- Similar to Calgary's "The Bridges" approach
- St. Catharines' RFP



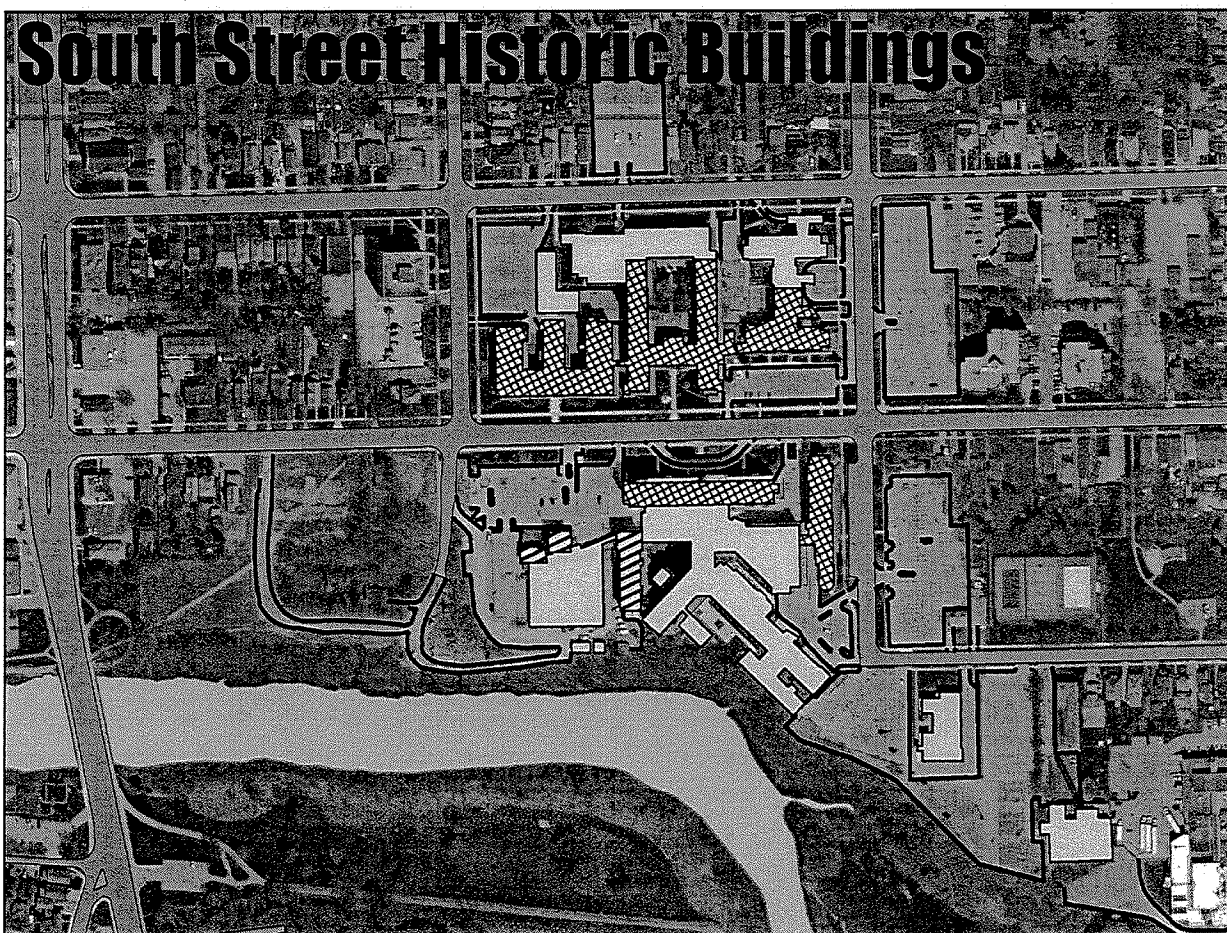
CULTURAL HERITAGE



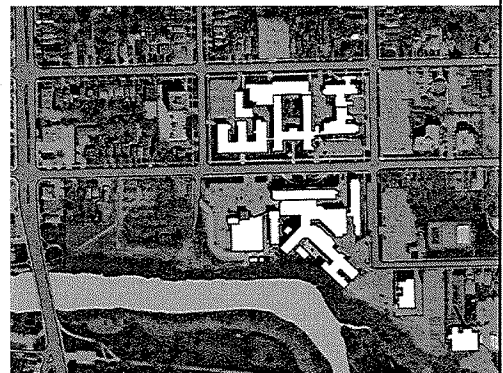
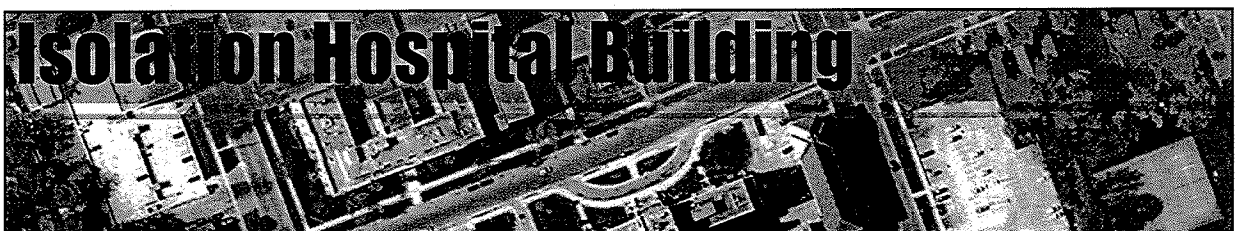
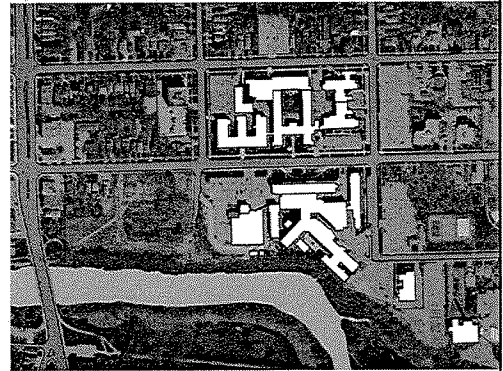
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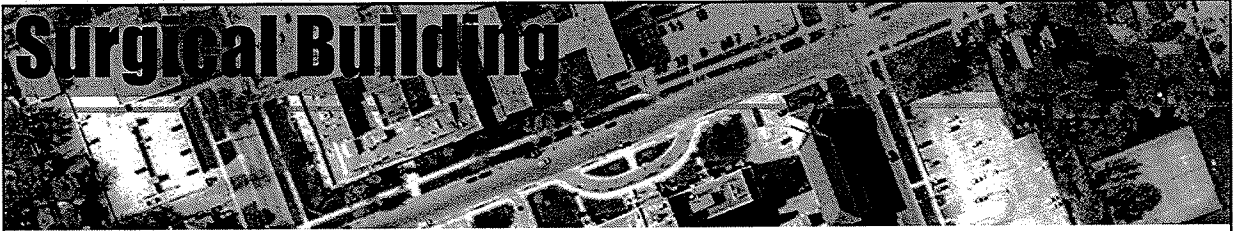
- Significant site for London's historical evolution along with LPH, St. Joseph's Hospital and the CPRI (former Lady Beck Sanatorium)
- Relates to history of public health care in London – attitudes and values
- Major examples of important local architects –McBride, Nutter, Watt & Blackwell, Moore, etc.
- Associations with important technological developments – Cobalt 40 Therapy- and general medical education practices – association with Nursing and Medical Schools.
- 8 buildings worthy of listing /designation according to Reg. 09 /06 O.H.Act
- 5600 visitors to Doors Open event in September 2011
- Landmark status in SoHo neighbourhood – potential site of future heritage conservation district



