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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MARCH 2, 2015
FROM:	J. M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE BUILDING RETENTION OLD VICTORIA HOSPITAL LANDS

RECOMMENDATION

That, on the recommendation of the Managing Director, Land Use Planning and City Planner, the following report **BE RECEIVED** for information and the following actions **BE TAKEN** regarding building retention on the Old Victoria Hospital Lands:

1. With respect to the Colborne Building and the War Memorial Children’s Hospital:
 - a) The London Health Sciences Centre (LHSC) and the Chief Building Official (CBO) **BE ADVISED** that Municipal Council intends to retain the Colborne Building and the 1922 portion of the War Memorial Children’s Hospital;
 - b) Staff **BE DIRECTED** to work with proponents responding to the Request for Proposal process regarding the designation of the Colborne Building and the 1922 portion of the War Memorial Hospital;
 - c) The LHSC **BE ASKED** to dedicate the funds earmarked to demolish the 1922 portion of the War Memorial Hospital Building instead to undertake the remediation and removal of hazardous materials within the Colborne Building and the War Memorial Hospital such that they can be repurposed.

2. With respect to the 1945 and later additions to the War Memorial Children’s Hospital building, the buildings at 385, 373, and 351 Hill Street and the building at southeast corner of Hill Street and Waterloo Street, the LHSC and CBO **BE ADVISED** that Municipal Council consents to the demolition of these buildings.

3. With respect to the Gartshore Nurses’ Residence Building and the Health Services Building:
 - a) The LHSC and CBO **BE ADVISED** that Municipal Council consents to the demolition of these buildings;
 - b) Key exterior architectural elements **BE RETAINED** for possible use in the interpretation of the former hospital site.

4. Photographic documentation of all buildings, or portion of buildings, demolished on the Old Victoria Hospital Lands **BE COMPLETED** prior to any demolition activity to ensure archival records exist to allow for future research.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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2009-10-05: Municipal Council Resolution – Actions with respect to the decommissioning of London Health Sciences Centre (LHSC) South Street Campus

2011-05: *Roadmap SoHo: Regeneration South of Horton Street*

2011-05: *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex* (N. Tausky)

Agenda Item # Page #

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D. Menard:

2011-10-03: Municipal Council Resolution – Re: Clause 1 of the 10th Report of the London Advisory Committee on Heritage (with respect to the *Cultural Heritage Assessment* by N. Tausky)

2011-11-23: *Building Condition Assessment for the Old War Memorial Children’s Hospital*

2011-11-25: *Building Condition Assessment for the Colborne Building*

2011-12-12: Report to Planning and Environment Committee – LHSC South Street Hospital Complex-Heritage Issues

2012-01-16: Report to Planning and Environment Committee – Decommissioning the South Street Hospital

2014-01: *Building Condition Report for the former Nurses Residence*

2014-01: *Building Condition Report for the Health Services Building (former Medical School)*

2014-06-17: Confidential Report to Corporate Services Committee – LHSC -South Street Campus Decommissioning

2014-06-20: Report to PEC – *Old Victoria Hospital Lands Secondary Plan*

2014 -10-22: Requests for Expressions of Interest: City of London Old Victoria Hospital Lands

PURPOSE OF THIS REPORT

The purpose of this report is to advise on the retention / demolition of the buildings remaining on the Old Victoria Hospital Lands.

BACKGROUND

Brief Overview - Old Victoria Hospital Lands

The Old Victoria Hospital Lands, which are generally located along the Thames Valley Corridor, between Waterloo Street and Colborne Street, represent a prominent site within the SoHo community and the City at large. These lands housed one of the City’s earliest medical facilities. This facility originated in 1866 when the City of London purchased these lands to provide for a proper “City Hospital.” London General Hospital was constructed in 1875 and was renamed Victoria Hospital in the 1890’s in honour of Queen Victoria’s Diamond Jubilee. The newly renamed Victoria Hospital officially opened in 1899. From 1875 to 1977 the hospital complex evolved with the addition of various buildings, with additions to existing buildings and with the removal of some buildings. The lands which currently constitute the Old Victoria Hospital site are approximately 5 hectares in size (Images 1-2; also see Appendix 1).

In 1977, a decision was made to relocate the hospital facilities to a new health complex on lands adjacent to Commissioners Road. In 2013, the last patients in the South Street (Old Victoria) complex were relocated to the new hospital site.

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Image 1: Old Victoria Hospital (circa 1940), looking south.

