



Campus Creative

William Komer, Executive Director

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The City of London Corporate Services Committee

c/o Linda Rowe, Corporate Services Committee Secretary

The Corporation of the City of London

300 Dufferin Ave, London, ON, Canada

N6B 1Z2

519-661-2500 Ext. 4599

lrowe@london.ca

Dear Linda Rowe,

On behalf the Campus Creative team, I am pleased to present to you this 20-page business proposal document that outlines our request to acquire Lorne Avenue Public School for the will to create the first "London Intergenerational Community Centre" (LICC). It is our sincere hope that the business plan outlined in this proposal be considered by the Corporate Services Committee of the City of London as a viable alternative regarding the future of the Lorne Avenue Public School property.

Sincerely,

William Komer

Executive Director, Campus Creative



The London Intergenerational Community Centre (LICC) at the Lorne Avenue Public School

“Where the love of our community meets the passions of our creativity”

16th May 2016

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1. OVERVIEW

As an innovative marketing team of self- and community-educated citizens, Campus Creative wants to acquire the Lorne Avenue Public School building in order to develop the *first* privately funded and publicly accessible “London Intergenerational Community Centre”.

Otherwise, demolishing the Lorne Avenue Public School could cost taxpayers an estimated \$3.4 million, with diminished returns on community investment (Demolition of St. Patrick's, Halifax - Cost \$2.45 million + \$400, 000 [asbestos costs], Hamilton-Wenworth cost of demolition - \$1.75 million).

Thus, Campus Creative's goal is to provide a community-supported and financially sustainable intergenerational centre that is similar to our downtown campus (533 Clarence Street). With your support, the Lorne Avenue Public School building could house our future of re-invented education as we know it.

Within the vision of the London Intergenerational Community Centre, the Lorne Avenue Public School building would be the birthplace of the first specialized private career college where Campus Creative will offer a no-cost education in exchange for a 3-year internship.

No longer will capable and quality students be paying costly tuition to be involved with an internship program. Our team will teach willing students the marketing profession while receiving formal education in all of the “soft-skills” and “hard-skills” that sometimes go amiss in our current school systems through an apprentice-like experiential learning model.

Graduates will emerge with the skills they need, 3-years of experience, and no debt. In order to accomplish our goals, we intend to partner with local traditional high schools, colleges, and universities to offer co-curricular programs and part-time experiential study that compliment traditional study, enabling our communities to get the best of both worlds.

The Lorne Ave Public School site will feature Campus Creative's experiential learning program, a local business incubator, co-working space, daycare facilities, 24x7 kids programs (a safe place to drop the kids off to learn if you have to step out of the house), 24x7 membership-based access to amenities including: gym, art studios, fitness rooms, community theatre, billiards lounge, games rooms, rooftop patio, community rooms, “tool library”, computer lab, library, study rooms. There will be a public art-gallery through the hallways of the facility to display the work of local artists.



A “green roof” will be integrated into the rooftop patio to compliment the neighbourhood park being developed by the City of London. This “green roof” will be a community garden that will supply local start-up food-service businesses in the Old East Village and throughout London. We are working with a group to develop a pilot of this “Green Roof” concept at our downtown London location so that it will be perfected in time to get started in the summer with the help of local students from the surrounding Lorne Ave neighbourhood.

The London Intergenerational Community Centre (LICC) in the Old East Village will be a cornerstone to the renaissance that is currently happening in the area. This will be a facility built by the community, for the community, addressing all of the concerns of the neighbourhood and developing a facility to put London on the map of innovative leaders in adaptive re-use of existing public infrastructure. The building will be re-used essentially as-is in much the same way as we did with the St. Peter’s Choir School.

William Komer

Executive Director - Campus Creative



2. Financial Summary

A. Demolition is Very Expensive

We estimate that the demolition of the Lorne Ave Public School building will cost taxpayers \$3,423,448 based on the estimated demolition costs found in the Hamilton-Wentworth District School Board Feasibility Studies. These studies were evaluating demolition and renewal costs of several public schools of similar age and construction to Lorne Ave Public School.

B. LICC is Cost Effective

To put the high cost of demolition in perspective, Lorne Ave Public School could be made accessible, fully-staffed and fully-furnished as a modern 24x7 community centre for 12.47 years for the cost of the demolition. Capital costs are estimated at \$669,361 with \$220,791 in annual operating costs for the intergenerational community centre at Lorne Ave Public School. Four full-time staff could operate the building on a 24x7 basis for a total annual cost of \$102,960. The annual utilities of the facility are \$45,291. The annual taxes based off of a \$550,000 purchase price valuation would be \$12,540. Round that off with a \$60,000 / year maintenance and repairs allowance for a total of \$220,791 in annual operating costs.

C. LICC is Financially Sound

Based on our projections of the revenues that can be generated from the intergenerational community centre, a \$2,705,922.96 revenue stream will be generated resulting in a \$1,327,569.76 net profit each year to ensure continued operation of the facility. This will allow for a number of scholarship opportunities such that 25% of students can attend the private school without paying tuition while leaving a substantial financial buffer to ensure that this sustainable facility is viable for the long-term. The profit margin allows for many open-access public events and meetups at the intergenerational community centre.

D. LICC will Create Jobs!

We have developed a sustainable business model for the intergenerational community centre at the Lorne Ave Public School building which would see the direct addition of 19 teachings jobs for the new private school, and 4 admin/custodial jobs for the facility. There would be many additional jobs created indirectly as Campus Creative will continue to hire as a result of the expansion of our service offering to both Lorne Ave Public School, and the existing services offered at the St. Peter's Choir School.

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Appendix A: Projected Timeline for London Intergenerational Community Centre in the Lorne Avenue Public School Building

No.	Deadline	Activity
1	May 16th, 2016 at 8:30am	Submit Digital and Physical Copy of "London Intergenerational Community Centre" (LICC) Proposal to the City of London's Corporate Services Committee
2	May 25th	Corporate Services Committee (CSC) Debates the LICC Proposal - Desired Outcome: The CSC approves the LICC proposal for debate by the City of London's Council
3	June 11th	Community Gathering to Celebrate Lorne Avenue Public School
4	June 14th	City Council Debates LICC Proposal - Desired Outcome: Council Approves the LICC Proposal
5	June 29th at 6:30pm	<i>Campus Creative Facilitates First Public Participation Meeting (PPM)</i>
6	July 12th	Campus Creative Completes Report on the First PPM
7	July 19th	William Komer, Executive Director of Campus Creative, Presents LICC Proposal to the CSC
8	July 21st	Campus Creative Facilitates Second PPM
9	July 25th	Campus Creative Creates a Final Research Report (PPMs)
10	July 26th	William Komer, ED of Campus Creative, Presents LICC Proposal to the City of London's Council - Desired Outcome: City Council Approves the LICC Proposal
OR		
11	August 30th	William Komer, ED of Campus Creative, Presents LICC Proposal to the City of London's Council - Desired Outcome: City Council Approves the LICC Proposal
OR - Undesired Outcome		
12	September 2016	Undesired Outcome: The City of London opts for second stream of land development - The Demolition of Lorne Avenue Public School