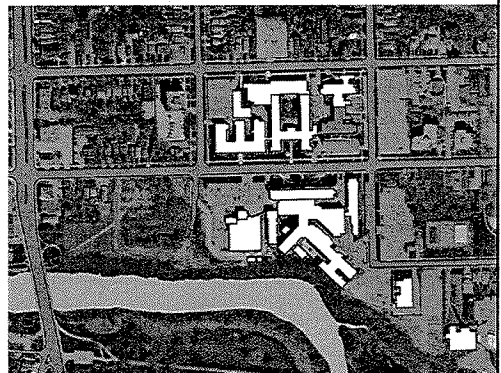
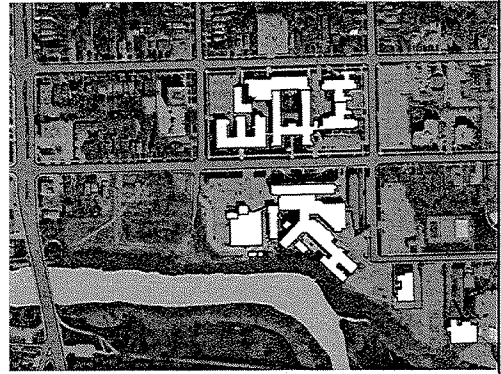
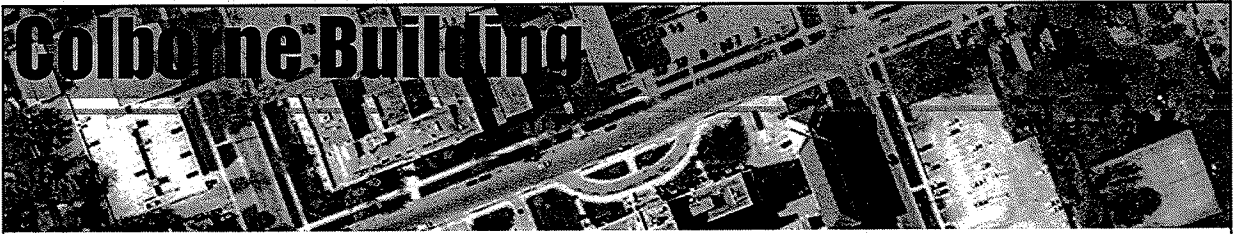
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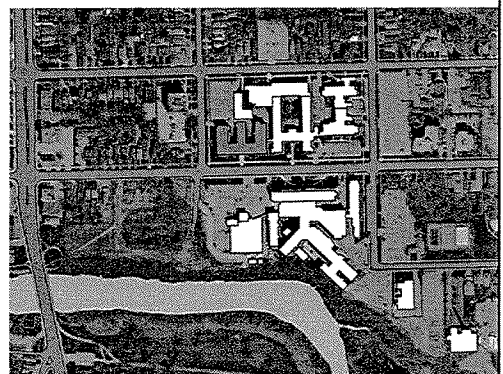