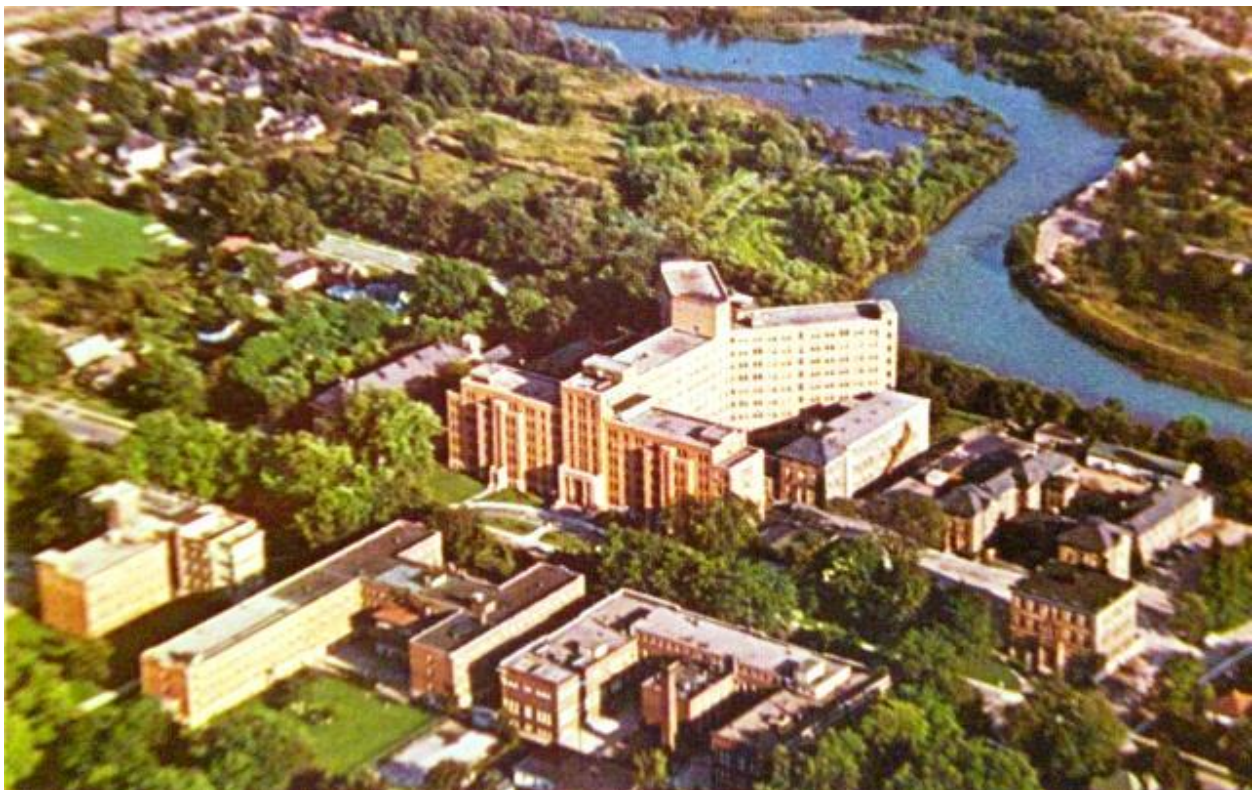


Image 2: Aerial view of Old Victoria Hospital (circa 1960). Image courtesy of Western Archives.

Recent Events

As the London Health Sciences Centre (LHSC) approached the conclusion of its multi-year project to relocate the hospital facilities from South Street to the new Victoria Hospital Complex at Wellington Road and Commissioners' Road, discussions began with respect to the future of the buildings and lands on the South Street site. It was recognized that the buildings were owned by LHSC but the majority of the lands on which they were situated were owned by the City. The removal of some, or all, of the buildings would require an expensive demolition process. With regard to potential costs, an agreement was made among the City, LHSC and the Ontario Ministry of Health that would see the Province and hospital contribute to the costs associated with demolition and the remediation of the site. While the agreement is complex in nature, it is important to understand that it represents significant financial contributions by the LHSC and the Ontario Ministry of Health to demolish and clear these lands.

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D. Menard:

It was also recognized that many of the former hospital buildings had cultural heritage value for a number of reasons- physical or design, historical or associative, and contextual value. Six of the buildings were listed on the City's *Inventory of Heritage Resources*. However, a more complete understanding of the nature and extent of the potential cultural heritage resources at this site was deemed necessary with regard to revisions to the *Ontario Heritage Act* in 2005.

In 2011, the City commissioned heritage consultant, Nancy Tausky, to provide a detailed assessment of the cultural heritage resources related to the South Street site ("Tausky Report," 2011). Subsequently, the City also commissioned specific building condition reports from heritage architects with respect to four of the buildings the Tausky Report had identified as significant and worthy of retention.

As this research was being done, concurrently, the City had been conducting an assessment of the wider SoHo area, defined as the area bounded by the CN tracks, Adelaide Street and the Thames River, in terms of generating community discussion related to the revitalization of the neighbourhood. One of the outcomes of this engagement was the adoption of a Community Improvement Plan (CIP) titled *Roadmap SoHo: Regeneration South of Horton Street* (2011).

Roadmap SoHo

Roadmap SoHo suggested a number of initiatives for the area and made specific references to the Old Victoria Hospital Lands. The conceptual vision put forward in this CIP identified various design objectives for the redevelopment of the hospital lands. One of these was to provide opportunities to preserve and celebrate heritage resources to ensure that the hospital remains etched in the community (*Roadmap SoHo* p.14).

Specifically, *Roadmap SoHo*, Section 4.1, directed that the City should assess the heritage value of each building on the Old Victoria Hospital Campus and evaluate the potential reuse of each building and the cost of restoration to establish the viability of preservation. Further, it recommended that allowance be made to incorporate heritage buildings as part of a larger development, building expansions or intensification and to ensure that new development constructed adjacent to built heritage is sensitive to and does not compromise the identified features of heritage buildings. *Roadmap SoHo* recommended the preparation of a Secondary Plan for the Old Victoria Hospital site.

2012-2014 – Initial Demolitions

Following community discussions in 2012-13, including consultation with the London Advisory Committee on Heritage (LACH), Municipal Council took a number of steps with respect to the disposition of some buildings on the South Street site. Approvals were given in 2012 for the removal of buildings on the south side of South Street, with the exception of the Colborne Building (Appendix 2). The removal of these buildings was described as Phase A of the demolition project and included the demolition of the Main Hospital Building, the Pastoral Care building, the Isolation Building and the Surgical Building all of which had been recognized both in the *Inventory of Heritage Resources* and in the Tausky Report as having some cultural heritage value. Other buildings involved in the Phase 1 demolition process included the Thameswood Lodge building and the steam energy generating facility.

Prior to moving forward with the Phase A demolitions described above, Municipal Council at its January 2012 meeting directed that no action be taken towards the removal of the Colborne Building and the War Memorial Children's Hospital building, with the exception of permitting the removal of the post-1950 addition to War Memorial Children's Hospital. As well, Municipal Council took no action at that time with respect to the demolition of the former Gartshore Nurses' Residence or Health Services Building (former Medical School building) noting that both were still in use by LHSC.

