

South Street Hospital Lands: Chronology (2010-2015)

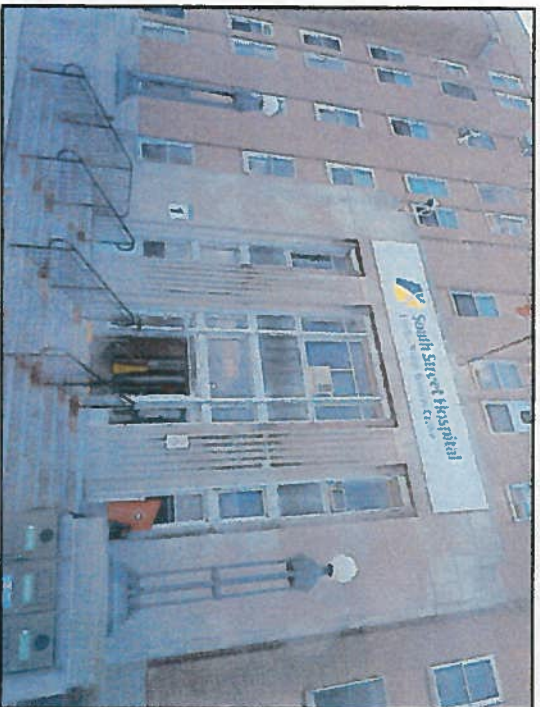
Event	Civic Response (Heritage)	LACH Responses
<p>2009 - October</p> <p>1. City acknowledges the decommissioning of South Street Hospital</p> <p>2. City initiates the SoHo Community Planning process by Planning staff with extensive community engagement</p>	<p>Council directs that the Civic Administration identify any buildings which may be retained for heritage significance, noting that the City would be held responsible for oversight and funding of renovations to heritage buildings returned to the City</p>	<p>LACH referred to Stewardship the question as to whether or not any of the buildings at South Street should be designated. In April, 2010, Stewardship noted that the Colborne Building merited designation and that its work would continue. Stewardship completed additional research in the summer, 2010. It recommended no further action until the completion of a cultural heritage assessment to evaluate the extent and nature of the heritage resources thought to be there.</p>
<p>2010 -October</p>	<p>Civic administration initiated Cultural Heritage Assessment entitled : <i>Buildings in the South Street Hospital Complex</i> (Tausky Report) to evaluate extent and nature of cultural heritage resources present on the site.</p>	
<p>2010 -November</p>	<p>SoHo Community Improvement Plan recommended a number of heritage related measures:</p> <ul style="list-style-type: none"> -preserve and celebrate heritage- -create a secondary plan -assess heritage value of each building -allow for flexibility to incorporate heritage buildings as part of a larger development -add SoHo to list of potential hcds and prioritize it as "next" -provide a grant towards rehabilitation of Red Antiquities Building 	<ul style="list-style-type: none"> - some LACH members participated in community engagement process -acceptance by the LACH of SoHo's addition to HDC list
<p>2011-May</p> <p>Tausky Report submitted to the City; provided a series of recommendations and a priority list:</p> <p>2011-October -November</p>	<p>Shared with the LACH</p> <p>Building Condition reports completed by Allan Avis Architects for Colborne and War Memorial buildings including adaptive reuse potential and cost estimates</p>	<p>September 14 - LACH responses to Tausky Report (see Appendix 1)</p> <p>-specific recommendations were referred back on October 3, to Civic administration for review and response.</p>