Appendix B: Projected Demolition Costs

	SQF	Cost/SQF	Total
Asbestos Abatement	\$80,000.00	\$10.00	\$800,000.00
Demolition	\$80,000.00	\$8.00	\$640,000.00
Site Cleanup	\$139,931.00	\$5.00	\$699,655.00
SUB TOTAL			\$2,139,655.00
	Percent	Base Amount	Total
Soft Costs	35%	\$2,139,655.00	\$748,879.25
Contingency	25%	\$2,139,655.00	\$534,913.75
GRAND TOTAL			\$3,423,448.00

<http://www.hwdsb.on.ca/wp-content/uploads/meetings/Special-Board-Appendices-1462195228.pdf>

Appendix C: Projected Operating Revenues

Item	Quantity	Price	Total
Classrooms For Rent	7	\$1,000.00	\$7,000.00
Monthly Memberships - Neighbourhood	500	\$25.00	\$12,500.00
Monthly Memberships - London	474.786	\$25.00	\$11,869.65
Students	144	\$1,200.00	\$172,800.00
Incubator Desk Space	32	\$100.00	\$3,200.00
Upgraded Memberships	97.4786	\$50.00	\$4,873.93
Small Room Rental	13	\$250.00	\$3,250.00
Locker Rental	100	\$25.00	\$2,500.00
Wellness Centre	1	\$2,000.00	\$2,000.00
Hall Bookings	10	\$250.00	\$2,500.00
Campus Creative Rooms	3	\$1,000.00	\$3,000.00
TOTAL - MONTHLY			\$225,493.58
TOTAL - ANNUAL			\$2,705,922.96



Appendix D: Projected Operating Costs

Item	Cost	Quantity	Total
Utilities	\$3,774.25	1	\$3,774.25
Property Tax	\$1,045.00	1	\$1,045.00
Teachers	\$2,227.50	18	\$40,095.00
Principal	\$2,227.50	1	\$2,227.50
Teacher Associates	\$2,227.50	2	\$4,455.00
Scholarships	\$1,200.00	36	\$43,200.00
24x7 - Admin Staff	\$2,227.50	4	\$8,910.00
Depreciation	\$11,156.02	1	\$11,156.02
Repairs and Maintenance	\$5,000.00	1	\$5,000.00
TOTAL - MONTHLY			\$119,862.77
TOTAL - ANNUAL			\$1,438,353.20

Appendix E: Projected Net Income

Revenues	\$2,705,922.96
Expenses	\$1,438,353.20
NET INCOME	\$1,267,569.76



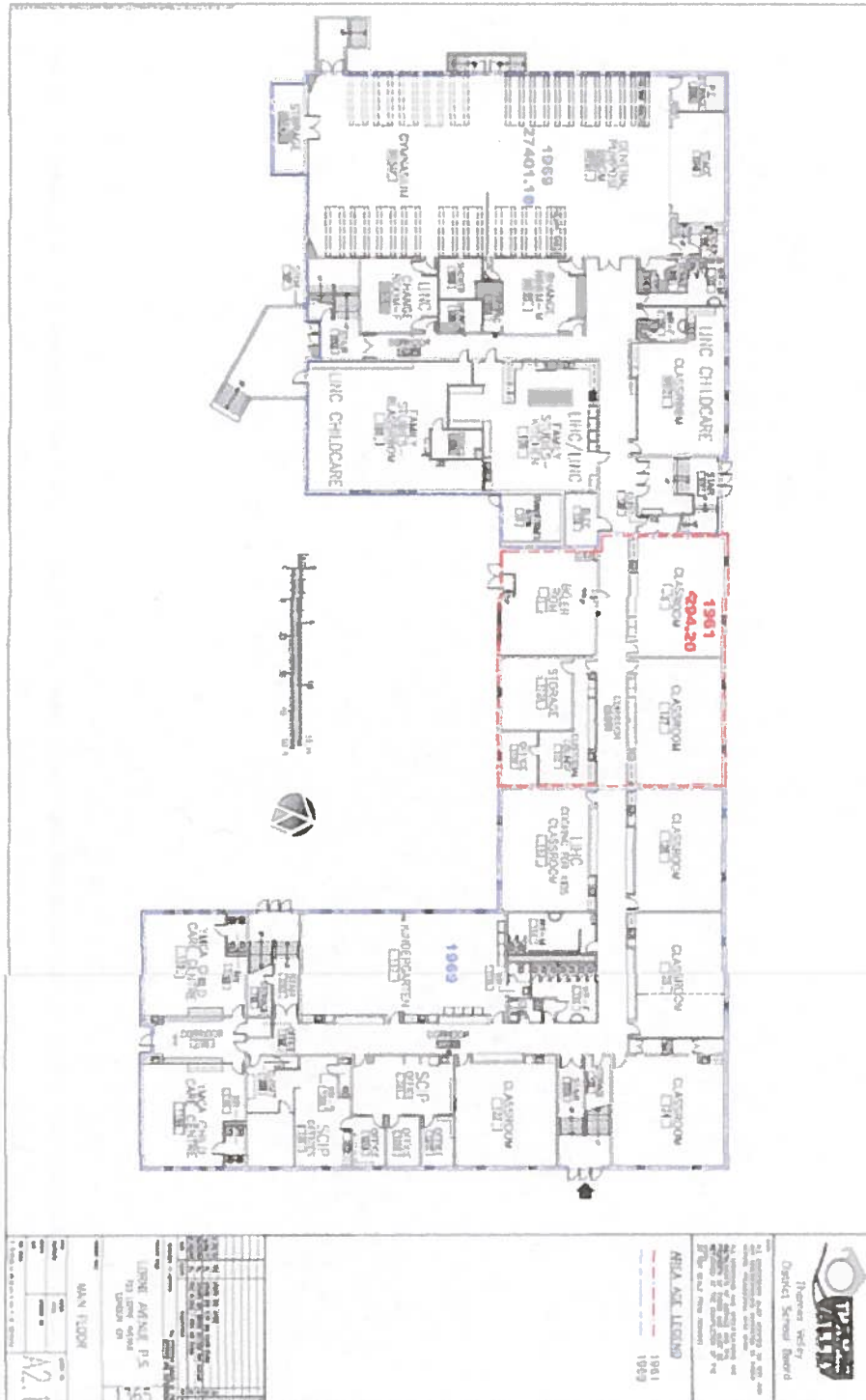
Appendix F: Projected Capital Expenditures