Other actions directed by Municipal Council in January, 2012 were to provide funding to "mothball" both the Colborne Building and War Memorial Children's Hospital building, to identify a source of funding to complete building condition reports for the former Gartshore Nurses'

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D. Menard:

Residence and Medical School buildings and to develop opportunities to develop an interpretation program to identify the history and importance of the hospital, a program that might also incorporate salvaged materials from the site.

Additional building condition assessments for the former Gartshore Nurses' Residence and the Health Services Building were commissioned by the City and completed by SJMA Architects in January, 2014.

Demolition activities on the structures on the south side of South Street began in 2014 and were largely completed by the end of the year including the closing of the tunnels (Image 3).



Image 3: Old Victoria Hospital lands following the Phase 1 demolition process in 2014.

Old Victoria Hospital Lands Secondary Plan (2014)

Also emerging in 2014 was the preparation of a Secondary Plan for the Old Victoria Hospital lands area. This involved extensive community engagement. The *Old Victoria Hospital Lands Secondary Plan* was adopted by Municipal Council in June, 2014. Section 2 outlined Vision and Principles, and begins with the Vision for the SoHo community which is “...a vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage and, with its unique links to the Downtown and Thames River, will be a great place to live, work and play!”

The importance of the area’s cultural heritage was specifically noted with the expressed intent to “*preserve and incorporate heritage buildings identified for preservation in the Cultural Heritage Assessment, 2011 within new development blocks and within new buildings, where possible.*” As well, the *Old Victoria Hospital Lands Secondary Plan*, recognized the importance of the intersection of South Street and Colborne Street as an important crossroads in the neighbourhood and recommended “*the incorporation of the War Memorial Children’s Hospital building and the Colborne building into the development of the Four Corners in part, to recognize the historic significance and importance to the community of these buildings through designation under the Ontario Heritage Act.*” (See Figures 1 and 2)

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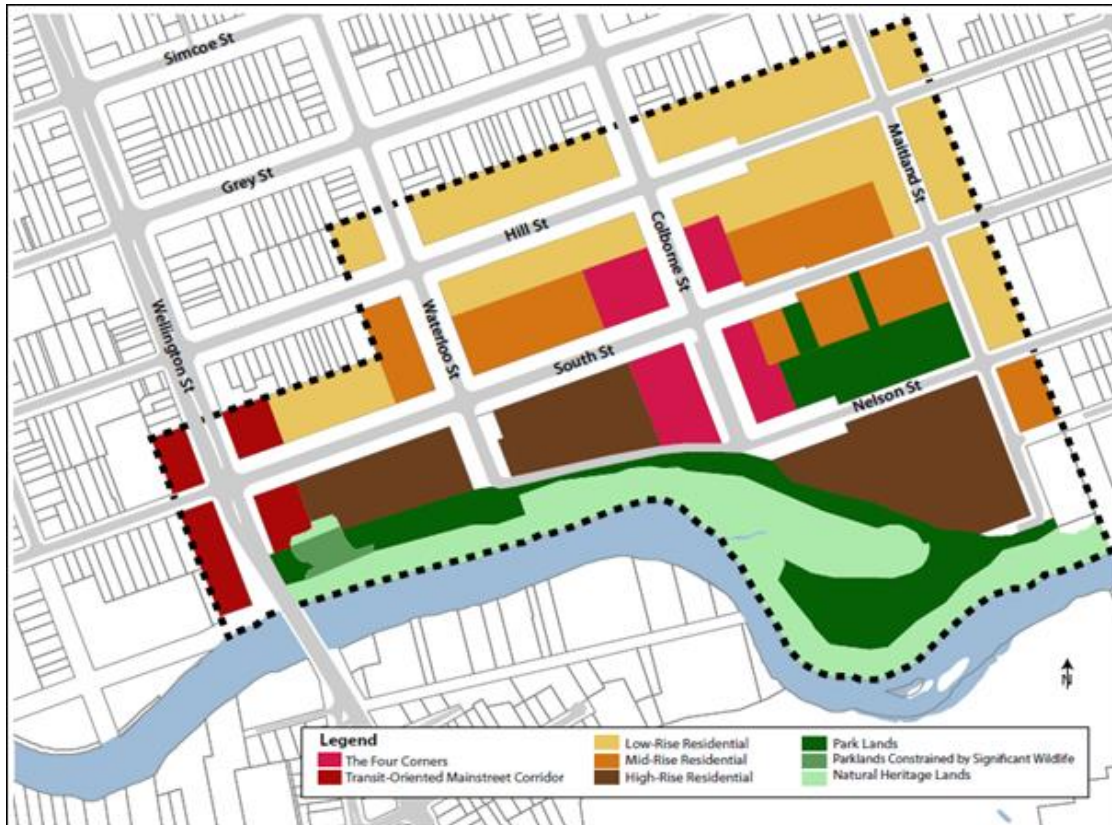


Figure 1: Land Use Plan in the *Old Victoria Hospital Lands Secondary Plan*.