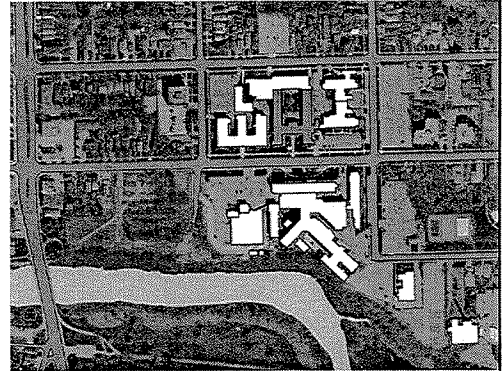
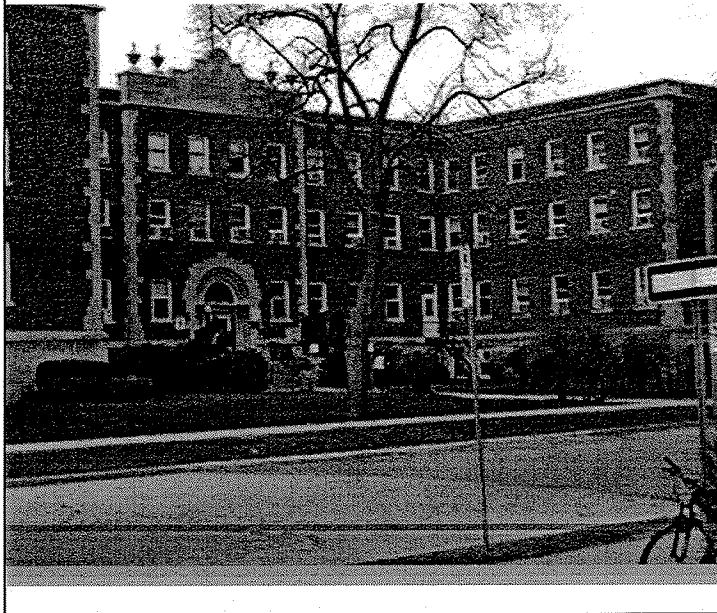
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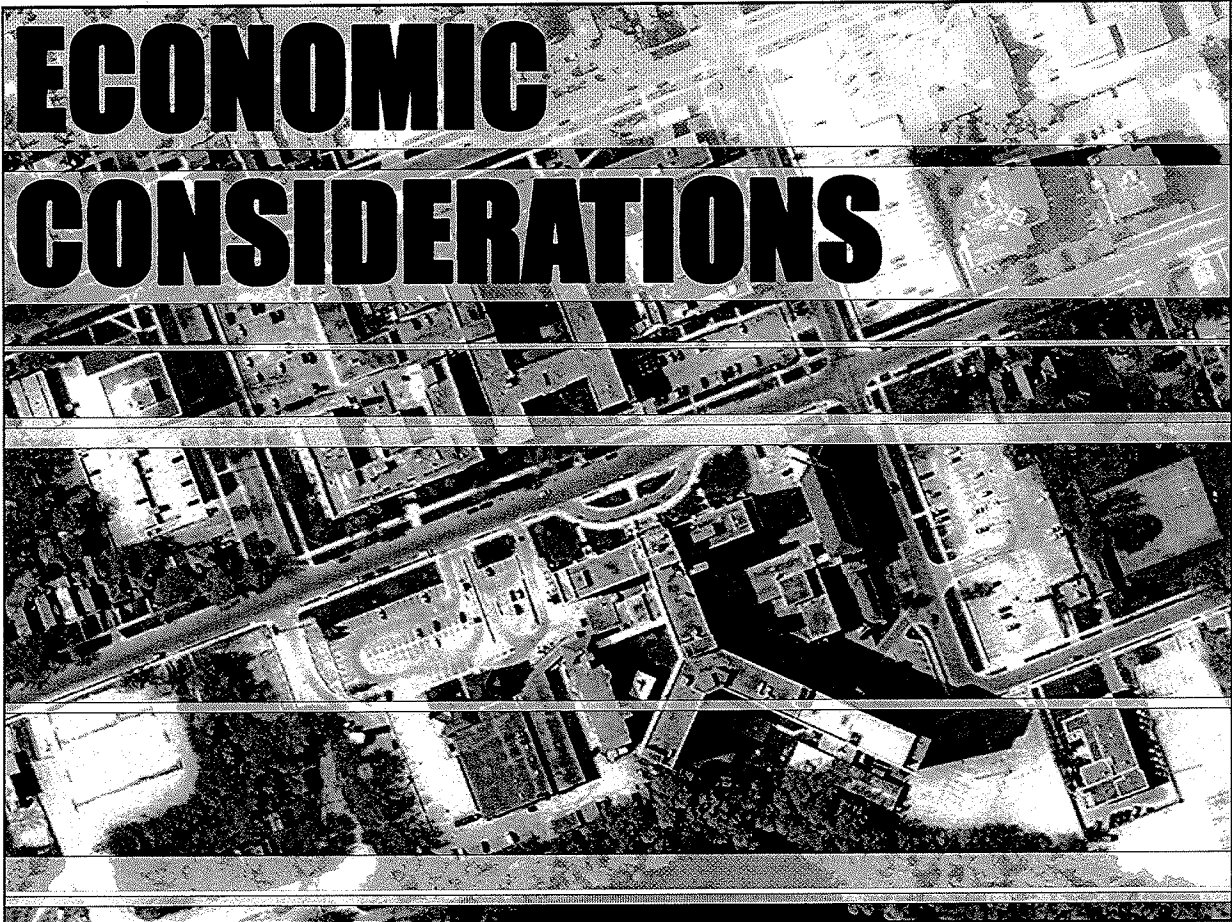