and costs for mothballing both properties to provide interim protection	
2011 December 12	Staff Report to PEC/LACH which outlined a series of recommendations related to the Tausky Report and related LACH comments for consideration by the LACH and Council at the January 16, 2012 PEC public meeting.
2012 January 16 PEC Public Meeting	Staff recommendations & Council decisions among which were approval of some demolitions and interim protection for Colborne and War Memorial buildings: No formal comment made at the public meeting on behalf of LACH although Vice-Chair, Joe O'Neil provided a number of observations.
2013-Jan-Oct. Secondary Area Plan community engagement process	Consultants hired, community engagement re Old Victoria Secondary Plan Completion of draftSecondary Plan LACH was a circulated entity during the Secondary Planning process.
2014-January Building Condition Assessments completed by SJMA Architecture for Nurses and Health Services Buildings	Posted on line for information-both buildings were found to be structurally sound but required extensive rehabilitation. Concepts were presented to illustrate how additions might be made.
2014- April - demolition activities Underway for south side of South Street building except Colborne	Completed by end of 2014
2014-June-October Zoning and OP Amendments for the hospital lands	Secondary Plan approved by Council in June Draft Zoning by-law Amendments endorsed by Council in October.
2014-October -December Request for Expressions of Interest re hospital lands redevelopment	Responses under evaluation and review in February, 2015.

Appendix 1: LACH Recommendations (September, 2011) Arising from the Tausky Report

1. To amend the *Inventory of Heritage Resources* (where necessary) to change the priorities of the following buildings:
 - i) former Medical School from a Priority 2 to a Priority 1
 - iv) Main Building (north wing) to retain its Priority 2 status
 - ii) former Nurses Residence from a Priority 2 to a Priority 1
 - v) War Memorial Children's building from a Priority 2 to a Priority 1
 - iii) Colborne building to retain its Priority 1 status.
 - vi) Old Surgical building to become a Priority 1 (previously unlisted)
 - iv) Main Building (north wing) to retain its Priority 2 status
 - vii) Old Isolation building to become a Priority 1 (previously unlisted)
2. To retain the heritage features of the Nurses Residence if necessary by incorporating them into a new structure and;
3. To restore the exterior walls of the east, west and south sides of the Nurses Residence to their original condition, with necessary alterations being made to achieve greater accessibility for disabled persons.
4. Specifically, the following (features) be retained:
 - i) vestibules in the Nurses Residence and the former Medical School
 - iii) the auditorium in the former Medical School
 - ii) reception halls in the Nurses' Residence and the former Medical School
 - iv) sunrooms in the former War Memorial Children's Hospital
5. The preservation of the Colborne Building including original doors, door and window surrounds and fire protection equipment.
6. The preservation of the Art Deco features in the North Wing of the Main Building and their incorporation into a new development
7. The protection of buildings on the site which may be conserved with respect to retaining tenants, providing security, necessary repairs and the prevention of removal of original or significant features.
8. The provision of a detailed conservation plan for each building to be conserved.
9. For buildings that may be demolished, the documentation of their older features.
10. Consideration be given to designation of the site as a cultural heritage landscape or a heritage conservation district.
11. The interpretation to commemorate the history and importance of the hospital in some form such as a passive park, small museum, interpretive signage, works of art, memorial walls and paving stones
12. The conservation of the three properties on the north side of South Street and the property at the southwest corner of Colborne Street and South Street.
13. Conservation of the entrance pavilion to the yellow brick building