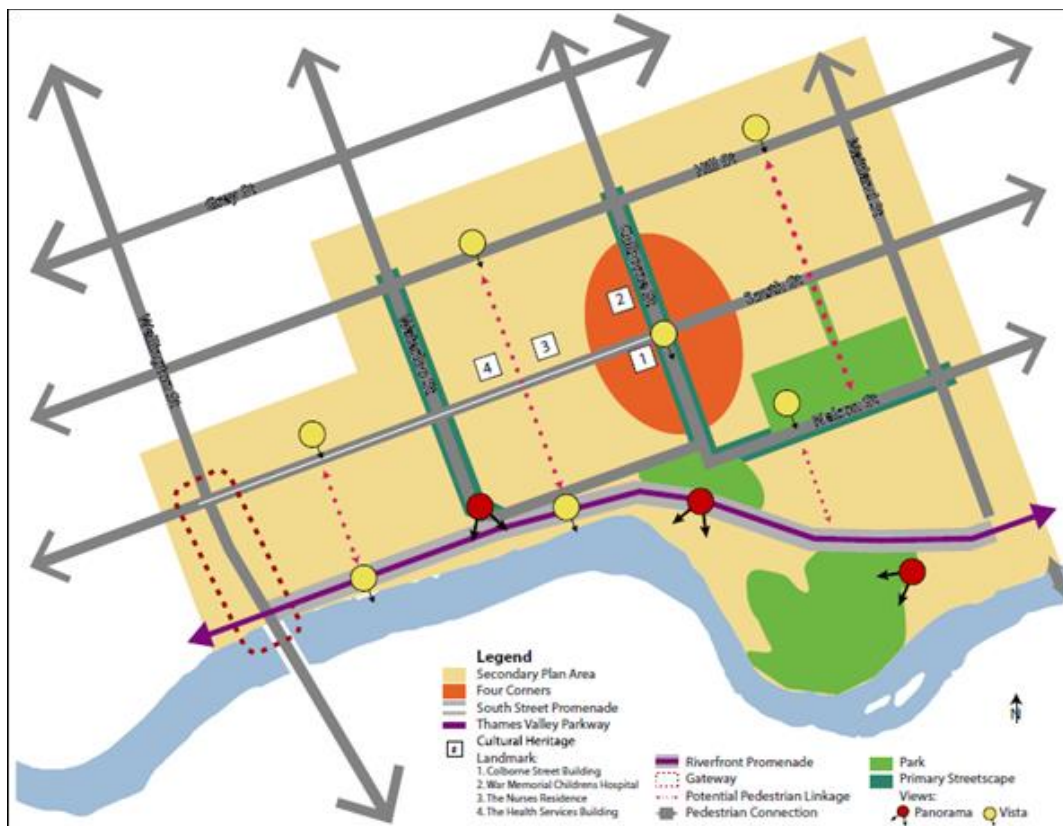


Figure 2: Community Structure Plan in the *Old Victoria Hospital Lands Secondary Plan*.

Expressions of Interest – 2014-15

As the demolition of the Phase A properties was underway, Municipal Council directed that a Request for Expressions of Interest (REOI) be issued seeking private sector parties interested in undertaking the redevelopment of the Old Victoria Hospital lands. The REOI was released on October 22, 2014 with submissions received on December 22, 2014. With respect to the

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D. Menard:

remaining heritage buildings, the REOI asked respondents *“to demonstrate an understanding of the importance of heritage retention and describe a strategy for adaptive reuse of any, all or portions of the buildings identified.”*

For reasons of confidentiality with the REOI process and of the impending Request for Proposals (RFP) process, it is not possible to disclose in any detail within the submissions that have been received. However, it can be said some submissions received did indicate an interest in retaining and repurposing heritage buildings on the site, if feasible. However, as the City has not proceeded to a detailed RFP process, there is limited information on what buildings could be retained within the content of specific proposals.

It should be recognized that the heritage buildings on site have been constructed as institutional buildings with floor plates often featuring hallways and small rooms of shallow width. Staff acknowledges that the market demand for such space is not unlimited and repurposing all of the institutional space within the four buildings on site may be challenging.

Cost Considerations

There are a number of cost-related considerations that Municipal Council must weigh in assessing the retention versus the demolition of buildings on the Old Victoria Hospital Lands. Initially, there are costs related to the demolition and remediation process. The agreement between the City, the LHSC and the Ontario Ministry of Health has delineated these costs. It is estimated that the hospital and province will be contributing as much as \$5M to \$5.5M towards demolition and abatement on the north side of South Street. If the City decides to retain these buildings for heritage reasons and a purchaser is ultimately not found to occupy one or more of them, this provincial and LHSC contribution towards demolition costs will be lost.

A second range of costs would include the “carrying costs” of retaining buildings for a future, undefined, use. Such costs include the removal of hazardous materials in the event that buildings are repurposed, the provision of heat and ventilation on an ongoing basis, necessary repairs to maintain a building in a mothballed state and on-going security costs to ensure the protection of the building(s) against fire and vandals. Based on historical costs borne by the LHSC for the first half of 2014, it is anticipated that annual carrying costs for all of the buildings on the north side of South Street could be as much as \$700k - \$900k per year.

The third range of costs related to retention are the construction costs associated with the repurposing of buildings. These costs would be carried by prospective buyers. The heritage architects retained by the City have estimated such costs as follows (including contingency costs, professional fees, and other costs) for the four buildings:

- Colborne Building (32,535 sf) – \$8,022,000 (2011)
- War Memorial Children’s Hospital (50,000 sf including the 1945 North Wing) – \$11,626,000 (2011)
- Gartshore Nurses’ Residence (68, 390 sf) – \$17,462,900 – \$19,298,300 depending on type of use(2014)
- Health Services Building (81,950 sf) – \$20,927,550 – \$23,131,360 depending on type of use (2014).

Understanding these costs, it is important to consider how much of the total 230,000 sq.ft. of institutional space can be viably re-purposed by the market.

Assessment of Heritage Significance

If Municipal Council determines it would prefer an option that would seek the retention of some buildings or portions of buildings, it may be useful to provide advice regarding the relative cultural heritage value of each of the four buildings. In terms of cultural heritage resources, four of the remaining buildings had been identified in the Tausky Report as potentially worthy of retention and adaptive repurposing. These are: the Colborne Building, the War Memorial Children’s Hospital Building, the Gartshore Nurses’ Residence and the Health Services Building. Each building, separately, may meet the criteria for designation under Section 29, Part IV, of the *Ontario Heritage Act*. Details pertaining to their heritage attributes are found in Appendix 3.

