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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY SEPTEMBER 25, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DESIGNATION HERITAGE LISTED PROPERTY AT 391 SOUTH STREET – COLBORNE BUILDING BY: CITY OF LONDON

RECOMMENDATION

That, on the direction of Municipal Council on November 10, 2015, with the advice of Planning Services, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate property located at 391 South Street – the Colborne Building – to be of cultural heritage value or interest for the reasons outlined in Appendix C of this report.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to designate 391 South Street – the Colborne Building – under Section 29 of the *Ontario Heritage Act* to be of cultural heritage value or interest.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- 2016-Apr-11 — *Colborne Building Heritage Impact Statement*, ERA Architects Inc.
- 2015-Nov-10 — Municipal Council Resolution – referral to Civic Administration, re: consideration of draft statement of cultural heritage value or interest, Colborne Building (4._a)_i)_C)).
- 2015-Sept-28 — *Building Stabilization Report, Colborne Building at London Hospital, South Street Campus*, a+LiNK Architecture Inc.
- 2015-Mar-10 — Municipal Council Resolution – Old Victoria Hospital Lands.
- 2015-Feb-25 — The London Advisory Committee on Heritage – Heritage Building Retention, Old Victoria Hospital Lands.
- 2014-Oct-22 — Requests for Expressions of Interest: City of London Old Victoria Hospital Lands.
- 2014-Jun-20 — Report to Planning and Environment Committee – Old Victoria Hospital Lands, Secondary Plan, City of London.
- 2014-Jun-17 — Confidential Report to Corporate Services Committee- LHSC -South Street Campus Decommissioning.

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- 2012-Jan-16 — Report to Planning and Environment Committee - Decommissioning the South Street Hospital.
- 2011-Dec-12 — Report to Planning & Environment Committee – LHSC South Street Hospital Complex, Heritage Issues.
- 2011-Nov-23 — *Building Condition Assessment and Adaptive Reuse Study for Colborne Building at London Hospital, South Street Campus*, Allan Avis Architects Inc.
- 2011-Oct-03 — Municipal Council Resolution - Re Clause 1 of the 10th Report of the London Advisory Committee on Heritage (with respect to the Cultural Heritage Report by N. Tausky).
- 2011-Sept-14 — 10th Report of the London Advisory Committee on Heritage to the Built and Natural Heritage Committee.
- 2011-Aug-24 — LACH Stewardship Comments re: Tausky’s South Street Hospital Report.
- 2011-May-05 — *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex*, Nancy Z. Tausky.
- 2011 — *RoadMap SoHo: Regeneration of South of Horton Street, A Community Improvement Plan for London’s SoHo District*, City of London.
- 2009-Oct-05 — Municipal Council Resolution – Actions with respect to the decommissioning of London Health Sciences Centre (LHSC) South Street Campus.

BACKGROUND

Location

391 South Street is located on the south side of South Street, between Colborne and Waterloo Streets in London, Ontario. The site is on the south end of the former Old Victoria Hospital Lands located to the south of London’s Downtown core; it is bounded by the Thames River to the south (Appendix A). The subject site of this designation, more specifically, is the eastern-most portion of the parcel where the Colborne Building has been retained, and which is also currently the subject of a severance (Appendix A).

Property

The 391 South Street parcel is part of the Old Victoria Hospital Lands (OVHL). The Hospital Lands straddle South Street, with one portion located to the north and the other to the south. For over 100 years, OVHL was the City’s main hospital campus, and was integral with London’s history and medical advancements in the country. Decommissioning of these “Lands” and demolition of selected buildings on both portions of the “Lands” is part of a City initiative already in progress to spur redevelopment within the SoHo community.

The surrounding area is comprised primarily of residential buildings and three institutional hospital buildings that have been retained as part of the Old Victoria Hospital Lands decommissioning. The Colborne Building is the only building located on the south site portion of the “Lands”. The other (2) buildings being retained are located on the north side: the front (south) portion of the Old War Memorial Children’s Hospital and the Health Services Building.

The Colborne Building, located on the 391 South Street property, is situated along Colborne Street, between South and Nelson Streets at the eastern-most portion of the parcel. The building was constructed circa 1899, with Palladian/Italianate influences. It is predominantly 3-storeys, reducing to 1-storey in height to the south of the property. The

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exterior is constructed of local buff-coloured brick and distinctive reddish-brown sandstone trim with a stone foundation. The interior structure is largely wood stud, with sections of masonry clay tile and concrete tile in some areas. The roof consists of wood rafters and asphalt shingles with some areas of existing slate. The building is LISTED on the City's *Inventory of Heritage Resources* (the Register); it is rated as a Priority 1 resource, recognized as one of London's most significant heritage structures and worthy of designation under the Ontario Heritage Act.

Description^a

The Old Victoria Hospital Lands, which are generally located along the Thames Valley Corridor, between Waterloo and Colborne Street, represent a prominent site within the SoHo community and the City at large. These lands house 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. What is known as the Colborne Wing (i.e. the Colborne Building) was built that year (in 1899) as the Paying Patients' Pavilion at its northern end and the Children's Hospital at its southern end (Appendix B).