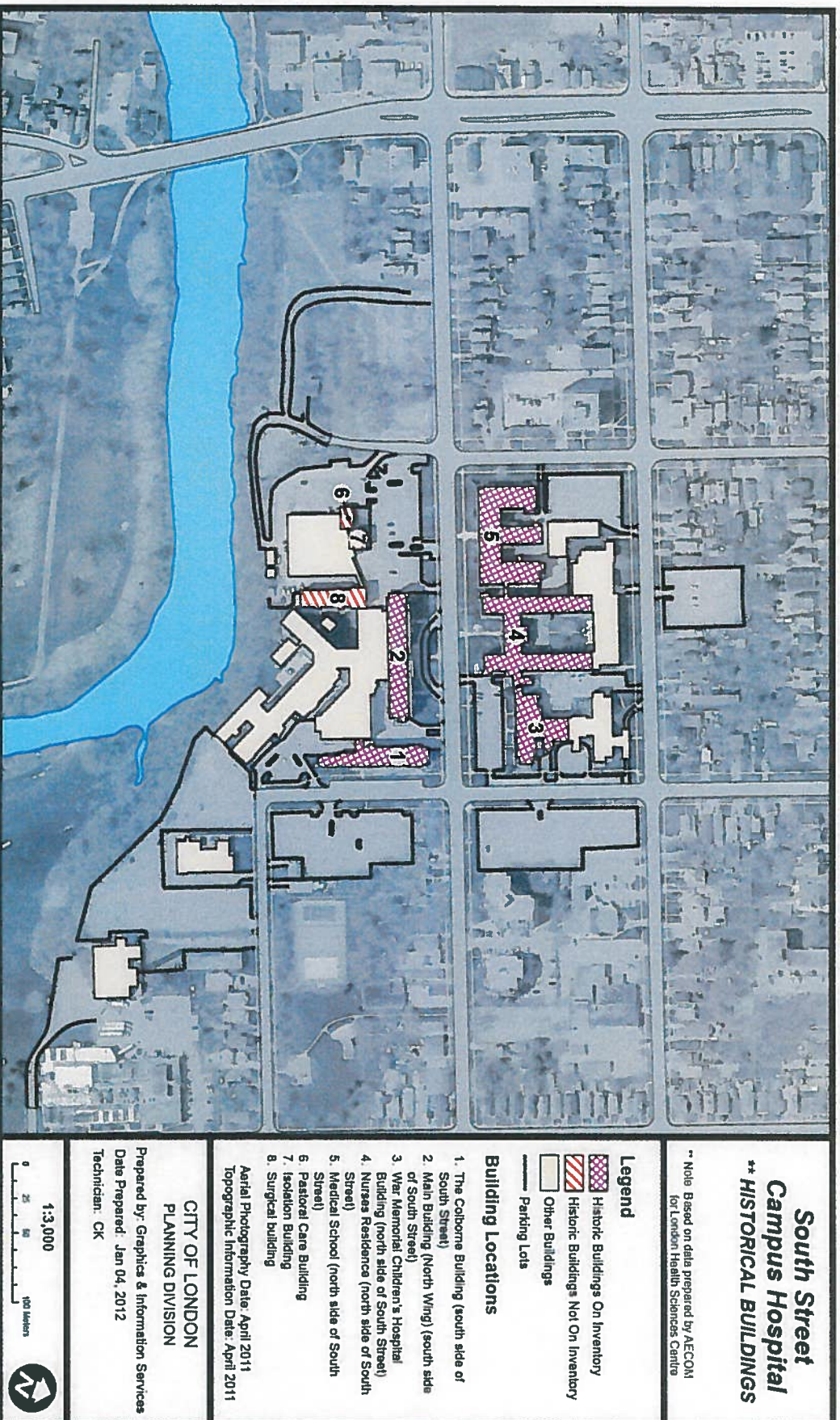
Appendix 3: Historic Buildings Now Removed from Site following Phase 1 Demolition



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Appendix 4 : Site Map



Appendix 5: Heritage Attributes of the Remaining Buildings

Colborne Building

Significant Attributes with respect to Reg. 9/06



<u>Design Values</u>	<u>Historic Values</u>
Distinctive massing	known architect - McBride
Physical Layout	landmark at corner location
Decagonal shape of former Children's wing	
Buff brick in distinct bonding patterns	
Stone foundations	<u>Contextual Values</u>
Corner quoins	Landmark at corner location
String coursing	Contextual relationship with War Memorial
Sandstone sills and trim	
Palladian style elements	

Retention of the Colborne Building is a visible reminder of the older "pavilion style" hospital complex dating to the establishment of Victoria Hospital in the mid-1890s to complement the original London General Hospital built in 1875. The Colborne Building was notable for its combination of what was then known as the Paying Patients' Pavilion and the first purpose built Children's hospital in the city's history. It was designed by Hubert Carroll McBride who skillfully integrated later additions and the building, with its distinctive buff brick, remains a landmark on the corner of South Street and Colborne Streets and complements the more recent Children's Hospital Building on the north.