Agenda Item #	Page #

D. Menard:

The Tausky Report prioritized buildings as follows:

1. The Colborne Building
2. The War Memorial Children's Hospital
- 3/4 The Gartshore Nurses' Residence
- 3/4 The Old Surgical Building
5. The Old Isolation Building
6. The Health Services Building
7. The North Wing of the Main Building
8. The Pastoral Care Building (formerly the Isolation Hospital Supplies Building)

In its initial comments in 2011 with respect to the Tausky Report, the LACH did not produce its own prioritized list of buildings but specifically requested Municipal Council to consider:

- 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;
- The preservation of the Colborne Building;
- The preservation of the Art Deco features in the North Wing of the Main Building;
- Retention of the heritage features of the Nurses residence if necessary by incorporating them into a new structure; and,
- The retention of specific features associated with the Gartshore Nurse's Residence, the Health Services Building and the War Memorial Children's Hospital building.

These recommendations may indicate a degree of prioritization.

Following the consideration given by Municipal Council in January, 2012 when decisions were made regarding the removal of buildings in Phase A (buildings south of South Street with the exception of the Colborne Building), staff worked towards obtaining building condition reports for the four remaining buildings to better understand the nature and prospective adaptability of each of these buildings.

While no formal prioritization was done, informally, both the Colborne Building and War Memorial Children's Hospital (1922 portion) started to emerge as priorities for retention in the event that not all four buildings could be retained.

Staff would prioritize the retention of the four remaining buildings (Figure 3) as follows:

1. Colborne Building including former Children's wing (Image 4);
2. War Memorial Children's Hospital (1922 portion) (Image 5);
3. Gartshore Nurses' Residence (1928 portion) (Image 6); and,
4. Health Services Building (Image 7).

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D. Menard:

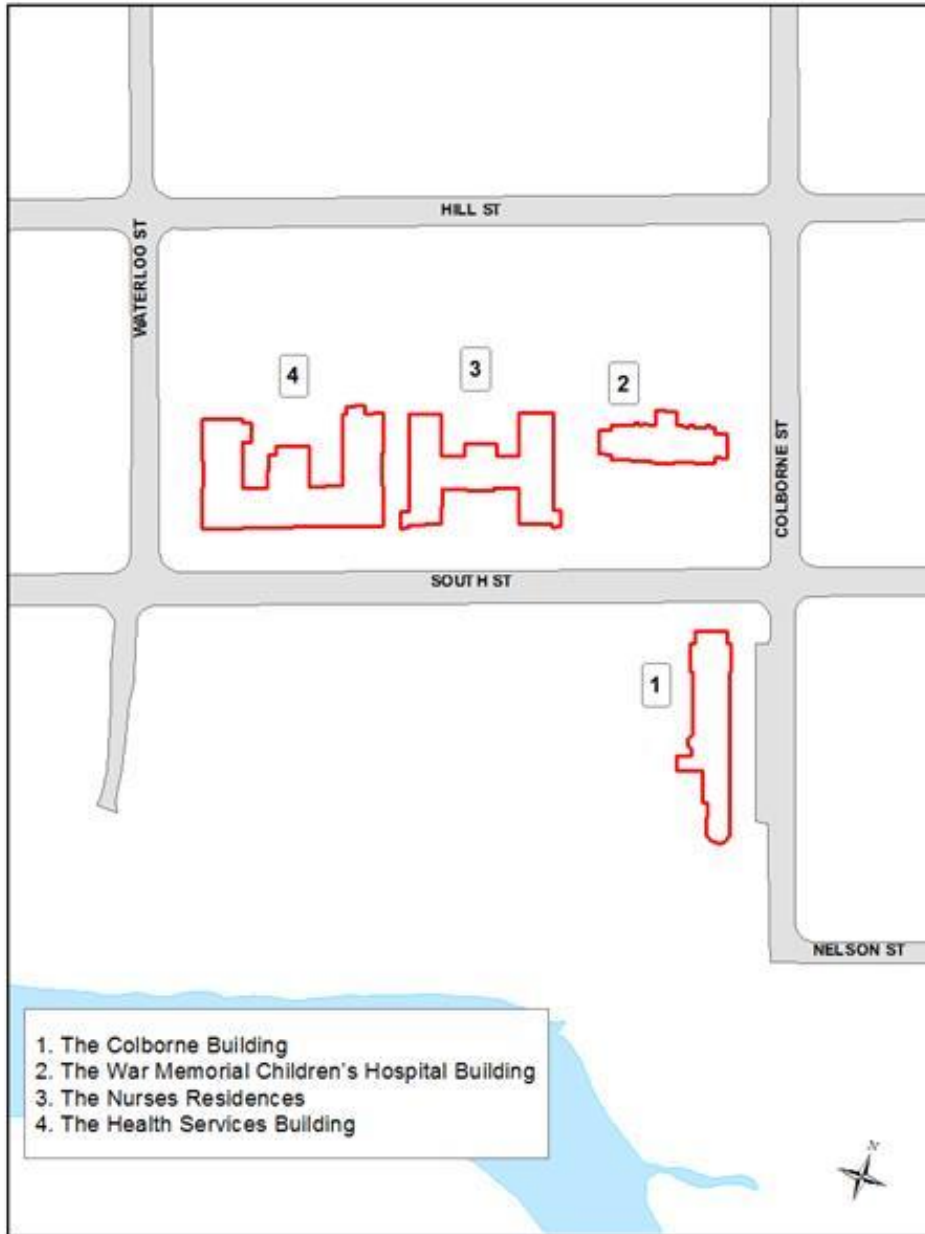


Figure 3: Remaining buildings on the Old Victoria Hospital site.



Image 4: Colborne Building (circa 1899 with later additions).

Agenda Item # Page #

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D. Menard:



Image 5: War Memorial Children's Hospital (1922).



Image 6: Gartshore Nurses' Residence.



Image 7: Health Services Building (former Medical School building).

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D. Menard:

Retention of the Colborne Building would acknowledge the early phase of the hospital's evolution in terms of the "pavilion style" structures which were once a feature of the complex. The Colborne Building also was historic in that it housed the former "Paying Patients" facility and the first children's hospital was housed in the rear portion of the building. Retention of the front portion of the War Memorial Children's Hospital building would acknowledge its original memorial function arising from World War I, its long-use as the children's facility and recognition of medical advancements achieved in this building, including the first use of Cobalt 60 therapy.