The corner location (at South and Colborne Streets) established the Colborne Building as a landmark on the hospital grounds. Designed by London architect H.C. McBride – with later additions to the north end of the pavilion also designed by McBride – were skillfully integrated into the original structure. Other works by McBride include the former Huron & Erie Loan and Savings Co. on Richmond Street and the Lawson & Jones Printing Company on Clarence Street.

The original assigned "uses" of the Colborne Building are clearly articulated in its architectural massing; at the north end commencing with the 3-storey Paying Patients' Pavilion, to the lower portions belonging to the Children's Pavilion, and culminating in the decagonal south end form of the children's sun room. Following the freely interpreted classical theme of the 1899 hospital, the Paying Patients' Pavilion is articulated along Palladian lines with a pronounced foundation and a smaller attic storey. The foundation is made prominent by its flared lines, its incorporation of robustly rock-faced stone, and its explicitly designed coursing, with two narrower courses inserted between three heavier layers. Reddish-brown sandstone trim is used as accent; on finely moulded window trim, corner quoins at the northern end of the building, and a protruding string course marking off the attic storey. The eaves and cornice are decorated with classical modillions, dentils, and egg-and dart moldings.

The Children's Pavilion is somewhat more modest in its decoration as well as its size. Along the Colborne Street side it shares the elaborate stone foundation of the Paying Patients' Pavilion, but varicoloured, uncoursed stone is used on the back, and the shallower cornices are decorated only with dentils.

Redevelopment Project

In 1977, a decision was made to relocate the hospital facilities to a new health complex on lands adjacent to Commissioners Road; discussions followed with respect to the future of the buildings and lands on the South Street site. It was recognized that the buildings

^a Selected excerpts from N. Z. Tausky, May 5, 2011. Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, pp71-78.

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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 contribute to the costs associated with demolition and the remediation of the site. It was also recognized that many of the former hospital buildings had cultural heritage significance; with six of the buildings being listed on the City's Inventory of Heritage Resources. In 2011, the City commissioned heritage consultant, Nancy Tausky, to provide a detailed assessment of the cultural heritage resources related to the South Street Campus site. As well, specific building condition reports were also commissioned from heritage architects. Subsequently (3) of the (6) buildings on the OVHL have been retained.

Also in 2011, the City conducted an assessment of the wider SoHo area to generate community discussion related to the revitalization of this neighbourhood. One of the outcomes of this community engagement was the creation of a community improvement plan (CIP) for the area (*Roadmap SoHo*). The CIP suggested a number of initiatives for the area and made specific references to the Old Victoria Hospital Lands. The conceptual vision put forward in the CIP identifies various design objectives for the redevelopment of the hospital lands.

Following community discussions in 2012-13, including consultation with the LACH, Municipal Council took a number of steps with respect to the disposition of some buildings on the 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. Other actions directed by Council in January 2012 were to provide funding to "mothball" both the Colborne Building and the War Memorial Children's Hospital Building. As part of decommissioning of the property and "mothballing" of the Colborne Building, plaster has been removed from the walls and abatement has been completed. Windows have been boarded and minimal natural ventilation provided to the floor areas. The roof has also been replaced with asphalt shingles for long term protection. In 2013, the last patients in the South Street (Old Victoria) complex were relocated to the new hospital site.

Demolition activities on the structures on the south side of South Street (known as Phase 1 Decommissioning) began in 2014 and were largely completed by the end of that year. Also emerging in 2014 was the preparation of a Secondary Plan for the Old Victoria Hospital Lands area. The Secondary Plan – which involved extensive community engagement – was approved by Council in June 2014. It recognized the importance of the OVHL and the intersection of South Street and Colborne Street as an important crossroads in the neighbourhood. Pertinent to this report, the Plan 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.

As the demolition of the Phase 1 properties was underway, 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 remaining heritage buildings, the terms of reference 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.”

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At its meeting held on November 10, 2015, Municipal Council resolved, that:
the Draft Statement of Cultural Heritage Value or Interest for the Colborne Building,
391 South Street BE REFERRED to the Civic Administration for review and
consideration as part of the Request for Proposal process (4._a)_i)_C)).

Subsequently, a Request for Proposals (RFP) was released in early 2016 for development proposals for the subject site of this designation with direction to retain and integrate the Colborne Building into concepts. The RFP included in its appendices a draft Statement of Cultural Heritage Value or Interest for the Colborne Building that was recommended by the LACH, along with other heritage specific references such as the OVHL Cultural Heritage Assessment and the Old Victoria Hospital Lands Secondary Plan.

POLICY REVIEW

Provincial Policy Statement and Official Plan

The *Provincial Policy Statement* (2014), issued pursuant to Section 3 of the *Planning Act*, provides policy direction of matters of provincial interest related to land use planning and development. Section 2(d) of the *Planning Act* identifies “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as matters of provincial interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Policy Statement*.