Item	Quantity	Price	Total	Description
Hydraulic front-and-rear elevator	1	\$100,000	\$100,000	lift for front stairwell and landing for third floor
Wheelchair Ramp	2	\$10,000	\$20,000	convert exterior stair wells
Android Tablets	144	\$229	\$32,976	classrooms
Bekant Desks [square]	36	\$289	\$10,404	classrooms
personal desks	32	\$100	\$3,200	incubator desks
Tool Shop	1	\$10,000	\$10,000	power tools, hand tools, etc.
Art Studio	1	\$7,500	\$7,500	tables, easels, supplies
Sewing Studio	1	\$10,000	\$10,000	tables, sewing machines, supplies
Dell XPS 8900	39	\$1,899	\$74,061	computer lab
Mustang Monitor Mounts	39	\$100	\$3,900	computer lab
BenQ Monitors	78	\$200	\$15,600	computer lab
Fitness Centre	1	\$25,000	\$25,000	fitness equipment
Building Room	1	\$25,000	\$25,000	childrens building toys
Chairs - students	144	\$45	\$6,480	student chairs
Chairs - incubator	32	\$45	\$1,440	incubator desks
Poang Chairs	100	\$85	\$8,500	theatres and lounges
Pool Table	1	\$3,000	\$3,000	community lounge
Ping Pong Table	1	\$800	\$800	community lounge
Air Hockey Table	1	\$1,500	\$1,500	community lounge
Discretionary Furnishings Budget	1	\$100,000	\$100,000	facility-at-large
"Living" Room	1	\$60,000	\$60,000	"Class-pets" for the library
Security and Access Control System	1	\$150,000	\$150,000	24x7 autonomous operation
TOTAL - ONE TIME			\$669,361	

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Appendix G: Figure 6 - Lorne Avenue Public School Floor Plans, First Floor



Lorne Avenue Public School Floor Plans: Main Floor



Appendix G: Figure 7 - Lorne Avenue Public School Floor Plans, Second Floor

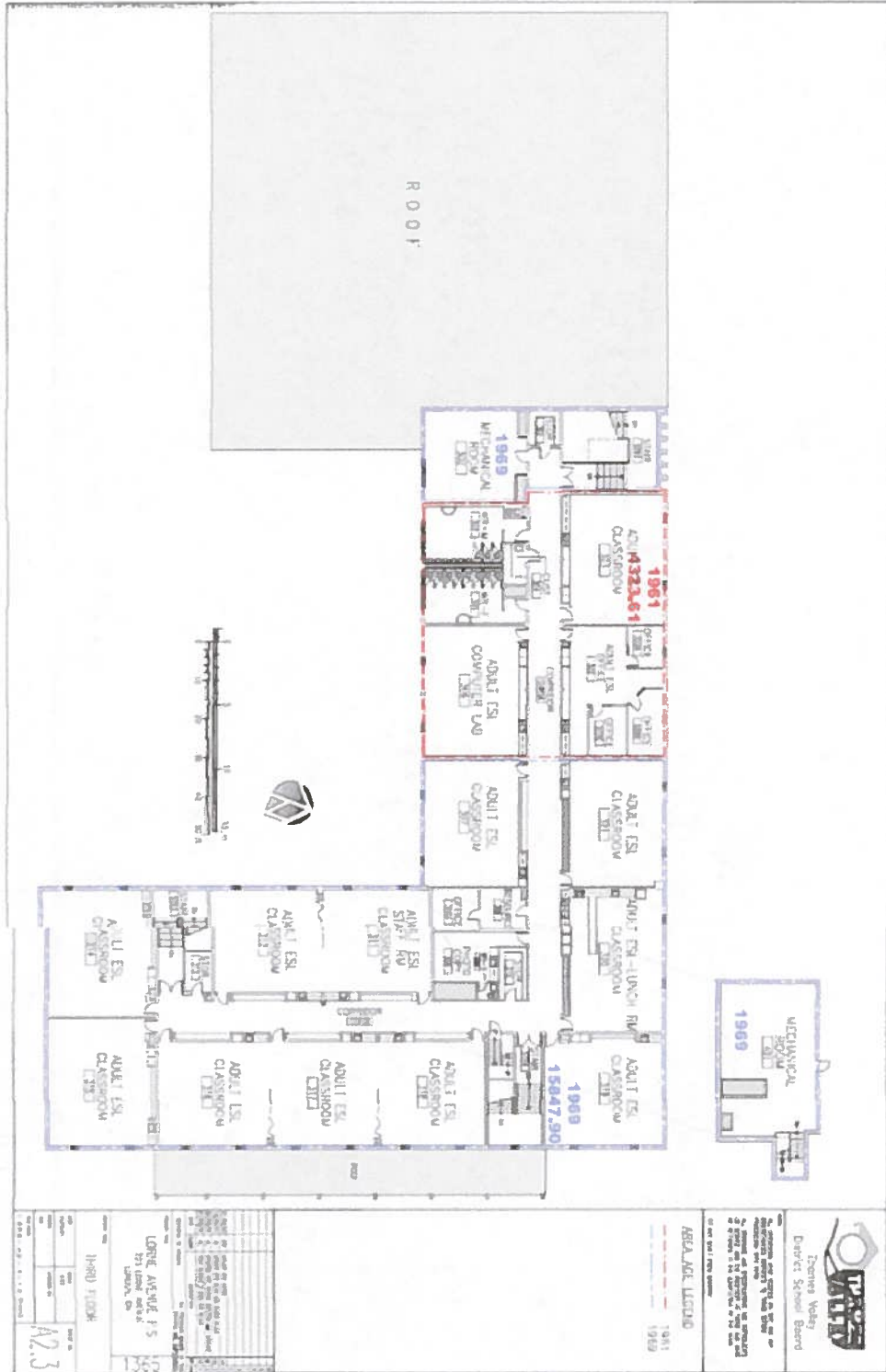


Lorne Avenue Public School Floor Plan: Second Floor

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Appendix G: Figure 8 - Lorne Avenue Public School Floor Plans, Third Floor



Lorne Avenue Public School Floor Plan: Third Floor



Appendix G: Intergenerational Community Centre: Lorne Avenue Public School, Room Assignments

<i>Room Number</i>	<i>Purpose</i>
101	Fitness Centre
102	Washrooms
103	Stage
104	General Purpose Room
104a	Gymnasium
105	Change Room
106	Change Room
107	Stairwell
108	Restaurant
109	Café
110	Transformers Room
111	Boiler Room
112	Storage/Facilities Staff
113	Food Incubator Room
114	Washrooms
115	Washrooms
116	Custodial Closet
117	Tiny Tudors/Art Room
118	Corridor
119	Early Years Centre
120	Custodial Closet



121	Campus Creative Office Tiny Tudors + Client Meeting Rooms
122	Campus Creative Programmers, Videographers, Designers
123	Stairwell
124	Rentable Classroom
125	Rentable Classroom
126	Rentable Classroom
127	Sewing Room
128	Tool Shop



Appendix G: Intergenerational Community Centre: Lorne Avenue Public School, Room Assignments