The possible retention of these two buildings is also consistent with the proposed "Four Corners" design feature identified in the *Old Victoria Hospital Lands Secondary Plan*. This feature seeks to mark the intersection at Colborne Street and South Street as a significant community focal point. Its intent would be to create a civic space – a heritage square – which would be framed by the Colborne Building and the War Memorial Children's Hospital building.

Current Situation

The agreement among the City, LHSC and the Ontario Ministry of Health to fund the demolitions and the remediation of the Old Victoria Hospital site is time-sensitive and the parties have identified March 30, 2015 as the deadline to determine which of the remaining buildings still on the site should be retained past that deadline. The funding available for demolition must be allocated or will likely be lost.

The REOI responses indicated some willingness to retain heritage buildings but lack specific details with respect to which buildings and which parts of buildings may fit into respondents' future plans.

Given this narrow time frame, the LACH is being consulted at this time with respect to confirming or clarifying its previous positions regarding the cultural heritage value or interest of the remaining buildings and providing additional comments it sees as appropriate. The LACH had formally commented on these resources in its report to Municipal Council in October, 2011. (Appendix 3)

With respect to the 2011 recommendations made by the LACH, Municipal Council previously had referred these recommendations to Civic Administration for its consideration. A subsequent report to the Built and Natural Environment Committee was submitted by staff for its meeting on December 12, 2011 with a further report at a public participation meeting before the PEC on January 16, 2012. In these reports responses to some LACH recommendations were provided. Other responses have been awaiting the resolution of various activities.

Specifically, as described earlier in this report, Municipal Council, at its meeting on January 31, 2012 consented to the demolition of the Main Hospital building, the Pastoral Care building, the Isolation building and the Surgical building.(see Appendix 2) It also supported the documentation of these buildings, the retention for reuse of the Art Deco entrance to the Main Hospital Building, the interim preservation of the Colborne Building and War Memorial Children's Building including seeking funds for the protection of both buildings pending a final decision as to their disposition.

Options

At this time, municipal Council has a number of potential options it may consider with respect to the future of the remaining buildings on the Old Victoria Hospital site.

Option 1 – remove all remaining buildings, including the Colborne Building and War Memorial Children's Hospital buildings to allow for unrestricted redevelopment of the entire site. This option would maximize the access to funds for the demolition and remediation of the site offered by the LHSC and the Ontario Ministry of Health. It would eliminate restoration cost considerations and would also eliminate carrying costs of the buildings pending redevelopment. While this option may maximize the potential redevelopment opportunity, it would negatively

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D. Menard:

impact the vision and goals outlined in *Roadmap SoHo* and the *Old Victoria Hospital Lands Secondary Plan* which calls for recognition of the cultural heritage legacies of the former hospital complex.

Option 2 – retain all existing buildings on the site. Such an option would retain the cultural heritage value of the remaining buildings but at a considerable cost with respect to mothballing the remaining buildings pending finding appropriate adaptive reuses for them (\$700k-\$900k per year). It should be noted that while some degree of interest has been shown by some respondents in the REOI process, that interest is not specified in terms of individual buildings. Such an option also jeopardizes the existing funding available for the demolition of the properties and would place any future costs of demolition clearly on the City. A total estimated cost of over \$60 million would be required to restore all of these buildings. Furthermore, it is questionable whether, and over what time frame, there is adequate market demand to fill these buildings, particularly given the constraints their floor plates pose in repurposing, particularly at this multiple-building site.

Option 3 – retain some of the existing buildings with the intention of integrating them into redevelopment opportunities on the remainder of the hospital lands going forward. This option would allow for some retention of the cultural heritage legacy consistent with *Roadmap SoHo* and the *Old Victoria Hospital Lands Secondary Plan*. It would allow for a greater degree of redevelopment opportunity than Option 2 would provide. It would avail of a majority of the Province’s and Hospital’s financial contributions for demolition and abatement and minimize the risk that the City may have to bear all of these costs at some point in the future, if these buildings cannot be repurposed in a reasonable amount of time. It would also eliminate a large portion of the annual mothballing and carrying costs associated with retaining all of the buildings. Option 3 can stand alone, or may also be combined with Option 4.

Option 4 – retain portions of existing buildings for incorporation into redevelopment opportunities. The Colborne Building, War Memorial Children’s Hospital, Gartshore Nurses’ Residence and the Health Services buildings have been evaluated by heritage architects. Each has been found to be structurally sound and suitable for repurposing, although at some significant costs depending on the proposed uses. This option may not be suitable given the time-sensitivity for future demolitions but it should be noted that the War Memorial Children’s Hospital and Gartshore Nurses’ Residence buildings both have later additions which could be removed to provide greater flexibility for redevelopment. Both have, in effect, connections to buildings on Hill Street which were constructed at later dates. The REOI process indicated some degree of interest in the reuse of the buildings fronting South Street and Option 4 may be appropriate in a future Request for Proposals. However, the retention of portions of buildings will negatively impact funding opportunities for the City and would require the City to take on significant unplanned demolition costs in the future if these buildings cannot be feasibly repurposed. It would also attract significant annual mothballing and carrying costs.

Options 2, 3 and 4, where some degree of building retention is possible, would each allow for consideration of designation under the *Ontario Heritage Act*. The LACH has previously recommended both changes in listing priorities and designation of the buildings but Civic Administration has deferred action upon these requests until a determination is made of the disposition of the buildings. Such action also occurred with respect to the former McCormick Factory building at 1156 Dundas Street (designated under Part IV of the *Ontario Heritage Act* in November 2014). Discussions with a proponent seeking the adaptive reuse of that building facilitated the creation of a Statement of Cultural Heritage Value or Interest in the designation by-law that balanced cultural heritage conservation and the future use of the property.