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- Taxes
- Job creation
- Community revitalization
- Environmental sustainability

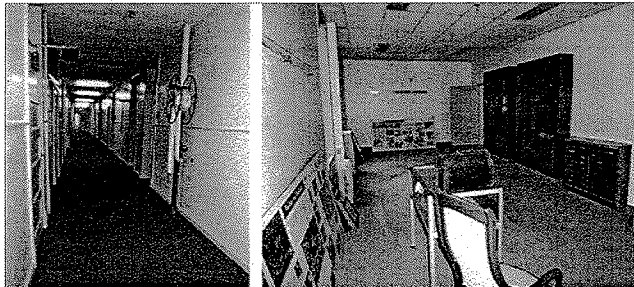
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- Avis Report
- Stanton / Ivest Project



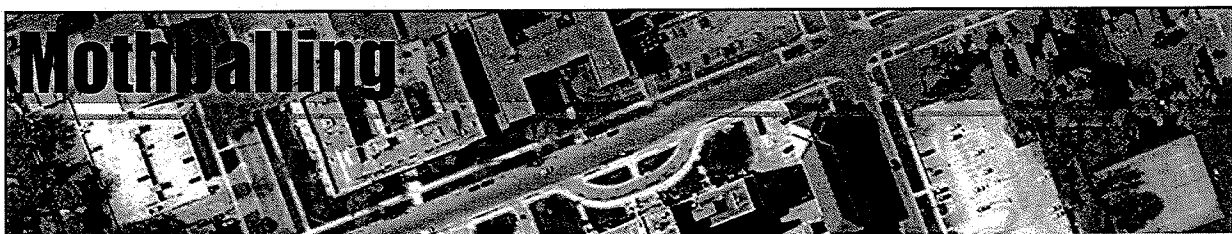
Colborne Building



Windermere on the Mount

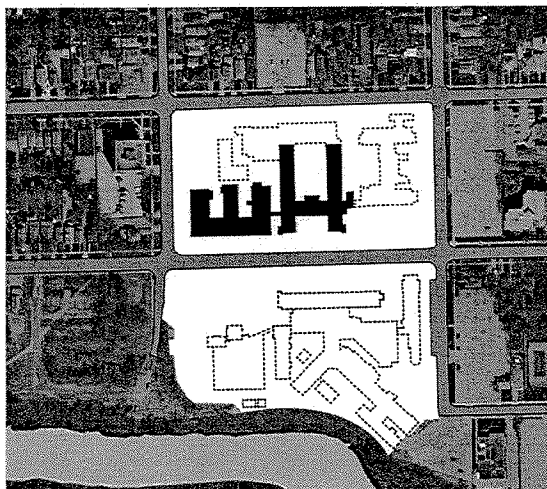


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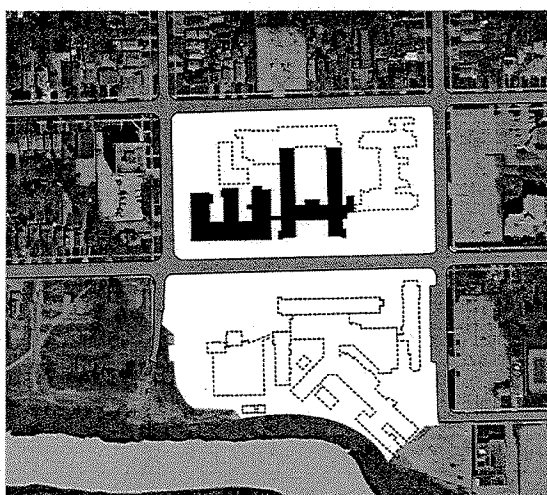
- Stabilization for an interim period to allow opportunities for future uses
- Least cost approach to mothballing:
 - some costs would not be “throw away” costs if adaptive repurposing is successful
- LHSC willing to “park” demolition funding if buildings can not be saved

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- Advantages:

- Eliminate mothballing costs
- LHSC and Province pay for demolition
- Largest cleared site for re-development

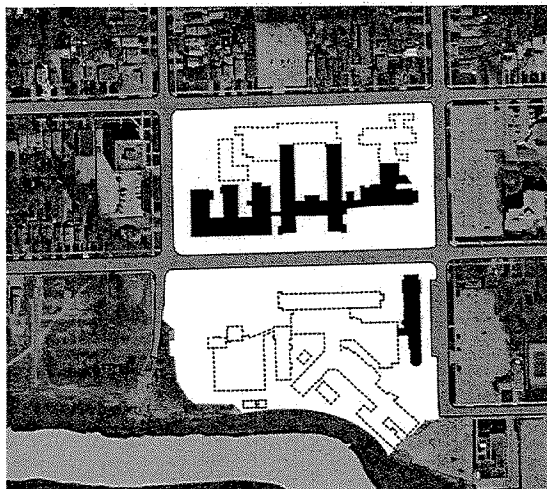


- Disadvantages:

- Not in keeping with SoHo CIP
- Poor example of heritage stewardship
- Poor example for private sector heritage property owners
- Would eliminate the opportunity for private sector proposals for preservation/adaptive reuse
- Eliminate opportunity to establish heritage character and physical ties to the history of the site

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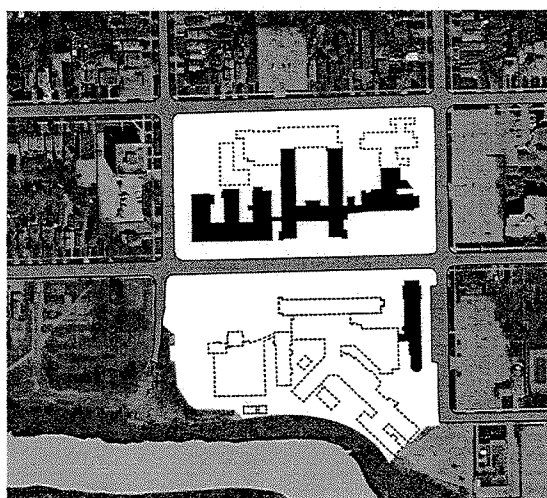
Option 2 – Remove All But Two



Advantages:

- Large development envelope
- Recognizes highest priority buildings and mothballs them
- Allow integration of heritage preservation with redevelopment on the site (consistent with the SoHo CIP)
- Takes greater advantage of the LHSC and Province commitment to cover costs of demolition and site remediation
- Sends a balanced message to the community and private sector
- Many of the mothballing costs will contribute to the value of the heritage buildings and enhance their marketability
- Still allows the opportunity for future demolition of the Colborne Building and the War Memorial Building should it be found infeasible to adaptively reuse them

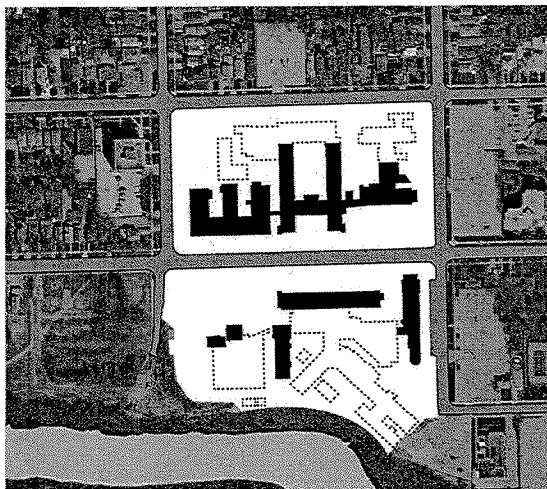
Option 2 – Remove All But Two



Disadvantages:

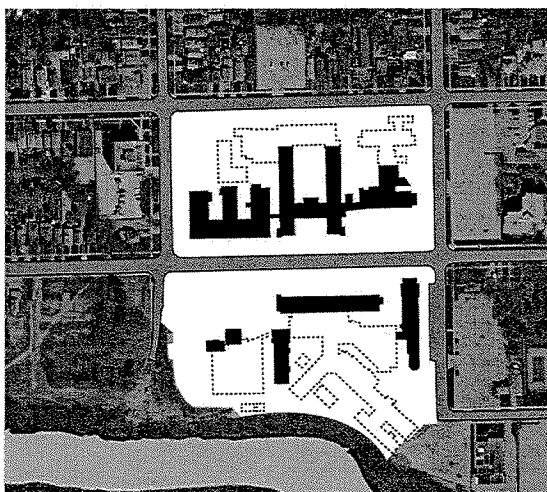
- 50% of the buildings listed as having heritage value on the site and 80% of the buildings listed as having heritage value on the south side of South Street would be demolished
- Buildings that are to be mothballed may be demolished in the future as they are not recommended to be designated at this time
- If these two buildings are ultimately found to be infeasible to be adaptively reused, and subsequently demolished, significant costs would have been expended without corresponding value
- Would not take full advantage of the LHSC and Province commitment to cover the costs of demolition and site remediation

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- Advantages:

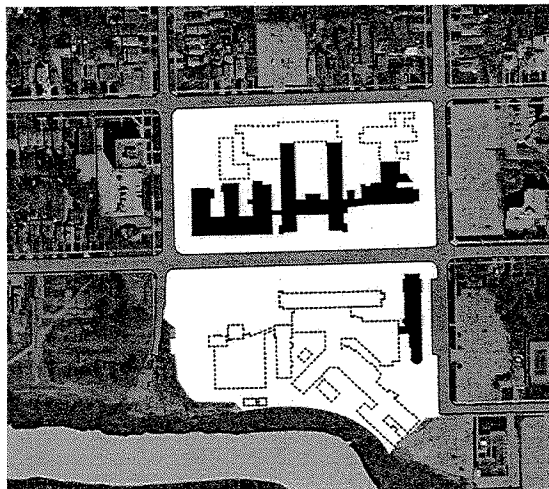
- Maximizes the heritage resources retained on the site
- Consistent with the SoHo CIP (although it may interfere with the goals of the CIP)
- Represents sustainable building practices by taking advantage of the existing buildings on the site



- Disadvantages:

- Not a significant development footprint opportunity on the site
- Restoration costs would be large
- Questionable whether the market could absorb the adaptive reuse of this many institutional buildings
- Little opportunity to “package” heritage building restoration with site redevelopment to attract private sector investment
- Heritage designation creates little flexibility to move towards demolition if adaptive reuse is found to be infeasible
- Inconsistent with the goals of the SoHo CIP
- Would “squander” the LHSC and Province commitment to cover the costs of the demolition and site remediation

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- Option 2:
 - Allow for the demolition all of the buildings on the south side of South Street, with the exception of the Colborne Building
 - Mothball the Colborne building and the War Memorial Children's Hospital building
 - Take a least-cost approach to mothballing each of these buildings such that they are secure and stable while an RFP process unfolds for development of the South Street Campus lands
 - Ask that the LHSC and the Province establish and contribute to the City an amount equal to the demolition and site remediation costs that would have otherwise been spent for this portion of the site to be used for mothballing the building (including removing hazardous materials) and, if preservation is found to be infeasible, the subsequent demolition of the buildings
 - Document, in detail, all buildings identified in the Tausky Report that are to be demolished
 - Salvage building materials from the limestone entrance of the North Wing of the Main Building and store these materials, to be offered to future development proponents for inclusion in their projects



- Undertake a Heritage Building Condition Assessment of the Nurses' Residence and Medical School Buildings on the north side of South Street
- Take no action at this time on the retention of the Nurses' Residence or Heath Services Building as they will continue to be occupied by LHSC for the next two years
- Refer the development opportunity on the South Street Campus lands to the Investment and Economic Prosperity Committee

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Further Recommendations

- Document buildings not to be preserved
- Re-use limestone materials on the North Wing Main Building
- Identify a source of financing to undertake condition reports for Nurses and Medical School Buildings (delay demolition of these properties noting they are still in use)
- Request LHSC to park demolition funds
- Develop opportunities for the interpretation of the site in the future



QUESTIONS