War Memorial Children's' Hospital Building (1922)

Significant Attributes



<u>Design Values</u>	<u>Historic Values</u>
Rectangular front facade	Memorial value - funding by IODE
3 stories with Stone, Ashlar Foundation	1922 portion - WWI
Red tapestry brick	1945 addition - WWII
Frontispiece with Stone facing, stone pilasters	Designed by Watt & Blackwell
Pedestal, funeral urns	Site of first Cobalt 40 therapy
Decorative figural elements	Contextual Values
Fenestration pattern & size	Landmark on corner
Secondary Doors	Relationship to Colborne building
Open space in front	
Some interior features	

The War Memorial Children's Hospital retains significance for a number of reasons: its long-use as the Children's Hospital; its intended use as a "Memorial" to the fallen of World War I as commemorated by the fundraising efforts spearheaded by the Independent Order of the Daughters of the Empire and several other local organizations; and, its memorial design elements by the local architectural firm, Watt and Blackwell. The second phase of its construction was intended to acknowledge and honour the "heroes" of World War II.

The cultural heritage legacy of this building is further enhanced by its landmark status on the corner, and, historically, by the fact, that a room in the basement of this building witnessed the first use of Cobalt -40 Radiation Therapy in the world.

Gartshore Nurses' Residence (1926-1927)



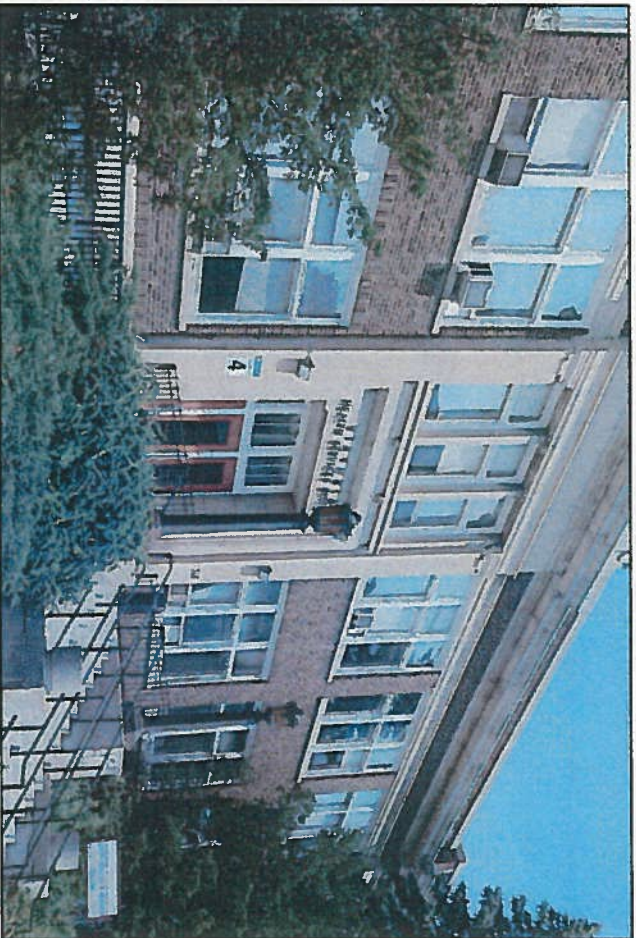
Significant Attributes

<u>Design Values</u>	<u>Historic Values</u>
H- shape, 3 stories with Ashlar foundation	Designed by John N. Moore linked to Colonel William Gartshore
Frontispiece	historic association with hospital complex
Outlined by stone corners	
Surmounted by shaped Pediment	<u>Contextual Values</u>
Front Entranceway with "sunburst" effect	Red tapestry brick integrates with adjacent buildings
Doric stone columns	Protruding wings share similar setback to Health Services
Defined parapet	Centre setback relates to War Memorial Hospital
Stone Quoins	Decorative stone elements relate to adjacent buildings
Interior details	

In the centre of the complex of buildings on the north side of South Street stands the former Gartshore Nurses Residence, a tribute to the legacy of thousands of nurses who received their formal training there and to the philanthropic efforts of Colonel William Gartshore, a benefactor who raised funds to expand the original size of the building creating its H- shape. This building, too, features architectural features that link it to its adjacent buildings on the north side.