Features Recommended for Retention

Resulting from a greater knowledge of the nature of these buildings and their cultural heritage value, a number of features have been identified. In the event that it is determined some of these buildings cannot be retained, the following may be features worthy of retention for use elsewhere on site, possibly with respect to the future interpretation of the importance of the legacy of the Old Victoria Hospital:

Agenda Item #	Page #

D. Menard:

- The Art Deco features on the frontispiece of the Main “Elsie Perrin Williams” wing. (It is the City’s understanding that these elements have been conserved in the demolition and are in storage for use by the LHSC. Similarly, plaques and the stain glass image of Queen Victoria have also been conserved.);
- The front entrance details including the done columns and entablature, round-headed fanlight, exterior lights, urns, and shaped pediment on the exterior of the Gartshore Nurses’ Residence;
- Interior design elements in the entrance foyer, fireplace mantel and mantelpiece and plaster rosette also in the Gartshore Nurses’ Residence; and,
- The cartouches in the cornice of the Health Services building and paneled wood posts in the foyer.

It is possible that additional elements may be worthy of retention for use elsewhere on site. In the event that any buildings are demolished, a detailed photographic documentation should be completed to provide a record of these buildings prior to such demolition.

2015 Recommendations

Considering the available time frame for access to funds for demolition and remediation, the directions in the *SoHo Community Improvement Plan* and the *Old Victoria Hospital Lands Secondary Plan* and the undefined, but somewhat positive, responses from the REOI process, staff recommend the following actions:

1. Retention of the Colborne Building and the original (1922 portion) of the War Memorial Children’s Hospital. As noted, retention of the Colborne Building would provide a degree of continuity with the original “pavilion style” of the former hospital complex and would recognize the original Paying Patients pavilion and the first children’s hospital. Retention of the 1922 portion of the War Memorial Children’s Hospital building would recognize its memorial nature, its care for children and the location there of the first Cobalt -60 Therapy achievement. This option would allow for the creation of a strong focal point for this new part of the SoHo neighbourhood anchored by these two heritage buildings around a new heritage square (“Four Corners”).
2. Staff recommend delaying the heritage designation of these two buildings at this time to allow a collaborative process for establishing reasons for designation. This can be achieved through discussions with proponents advancing to the Request for Proposals stage of the procurement process. For the most part, potential heritage attributes are contained within the exterior façade details allowing for extensive alterations on the interior.
3. With respect to the joint funding available for demolition and remediation, staff recommend a request to LHSC to apply some of those funds for the removal of hazardous materials from the portion of the War Memorial Children’s Hospital for which retention is recommended.
4. With respect to the later additions to the War Memorial Children’s Hospital building, the buildings located at 385, 373, and 351 Hill Street, and the building at the southeast corner of Hill Street and Waterloo Street, staff recommend that Municipal Council consent to demolition, and advise the Chief Building Official and LHSC accordingly. While these buildings may have significance, this must be balanced with other factors, including the potential development opportunity for the site, \$5-5.5 million of available funding to demolish and abate the lands, the high cost of repurposing these buildings, and the high annual cost of mothballing and carrying these buildings (potentially \$700-\$900k).
5. With respect to the Gartshore Nurses’ Residence building and the Health Services building, staff recommend that Municipal Council consent to demolition, and advise the Chief Building Official and the LHSC accordingly. If such demolitions are carried out, staff would further recommend that efforts be made to identify and retain features that could assist in the interpretation of the Old Victoria Hospital site.

Agenda Item # Page #

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D. Menard:

6. With respect to any buildings, or portions of buildings, demolished on the site, staff would recommend that photographic documentation be completed prior to any such demolition activity.

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER	J. YANCHULA, MCIP, RPP MANAGER- URBAN REGENERATION
RECOMMENDED BY:	
J. M. FLEMING, MCIP, RPP MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

February 20, 2015

dm/

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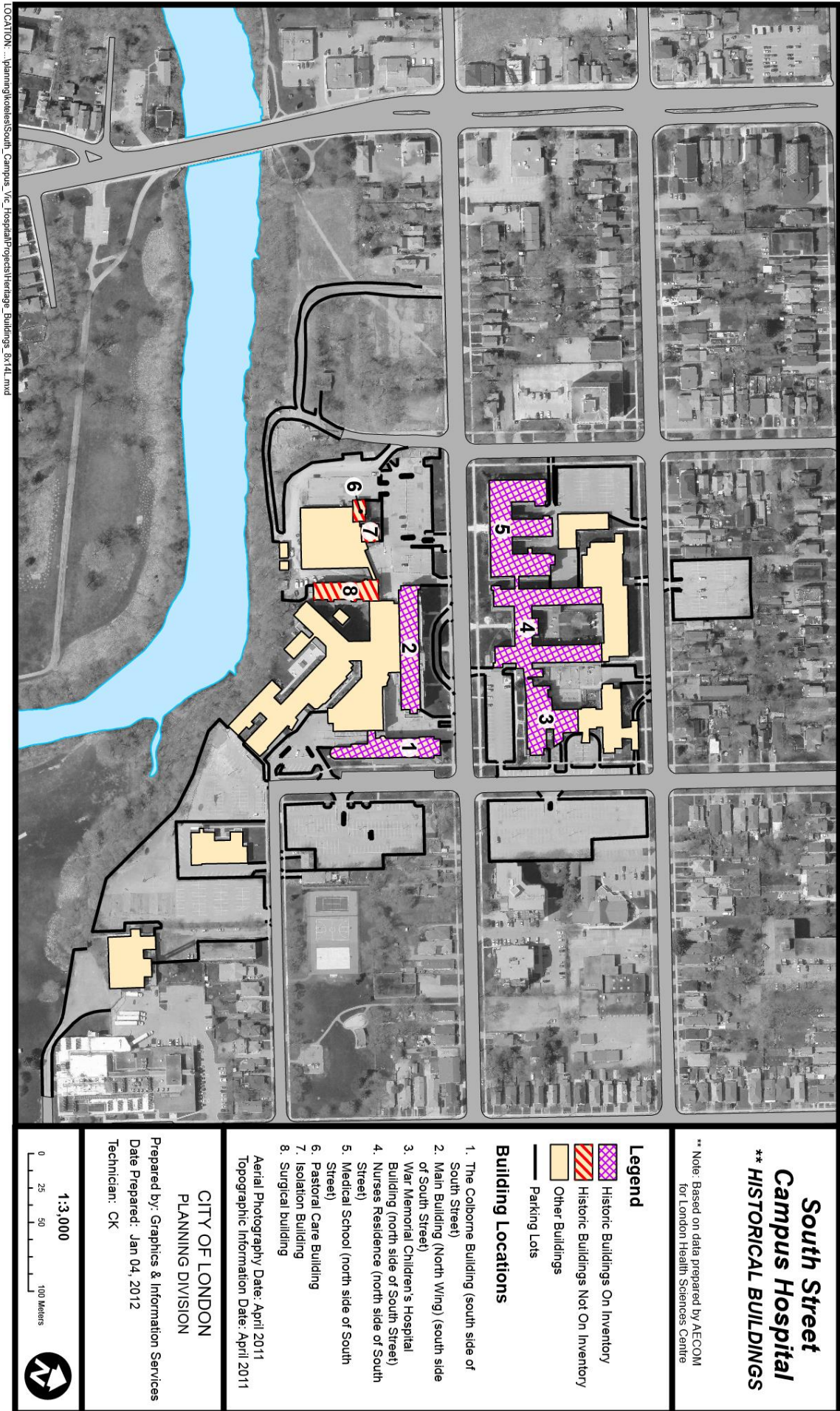
- Appendix 1 – Site Map
- Appendix 2 – Buildings Removed in Phase 1 of the Demolition Process
- Appendix 3 – Previous LACH comments
- Appendix 4 – Additional Photographs