<i>Room Number</i>	<i>Purpose</i>
203	Facility Office
204	Private Office
205	Private Office
206	Private Office
207	Private Office
208	Community Viewing Room
209	Stairwell
210	Music Room
211	
212	
213	Recreation Room
214	Private Office
215	Private Office
216	Private Office
217	Private Office
218	Reading Lounge
219	Washroom
220	Custodial Room
221	Washroom
222	Rentable Desks (16/room)
223	Rentable Desks (16/room)



224	Personal Viewing Theatre
225	Server Room
226	Meeting Room (bookable)
227	Gymnasium
228	Gymnasium
229	Toy Building Room
230	Open Desk Space
231	The "Living" Room
231a	Workstation lab
232	Rentable Classroom
233	Rentable Classroom
234	Rentable Classroom
235	Rentable Classroom
236	Rentable Space (Wellness Clinic)
Lockers	All rentable
Welcome Kiosk	Stairwell



Appendix G: Intergenerational Community Centre: Lorne Avenue Public School Room Assignments

<i>Room Number</i>	<i>Purpose</i>
302	Mechanical/Facilities Room
304	Custodial Closet
305+303	Washrooms
306	Grade 8
307	Accommodations & Modifications
310-308	Special Needs Room (offices for student Safety)
311	Staff Space
312	Grade 8
313	Stairwell
314	Grade 7
315	Grade 6
316	Grade 5
317	Grade 4
318	Grade 3
319	Grade 2
320	Grade 1
321	Wellness Room
322	Main Office
323	JK/SK



Appendix H: Lorne Avenue Public School Photos



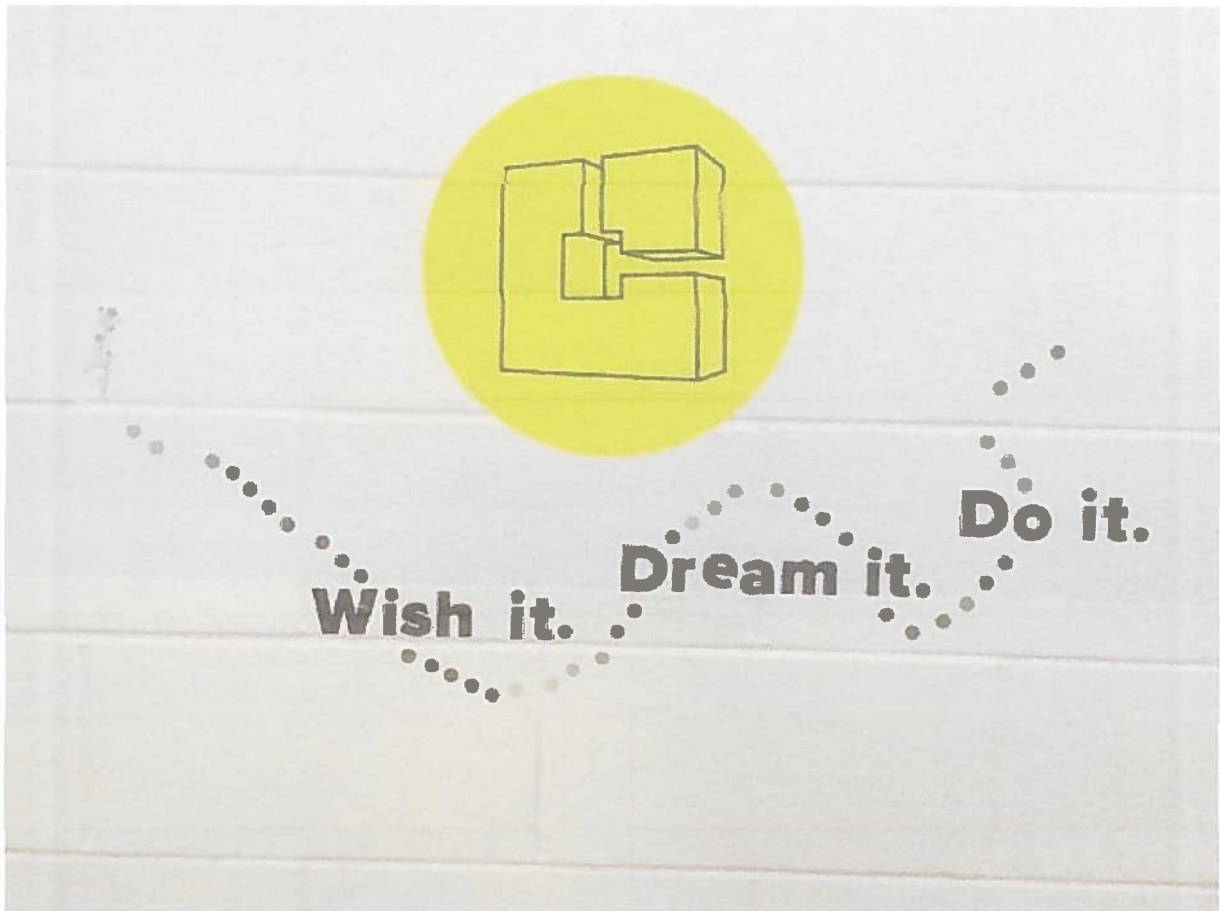


Appendix H: Lorne Avenue Public School Photos





Appendix H: Lorne Avenue Public School Photos





Letter of Support
RE: London IDEA Centre
March 24, 2016

To Whom it may Concern,

Start.ca, a local, London-based internet and telecommunications services provider is currently working with William Komer and the team at Campus Creative with marketing of our residential and business fibre-optic internet service. This service is capable of delivering internet speeds of up to 1Gb/s to customers.

We initially became involved with Campus Creative as community partners to develop their downtown London "Campus Creative" at 533 Clarence Street where they are involved with re-purposing an elementary school of comparable age to the Lorne Ave Public School building. Campus Creative offered us an equal value of marketing services in exchange for the internet connectivity required to "Get it Started" by bring the former St. Peter's Choir School to life through high-speed internet services.

The London IDEA Centre is a great initiative and we would like to see this opportunity come to London. We are currently evaluating the possibility of trading further marketing services with Campus Creative to cover the costs of installing a 1Gb/s fibre-optic internet service to the Lorne Ave Public School building. Our future plans already include bringing fibre down Queen Avenue and English Street, through the help of the City of London, Campus Creative and the future London IDEA Centre, we see the opportunity to fast-track this fibre expansion to make the Old East Village become one of our newest "Fibrehoods" should this proposal come together in the way that we hope.

Start.ca is incredibly passionate about London and we want to grow and thrive in the City we love, lifting up all of the neighbourhoods and businesses around us through the power of high-quality internet and phone services with that face-to-face interaction that leaves our customers with a smile.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Rocca".