Health Services Building (1920-1921)

Significant Attributes



<p><u>Design Values</u></p> <ul style="list-style-type: none"> 2 storey, "E" Shape with 3 wings extending to rear Window clusters arranged in rows Textured Red Tapestry brick Ashlar foundation, frontispiece, sills cornice, and parapet coping Cartouche on stone frontispiece Pilasters with stone bases and capitals Art deco influences Brick soldier course Wood exterior surrounds on window frames Interior details including auditorium 	<p><u>Historic Values</u></p> <ul style="list-style-type: none"> Former Medical School for W.U until 1965 Medical research Noted architect - Watt & Blackwell <p><u>Contextual Elements</u></p> <ul style="list-style-type: none"> Corner location -entrance way to complex Relationship to Nurses' & War Memorial emphasize with design details and setbacks
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At the west end of the block, is the former Medical School Building designed by Watt and Blackwell for Western University, an historic association from 1920- 1965. It, too, retains important architectural detailing complementing both the Nurses Residence and the War Memorial Children's Hospital.

Collectively, the buildings on the north side of South Street form a distinctive grouping constituting what has been described as a cultural heritage landscape which would include the wide street and significant front setbacks of both the Nurses Residence and War Memorial Hospital buildings.

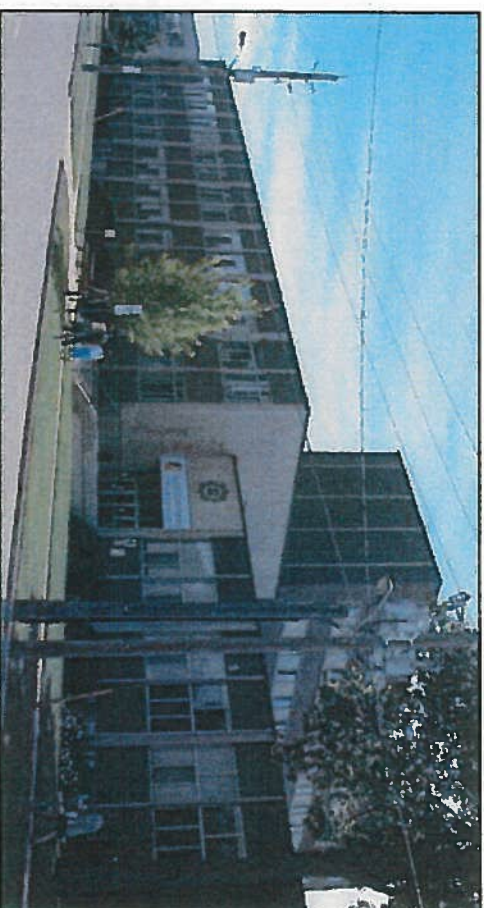
Appendix 6: Other Buildings Present on Site

385 Hill Street (attaches to War Memorial Children's Hospital)



Former London and District Crippled Children's Treatment Centre
Designed by London architect Peter Tillman
Built by Hayman and Sons
Not currently listed
Exemplar of Mid-Century Modern architecture

379 Hill Street (attaches to former Nurses Residence)



373 and 351 Hill Street – Victoria Hospital Nurses' Residence and Education Building, and
H.A. & W.J. Stevenson Medical Library (1961)
Designed by London architect Charles H. Gillin
Not currently listed
Exemplar of Mid-Century Modern architecture