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D. Menard:

Appendix 1: Site Map - Old Victoria Hospital Lands including Buildings



Agenda Item # Page #

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D. Menard:

Appendix 2: Buildings Removed in Phase A of the Demolition Process



Image 1: Main Building – North Wing (Elsie Perrin Williams Wing).



Image 2: Detail of the Art Deco frontispiece of the Main Building – North Wing.



Image 3: Old Surgical Building, with the former Tuberculosis Ward (circa 1899 and 1913).

Agenda Item # Page #

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D. Menard:



Image 4: East Pavilion (former Isolation Hospital, circa 1909) and Pastoral Care Building.



Image 5: Thameswood Lodge.

Agenda Item #	Page #

D. Menard:

Appendix 3: Part 1 Previous LACH Recommendations – 2011 (response to 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 Priority 2 to Priority 1
 - ii) Former Nurses Residence from Priority 2 to Priority 1
 - iii) Colborne Building to retain Priority 1 status.
 - iv) Main Building (north wing) to retain Priority 2 status
 - v) War Memorial Children’s Hospital building from a Priority 2 to Priority1
 - vi) Old Surgical building to become Priority1
 - vii) Old Isolation building to become a Priority 1

2. To retain the heritage features of the Nurses’ Residence if necessary by incorporating them into a new structure.

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
 - ii) reception halls in the Nurses’ Residence and the former Medical School
 - iii) the auditorium in the Health Services building
 - 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.

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Appendix 3: Part 2 Heritage Attributes of Remaining Buildings

Colborne Building



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.

Significant Attributes with respect to Reg. 9/06

Design Values

- Distinctive massing
- Physical Layout
- Decagonal shape of former Children’s wing
- Buff brick in distinct bonding patterns
- Stone foundations
- Corner quoins
- String coursing
- Sandstone sills and trim
- Palladian style elements

Historic Values

- known architect - McBride
- landmark at corner location

Contextual Values

- Landmark at corner location
- Contextual relationship with War Memorial

War Memorial Children’s’ Hospital Building (1922)



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

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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.

Significant Attributes with respect to Reg. 9/06

Design Values

Rectangular front façade
 3 stories with Stone, Ashlar
 Foundation
 Red tapestry brick
 Frontispiece with
 Stone facing, stone pilasters
 Pedestal, funeral urns
 Decorative figural elements
 Fenestration pattern & size
 Secondary Doors
 Open space in front
 Some interior features

Historic Values

Memorial value - funding by IODE
 1922 portion - WWI
 1945 addition -WWII
 Designed by Watt & Blackwell
 Site of first Cobalt 40 therapy

Contextual Values

Landmark on corner
 Relationship to Colborne building

Gartshore Nurses’ Residence (1926-1927)



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.

Significant Attributes with respect to Reg. 9/06

Design Values

H- shape, 3 stories with
 Ashlar foundation
 Frontispiece
 Outlined by stone corners
 Surmounted by shaped
 pediment
 Front Entranceway with
 “sunburst” effect
 Doric stone columns
 Defined parapet
 Stone Quoins
 Interior details

Historic Values

Designed by John N. Moore
 linked to Colonel William Gartshore
 historic association with hospital complex

Contextual Values

Red tapestry brick integrates with adjacent buildings
 Protruding wings share similar setback to Health Services
 Centre setback relates to War Memorial Hospital
 Decorative stone elements relate to adjacent buildings

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Health Services Building (1920-1921)



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.

Significant Attributes with respect to Reg. 9/06

Design Values

- 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

Historic Values

- Former Medical School for W.U until 1965
- Medical research
- Noted architect - Watt & Blackwell

Contextual Elements

- Corner location -entrance way to complex
- Relationship to Nurses’ & War Memorial emphasize with design details and setbacks

Agenda Item #	Page #

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Appendix 4: Additional Photographs



Image 1: London & District Crippled Children's Treatment Centre (385 Hill Street) (2014).



Image 2: Victoria Hospital Nurses' Residence and Education Building (351 Hill Street) (2014).



Image 3: H.A. & W.J. Stevenson Medical Library (373 Hill Street) (2014).