Peter Rocca
President & CEO
Start.ca



To whom it may concern,

I support Campus Creative and their community-driven vision for an Intergenerational Community Centre at the Lorne Ave Public School building. Hudson Entry and Automation is directly involved in the success of Campus Creative repurposing of the St. Peter's Elementary School in the capacity of a Community Partner. Knowing the value that Campus Creative provides to the community, and also the value of their marketing services, we came on board as a Community Partner, providing the complete 24/7 security and access control system for Campus Creative at their Downtown London location in exchange for an equal dollar value credit that we could spend at Campus Creative.

As a local Old East Village property owner, I see tremendous potential for the continued improvement of the area and increase in property value should the proposed Intergenerational Community Centre come to fruition for the benefit of the local community and London as a whole.

Sincerely,

Christopher Kennedy
Hudson Entry & Automation Inc.



London: 519 913 3345
Toronto: 647 427 4457
Fax: 519 488 0613
990 Pond Mills Rd. Unit B, London, ON N6N 1A2
www.entryandautomation.ca



April 13/16

To Whom It May Concern;

Throughout the last 3 years, our company has had extensive business dealings with William Komer and his staff at Campus Creative. This letter is intended to provide you with the comfort and knowledge that Campus Creative is a forward thinking company that provides superior value and service.

Although these are the fundamental aspects of the most successful businesses, Campus Creative has a "community focus" as an underlying aspect of their corporate mission. I can personally speak to this because they are a mainstream player within our local barter network of 300+ member businesses within London and the surrounding area.

With respect to the proposed initiatives by Campus Creative regarding the Lorne Ave Public School, I am both inspired and heartened by the power and potential these initiatives can bring. I ask that you give mindful consideration to this proposal. This represents an opportunity to re-shape the way we use both our intellectual and physical assets within our community and beyond.

In further support of our local economy and the overall betterment of London, I cannot see any risk or down side to this proposal. In fact, it represents a template for how we as a society, can break with conventional thinking and create value and opportunity with the resources we have at hand.

In closing I would like say our company and associated member companies will provide immediate and ongoing support for this project. It represents a new way of thinking and serves to demonstrate to our coming generations that they can effect powerful and positive change in our society both locally and beyond.

Sincerely,

Bill Bradley,

President,

Trade Network Exchange



Demonstration of Past Community Support for Similar Adaptive Re-use Projects

The following seventeen letters of support are for the London IDEA Centre proposed in 2012 for the London Normal School Building.

These letters are included to show the community support that was gathered by our team for past community projects. These letters do not indicate any support by these organizations for the proposed London Intergenerational Community Centre at Lorne Ave School as we are in the process of approaching them now through our public engagement process (Appendix A).

We anticipate that we would see similar community support, especially as some of the features of the London IDEA Centre will be present in the Intergenerational Community Centre proposed for the Lorne Ave Public School. The proposal we made for the London Normal School back in 2012 also included a comparative study where we recommended that a facility similar to what we are now proposing for the Lorne Ave Public School be developed at Lorne Ave in addition to the London IDEA Centre at the London Normal School, and that both could be accomplished for a fraction of the YMCA facility at the London Normal School.

We're better together. As we shift forward we will create the sustainable communities we want to see with minimal costs to our city. We will create the London Intergenerational Community Centre at the Lorne Ave Public School for a fraction of the cost of demolition, using the building as-is, where-is with minimal capital improvements required.

Earle Taylor

Tel: [REDACTED] [REDACTED]

December 5, 2012

Via Email

To Whom It May Concern:

Re: Letter of Support - London Technology Development Centre

I am pleased to provide a letter of support for the proposed London Technology Development Centre and its suggested location in the London Normal School building in Wortley Village.

In my work providing management services to various non-profit organizations, I interact with a wide variety of people in various sectors of the economy including education and hospitality. As time progresses, I believe most of us are coming to realize the great importance technology plays in our society.

Having an organization that is dedicated to supporting start-up, technology-based enterprises would be a great asset to our community and would properly reflect the understanding that technology will only continue to grow as an important part of our economy. Supporting the proposed London Technology Development Centre at this time may well help London secure a stronger position in the Canadian economy of the future.

Through my experience working with student organizations at both the college and university levels, I see the proposed Centre as a vital facility for a community looking towards the future. It will no doubt encourage strong partnerships between our post-secondary institutions and the private sector; partnerships that will provide opportunities for our college and university students and ultimately for the London community in general.

I have known Mr. William Komer for several years now and have watched him bring several projects from the idea phase, to fruition, and to ultimate success. I have every confidence that with support from those of us in the London community, Mr. Komer will guide this project through to success.

Yours truly,

Earle Taylor
B.Sc. (McGill)

Executive Director, Canadian Organization of Campus Activities
Secretary, Ontario Restaurant Hotel & Motel Association – London Region
Exhibition Manager, Canadian Music Week

Voluntary
Founding Director, Great Lakes Blues Society (London)
Alumnus Advisor, Lambda Chi Alpha Fraternity (Western)

Telephone: [REDACTED]

e-mail: [REDACTED]

December 6, 2012

To Whom It May Concern:

RE: London Technology Development Centre

I support the London Technology Development Centre. The proposed facility at the London Normal School could be instrumental in helping GADOX Lighting accelerate our work in developing and designing new LED lighting technologies in London, Ontario. We wish to create a better alternative for retro-fit street lighting and high-bay factory lighting than what is currently on the market. We have created a new design and are in discussions with Stein Industries Engineers in London and NRC-IRAP to determine how best to develop the new product and assess the feasibility of producing part of the product in London as well as final assembly.

GADOX Lighting would consider contributing to a London Technology Development Centre through a "Community Sale" program to fund the development of the proposed facility at the London Normal School in Wortley Village. This program would be similar to Tim Horton's Camp Day. For a defined period, such as a month, GADOX Lighting could donate all profits of sales to the new facility.

This "Community Sale" could be extended to include the Lorne Ave Public School and proposed re-location of the YMCA proposal. A website could be built that would allow community members to indicate where they would like the profits from their sale to go to from a list of pre-determined community projects. It is suggested that when one project has its financial needs met, by default the new funds coming in would go to the next one with outstanding funds. The exact logistics of such a "community sale" can be worked out, this letter serves only to express the interest GADOX Lighting has in working with the City of London and the Community to effectively fundraise to build a better community in London.

There is the capacity to provide LED Lighting Products at cost to the Lorne Ave Public School with attached YMCA facility and the London Technology Development Centre located at the London Normal School. This will effectively enable the best use of fundraised dollars and provide a means to keep operating costs down on both facilities. GADOX Lighting offers a full line of products from household LED lighting to office LED lighting to warehouse LED lighting to LED street lighting. Across all of those industries there is quite a bit of potential to raise the seed capital needed to save both schools at no cost to the taxpayer from Municipal funds. This is indeed "Creative Financing" for a "Creative Project".

Sincerely,



William D. Komer

BSc Computer Science
Product Development Manager - KoolGroups
www.koolgroups.com www.gadoxlighting.com



Richard Ivey School of Business
The University of Western Ontario

Richard Ivey School of Business
The University of Western Ontario
1151 Richmond Street North
London, Ontario N6A 3K7

TEL 519.661.4096
FAX 519.661.3485
www.ivey.uwo.ca

December 11, 2012

To Whom It May Concern:

With this letter I am expressing my support for the proposed London Development Technology Centre.

Given declining job opportunities in the area, as a result of numerous plant closures, such an initiative is welcomed as it will help to retain existing talent and attract new talent and entrepreneurs in the area of London. As far as I know, this is the first such Centre in our area.

Sincerely,

A handwritten signature in black ink, appearing to read "George Athanassakos".

George Athanassakos
Professor of Finance &
Ben Graham Chair in Value Investing

To Whom It May Concern,

Re: London Technology Development Center proposal

I have become aware of the initiative by William Komer who has spearheaded a movement to start up a very exciting London Idea Centre at the old London Normal School located in Wortley Village. In a very short timeframe he has received enormous support from some prominent London leaders and I would also like to extend my support.

The intent is to create a location which would support innovation here in London and also retain local talent is a key to ensuring that the necessary ideas start in London and stay in London. Providing a support network for graduates in computer science and health informatics enthusiasts is exciting. Also, the ability to not only retain local talent but to attract outside talent to our city would provide a boost to this sector of health care.

I currently lead the technology strategy for the South West focused on the use of enabling technology in health care and know that the presence of local innovators in technology will mean that many opportunities within these sectors could be filled by local graduates as opposed to importing external human resources.

I support this effort and look forward to seeing this come to fruition.

Sincerely,



Glenn Lanteigne, BEc (Hon), MBA, CSSBB

Chief Information Officer

South West Local Health Integration Network

201 Queens Avenue, Suite 700

London, ON N6A 1J1

Toll Free: [1.866.294.5446](tel:18662945446) Main: [519-672-0445](tel:5196720445)

Direct: [519-640-2607](tel:5196402607) Fax: [519-672-6562](tel:5196726562)

Mobile: [REDACTED]

Email: [REDACTED]

Website: www.southwestlhin.on.ca

Twitter: [@GlennLanteigne](https://twitter.com/GlennLanteigne) and [@SouthWestLHIN](https://twitter.com/SouthWestLHIN)



195 Dufferin Ave, Suite 500 London Ontario N6A 1K7

December 13, 2012

RE: London Technology Development Centre

To Whom It May Concern:

I am pleased to write this letter of support for the proposed London Technology Development Centre, to be located at the former London Normal School.

As the President and CEO of HRdownloads, I know from direct experience the importance and value of bringing in technology, innovation and exceptional people to the London business community. At HRdownloads, we practice these values and have greatly enhanced the London economy as a result. HRdownloads has a dedicated team of human resources professionals who provide our clients with essential HR advice, products, and services so they can manage their operations effectively. Our business depends on having access to talent pools that have the knowledge, experience and technical skills needed to drive the development of our innovative products. We view this project as a critical step towards ensuring that the London business community continues to attract—and retain—the brightest and the best.

At HRdownloads we provide mentorship and career opportunities to current students and recent graduates of Fanshawe College, the University of Western Ontario, and other accredited institutions in the region. The development of this proposed initiative will help us enhance and build on these existing relationships by allowing us to provide learning and career opportunities in the technology, business, and Human Resources sectors. The London Technology Development Centre would provide exactly the type of emerging technology development needed to support local businesses and enhance the economic climate of London.

I offer my full support for the London Technology Development Centre proposal. I view this project as a *fantastic benefit to the London business community* and I am motivated to work together with the development committee to help this project move forward.

Respectfully Yours,

A handwritten signature in blue ink, appearing to read "Tony Boyle", is written over a faint, circular watermark or stamp.

Tony Boyle, President and CEO of HRdownloads

John Pollock,
Director,
BizInc,
The Business Incubator Western University
UCC Building room 258
tel. 519.661.2111 ext. 86048

Letter of Support: London Technology Development Centre

Dear Mr Komer:

Thank you for contacting us about your plans for establishing a Technology Development Centre in London.

Since establishing BizInc approximately 2 years ago we have seen more than 140 student start-ups spring from the campuses of Western University and Fanshawe College. Our start-ups have raised more than \$100,000.00 in seed financing, created more than 70 full and part-time positions and achieved (unaudited) revenues of more than \$250,000.

We have start-ups in medical technology, software, gaming, product development, food and fashion. Our BizInc model which spans Western University and Fanshawe College is unique, powerful and it is delivering well beyond our early expectations. As long as we are here, BizInc is going to continue to deliver high quality start-up businesses at a rate that is fully competitive with any program anywhere.

BizInc now has start-up residents in accelerator programs outside of London. CoachD won a place at Hyperdrive in Kitchener and eProf moved to Toronto for an opportunity to attend Jolt Accelerator at MaRs, after attending ChinaAccelerator in Dailan, China. We currently have 3 start-ups with applications before Hyperdrive: UntitledD, ScratchD, and Ignitech.

While we are proud to produce start-ups that are fully competitive with the best, the fact of the matter is that our high potential start-ups must now leave London to find the support that they require. Indeed, as other regions recognize the economic contribution of high potential entrepreneurs *the competition to retain this talent is becoming increasingly fierce.* Toronto, Kitchener/Waterloo, Niagara, Windsor and many other centres are all actively courting start-up companies with free space, access to mentoring, professional services, seed financing and access to growth capital.

London currently has almost all of the tools, people, programs and organizations to support entrepreneurship and social entrepreneurship but we lack a facility to house our fragile sprouts, and we lack the ability to concentrate and focus our resources. In an environment of real competition to retain young talent, entrepreneurs and a creative core, London has fallen behind other regions. For this reason, we fully support your effort to create a space where start-up enterprise can locate and concentrate in London.

The Normal School location represents an interesting opportunity. The building is well located close to food and other services (including affordable rents for young entrepreneurs.) With free parking and an elegant facade the building could certainly come to represent a deliberate civic re-tasking and commitment to make the old new again -- which is really at the centre of entrepreneurship and social renewal London seeks.

Good luck in this endeavor.

With Respect,

John Pollock

LERNERS

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Telephone: 519.672.4510
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Graham C. Porter
Direct Line: [REDACTED]
Direct Fax: [REDACTED]

December 5, 2012

FILE NUMBER 000080

Delivered Via E-Mail

Mr. William Komer
[REDACTED]

Dear Sir:

Re: London Technology Development Centre

We confirm that Lerners LLP is interested in seeing the foundation and development of the London Technology Development Centre. We are supportive of this initiative, as we believe it will be beneficial for the technology industry in London and the Region and it will also be beneficial for the many professional services that support new technology companies, including the legal profession, the accounting profession and business consultancy.

In addition, Lerners LLP believes that the London Technology Development Centre will be an important step forward in facilitating the advancement of the University of Western Ontario and Fanshawe College in the technology sector.

Lerners LLP is very supportive of this initiative, and we will entertain proposals in the future to consider other ways to support the initiative going forward.

I trust this is helpful for your purposes. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,



Graham C. Porter
GCP/sm

3690576.1



Richard Ivey School of Business
The University of Western Ontario

HBA Program
Director's Office

Director's Office
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December 18, 2012

To whom it may concern:

It is my sincere pleasure to write in support of the proposed London Technology Development Centre being submitted to London City Hall.

I am the Faculty Director of the Honors Business Administration (HBA) program at the Ivey Business School, Western University. The HBA program is a highly selective second-entry business program that is rigorous and academically challenging. Our students display an outstanding combination of academic and demonstrated leadership in extracurricular activities. I was fortunate enough to be the professor to three of the individuals involved in this venture, Rafael Nicolas Fermin-Cota, Alex Vander Hoeven and Devon Wright while they were pursuing their HBA degree. Each of these individuals is absolutely terrific on his own and, I believe, combined in this venture, the group will be outstanding.

The proposed London Technology Development Centre has the potential to assist London in securing a stronger position in the Canadian economy of the future. It will no doubt encourage strong partnerships between our post-secondary institutions and the private sector and these partnerships will provide opportunities for our college and university students and ultimately for the London community in general. Nicolas, Alex and Devon not only have experience working with student organizations at Western, but also with successful entrepreneurial ventures of their own. I have absolute confidence in both their determination and ability to achieve the goals for this Centre.

I fully support the efforts of the London Technology Development Centre Task Force as they seek to locate the London Technology Development Centre and wish them the very best of success.

If you have any questions please feel free to contact me.

Yours truly,

Mary A. Heisz, FCPA, FCA
Faculty Director

OPUSEJ Intention to use the London IDEA Centre

The London IDEA Centre would be an ideal site to develop a project such as OPUSEJ. OPUSEJ (Open-access Peer-reviewed Universal Scholarly electronic Journal at www.opusej.org) is a start-up academic article sharing site. It is the result of an innovative idea by someone with limited computer skills working with a recent computer science graduate who was looking for an IT project. OPUSEJ is designed to handle any scholarly article on any subject, in any language or format—be it a new manuscript for peer-review or an already published article, for posting and sharing in an open, peer-produced non-profit arrangement for a global audience. It has enormous potential for growth. This potential could only be realized by the contribution of computer science personnel as would be available at a location such as the London IDEA Centre.

The prototype site for OPUSEJ became operational after I approached William Komer with my idea. This site demonstrated that the OPUSEJ concept works. An article has been published, after it passed a blinded peer-review process, another article is available for open peer-review and both have generated commentary. We are currently developing affiliations through Western University to gather more content, automate the process and enhance the features of this article sharing site. This would employ IT personnel from the community, predominantly staff and current or former students of the university. I intend to see this activity take place in the London IDEA Centre.

This collaboration would be the model of other initiatives in which a London area resident with a concept could present it to the staff of the London IDEA Centre. The centre could bring this innovator together with the necessary IT personnel along with any ancillary personnel to develop the project. This would promote local entrepreneurs and employ local graduates to create jobs and generate wealth for the local economy.

Sincerely,

Dr Don Pezzutto MD

Editor OPUSEJ



December 9, 2012

To Whom It May Concern:

RE: London Technology Development Centre

As the Co-Founder and CEO of PalmPass, I am pleased to provide this letter in support of the proposed London Technology Development Centre.

PalmPass was formed in 2011, and allows transit riders to purchase and access transit tickets or passes directly from smartphone devices, while enabling transit commissions the ability to improve services.

London is home to an innovative and entrepreneurial community. The relationships that are developed at Western University and Fanshawe College foster creative solutions, like PalmPass. However, sparse resources force aspiring entrepreneurs, like myself, to pursue endeavors in cities that embrace innovation and promote new business like Stratford, Waterloo and Toronto.

The London Technology Development Centre will create an environment that supports entrepreneurial innovation and creativity. The innovative and creative environment will attract and retain talent, which will establish and grow business in London. New and growing businesses have the ability to create jobs, improve quality of life and inspire a new generation of entrepreneurs in London.

PalmPass would seek office space at the London Technology Development Centre. We feel that the London Normal School in Wortley Village, will support us as we continue to grow.

If you have any questions, feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink that reads "Bryn Jones".

Bryn Jones, CEO
PalmPass





To whom it may concern,

As the CEO of London based startup, Race Roster, I would like to express my support for the creation of the London Technology Development Centre and it's proposal to be located in the London Normal School.

Race Roster was formed in November of 2011, and has since grown to an organization with eight full time employees. We provide web based registration and event management technology to the road race market.

As a London native and graduate of The Richard Ivey School of Business, I believe London is in need of a facility where business, science, engineering, law, and art students can come together to provide the necessary components for kick-starting entrepreneurial ventures. The London Technology Development Centre would satisfy this need.

As a start up, Race Roster is dependent on the talent of co-op and intern type resources, and since inception has almost exclusively hired students from The University of Waterloo's co-op program. I believe the creation of a facility like the London Technology Development Centre would create a common meeting area for entrepreneurially minded individuals and talented London based students interested in forming start up businesses. It would also create more accessibility to a local pool of talented resources, and eliminate the need for London based businesses to seek out talent from University's outside of London.

If the London Technology Development Centre were to be located at the London Normal School, Race Roster would be interested in occupying office space, as we will likely outgrow our existing space.

Please let me know if I can be of further assistance in the creation of the London Technology Development Centre, or with the motion to locate the Centre in the London Normal School.

Sincerely,

Alex Vander Hoeven, CEO

Race Roster



December 5, 2012

[REDACTED]

To Whom It May Concern:

I am pleased to have this opportunity to write a letter in support of the initiative that has been taken by William Komers for the creation of a London Technology Development Centre in the building formerly known as the London Normal School.

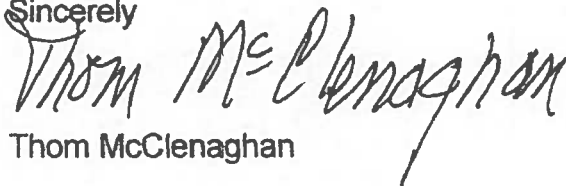
I have been resident in Old South London for all of my long life and have a deep and long standing concern about the future of the Normal School building and the block on which it is located. I attended classes there in its final year of operation as a Teachers' College. The structure is a reminder of our past and the values held by the society that created it. Every effort possible must be made to secure it for future generations to reflect upon these values and to understand the drivers that have built our City and Nation.

Having said this, I feel that it is imperative that we find a use for this property that is both compatible and affordable. To think that a structure of this age can be adequately adapted for use as a childcare facility, is indeed a pipe dream. The cost to renovate the interior to serve this purpose would be a substantial drain on the public purse and the resulting renovation would be far from ideal. It would probably exceed the cost of a purpose build building by a considerable degree.

Far more compatible relative to costs is the proposal that William Komer is putting forward. In fact, this is the perfect place for an activity such as this. It certainly fits with the historical uses of this site. Is it too late? I should think not! If we have erred in the process that has got us to this point then let's put it right!

If you have any questions about my comments please feel free to contact me by telephone at [REDACTED]

Sincerely


Thom McClenaghan

December 10, 2012

Tom Janzen, M.D.
Chief Medical Information Officer
LHSC and SJHC

To Whom It May Concern,

Re: London Technology Development Center proposal

Rarely in my 25 year career as a physician have I encountered an individual with the level of drive and determination to do the right thing as I have with William Komer. Will contacted me recently about his well thought out plan to prepare a proposal for a new London Technology Development Center.

I have worked with Will's father who is a local psychiatrist for many years. I recently had the opportunity to meet Dr. Komer's son personally. His enthusiasm and drive to develop a London center for excellence in technology and innovation was remarkable. Recently he contacted me again to make me aware of the concrete steps he has taken to make this a reality. His attention to detail and tireless pursuit of this vision has resulted in enormous support both within our community as well as from other stakeholders.

In 1979, I managed the second microcomputer store in Canada located in Sault Ste. Marie. I was employed by a small computer store in London during my years at Western. After graduating from medical school, I began my practice in family medicine here in London. Over the past 10 years I have been employed by St. Joseph's Health Care and London Health Sciences Center in the capacity of the Physician Director for the Electronic Patient Record and more recently as the CMIO. The vision of providing a support network for graduates in computer science and health informatics enthusiasts is very exciting. The proposed location is one which I am very familiar with as I spent three years of my family practice career in the medical center across the street at 190 Wortley Road. I watched the construction and renovation of this location take place often wondering what business would ultimately end up occupying this space. I cannot think of a better location for this proposed project and believe that the history associated with this building is a story in itself!

The ability to not only retain local talent but to attract outside talent to our city would provide a boost to this sector of health care which is really still in it's infancy. I currently sit on many committees focused on the use of enabling technology in health care including the eHealth steering committee for our local LHIN. London hospitals are in the midst of launching a large initiative with eight regional hospitals called HUGO (Health Care Undergoing Optimization) which includes CPOE (Computerized Provider Order Entry) and Clinical Decision Support which will ensure better care for individuals living in London and area. This presence of local innovators in technology will mean that many opportunities within these sectors could be filled by local graduates as opposed to importing external human resources.

I support this effort and look forward to seeing this come to fruition.

Sincerely,



Tom Janzen, M.D., CMIO

December 10, 2012

To Whom It May Concern:

RE: London Technology Development Centre

This letter is in support of using the London Normal School as a location for the proposed London Technology Development Centre (LTDC). The LTDC is a logical first step in a broader vision of improving London through technology growth, retention of young talent, and attraction of investment and R&D contracts to London. The London Normal School appears to be an ideal site for this centre.

After reviewing the floor plan of the building, the existing layout as-is is very well suited for the IT development activities to be carried out at the centre, allowing for scalable growth of businesses and ideas within the building. A facility like the LTDC could make use of the building in its current design, with few, if any, changes required to the structure, making the centre a perfect fit with the building at a minimal cost to all concerned. Furthermore, the Wortley Village community, especially the ecosystem surrounding the Normal School site, is ideal for the LTDC. Pubs, coffee shops, fitness, health care, grocery, and close, independent, specialty computer stores are assets. The green space attached to the property is ideal as-is for recreational space for the LTDC and could be improved to include a restoration of gardens and manicured green space that would be privately maintained and publicly accessible.

To continue fostering the growth of the London technology sector, an incubation facility is critical; allowing talent, ideas, and intellectual property to stay and become established within the city, rather than leaving to find opportunities elsewhere. The LTDC has the potential to fill that role, and the space at the London Normal School could support this initiative quite effectively and economically.

If you have any questions, or require any further information in this matter, please do not hesitate to contact me.

Sincerely,



Dr. Michael Katchabaw
Undergraduate Chair
Department of Computer Science
The University of Western Ontario

December 4, 2012

To Whom It May Concern:

It is my pleasure to write a letter in support of the proposed London Technology Development Centre being submitted to London City Hall.

London has a rich history of innovation and higher learning. Western is proud to be a part of that tradition. Unfortunately, London lacks the resources necessary to allow for innovative ideas to be developed in London. Individuals with innovative ideas must typically move elsewhere to become successful entrepreneurs, often have to sell their ideas early or give up on bringing their idea to fruition due to lack of funds.

The proposed London Technology Development Centre will facilitate the growth of London's IT industry and provide valuable resources to students and graduates. Such a facility makes it possible to bring Western, Fanshawe, and various community members together to develop innovative projects and technologies. The creation of such a facility would likely increase graduate retention rates in London.

In conclusion, I fully support the efforts of the London Technology Development Centre Task Force as they seek to locate the London Technology Development Centre at the London Normal School site in Wortley Village.

If you have any questions please feel free to contact me.

Sincerely,



Professor Hanan Lutfiyya
Professor and Chair

Telephone: [REDACTED]

e-mail: [REDACTED]

December 5, 2012

To Whom It May Concern:

RE: London Technology Development Centre

I support the London Technology Development Centre. The proposed facility at the London Normal School could be instrumental in helping me advance my interest in developing an individualized personal health record system.

I would consider contributing to a London Technology Development Centre Founding Donors program to fund the development of the proposed facility at the London Normal School in Wortley Village.

Sincerely,

William J. Komer MD

Telephone: [REDACTED]
e-mail: [REDACTED]

December 5, 2012

To Whom It May Concern:

RE: Letter of Support for the London Technology Development Centre

I would like to put forward my letter of support for the proposed London Technology Development Centre at the London Normal School site.

As a development planner with many years of experience in another municipality, I have observed first-hand the enormous success and benefits that an "incubator" type of technology centre can provide for a municipality, particularly when paired with one or more higher educational facilities in the same area. The synergy that can be achieved with such a start-up project has many economic and intellectual spin-offs benefiting not only the start-ups themselves but surrounding businesses and the municipality as a whole. In addition, this particular proposal has the added benefit of providing an adaptive re-use of an existing building and utilizing existing infrastructure.

Other municipalities have supported similar developments with outstanding results. A perfect example that I am familiar with is the Langs Tannery building in the City of Kitchener (downtown) which has successfully re-adapted an otherwise obsolete industrial building to function as the impetus for a sustainable and very successful facility for start-up companies that benefit from the proximity of three educational institutions and provide business opportunities unique to Waterloo Region. The City of London has an opportunity here to help facilitate a development and provide an environment unique to the City of London and build on London's own unique strengths.

In conclusion, I believe that supporting the proposed London Technology Development Centre at the London Normal School site will benefit both the business and intellectual partners in London and help create a technology centre that will have long term benefits for the City as a whole.

If you have any questions, please feel free to contact me.

Sincerely,

Yvette Rybensky, B.E.S., RPP., MCIP.