Provincial Policy Statement 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Chapter 13 of the Official Plan (1989, as amended) includes the objective to “protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City.” Policies support the designation of properties under the Ontario Heritage Act.

The protection of our cultural heritage resources is one of the strategic directions (Direction #7-5) of The London Plan (2016, draft). Policies of the Cultural Heritage section of the City Building Policies support the identification and conservation of cultural heritage resources using the policy tools of The London Plan and the Ontario Heritage Act.

Strategic Plan

The *Strategic Plan for the City of London 2015-2019* identifies heritage conservation as an integral part of Building a Sustainable City. The recommended action supports the following strategic area of focus:

- Building a Sustainable City
 - Heritage conservation – Protect and celebrate London’s heritage for current and future generations (6.B)

Roadmap SoHo – 2011

Roadmap: SoHo suggests a number of initiatives for the area and has specific references to the Old Victoria Hospital Lands. The conceptual vision put forward in this Community Improvement Plan (CIP) identified various design objectives for the redevelopment of the hospital lands. One of these is to provide opportunities to preserve and celebrate heritage resources to ensure that the hospital remains etched in the community (*Roadmap SoHo* p14).

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Specifically in Section 4.1, the *Roadmap* directs the City to 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 recommends 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 Lands.

Old Victoria Hospital Lands Secondary Plan – 2014

Section 2 of the Plan outlines the Vision and Principles:

“...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 is specifically noted with the expressed intent to: “preserve and incorporate heritage buildings identified for preservation...within new development blocks and within new buildings, where possible.” As noted above in this report, the Old Victoria Hospital Lands Secondary Plan, recognizes the importance of the intersection of South and Colborne Streets as an important crossroads in the neighbourhood.

CULTURAL HERITAGE EVALUATION

391 South Street – the Colborne Building – was evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Therefore, an evaluation to determine the cultural heritage value or interest of 391 South Street – the Colborne Building – is required to ascertain the property’s eligibility for designation. A summary of the evaluation can be found below:

Criteria for Determining Cultural Heritage Value or Interest		
	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	<ul style="list-style-type: none"> • Representative of the “pavilion” style of hospital design typical of the era. • Massing and form visibly demonstrates its original and intended uses. • Decagonal south end serving as the children’s sun room,
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • Skillful integration of several additions over time while retaining its original stylistic relationship to

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		the 1899 Administration building (now demolished) in the Palladian/Italianate style.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> • Not known
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> • As part of the history of a major hospital that was also a major research and teaching facility, the building has made a significant contribution to the community and to an understanding of the community. • Southern section serving as London's first dedicated children's hospital.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • Exemplifies the nature of health care and treatment of illness in the late nineteenth century, particularly with respect to it distinction between paying patient care and public children's care.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> • Illustrates the work of Hubert Carroll McBride, a respected London architect whose other works include the former Huron & Erie Loan and Savings Co. on Richmond Street and the Lawson & Jones Printing Company on Clarence Street.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> • Has served to define and maintain the character of its specialized hospital setting. • Remains as the only physical remnant of an earlier period of the Old Victoria Hospital, reflecting the pavilion style which once dominated the hospital site.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> • It is contextually linked to the War Memorial Children's Hospital, located adjacent to the north, through their similar function for providing children's health care.
	Is a landmark	<ul style="list-style-type: none"> • Of special importance because its position on the corner of the former Victoria Hospital site giving it a landmark quality. • Remains as the only physical remnant of an earlier period of the Old Victoria Hospital.

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The evaluation found that 391 South Street – the Colborne Building – is a significant cultural heritage resource that meets the criteria for designation under the *Ontario Heritage Act* for its physical/design values, historical/associative values, and contextual values. A Statement of Cultural Heritage Value or Interest has been prepared (Appendix C), with heritage attributes visually described in (Appendix C1).

Consultation

At its meeting held on August 24, 2011, the Stewardship Sub-Committee of the LACH was consulted and provided comments regarding the *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex* by N. Tausky (May 5, 2011). At its meeting held on September 14, 2011, the LACH recommended retention of the Colborne Building and provided further information to Council at its meeting held on October 3, 2011 noting the Tausky Report’s findings re: retention of the Colborne Building. A subsequent resolution of the LACH was presented in a report to the Planning and Environment Committee on December 12, 2011, which reiterated its previous recommendation that the Colborne Building BE RETAINED AND PRESERVED. At its meeting held on January 31, 2012, Municipal Council resolved that:

“the Colborne Building and War Memorial Children’s Hospital Building be protected until the feasibility of restoring either building can be adequately assessed through a request for proposal process” (17._a)_i)_E)).

At its meeting held on February 25, 2015, the LACH was consulted regarding heritage building retention on the Old Victoria Hospital Lands, and recommended that Staff BE DIRECTED to work with proponents responding to the Request for Proposal process to retain the Colborne Building so that reasons for designation can be collaboratively prepared. Further, at its meeting held on October 14, 2015, the LACH recommended that a Draft Statement of Cultural Heritage Value or Interest for the Colborne Building, 391 South Street, BE REFERRED to the Civic Administration for review and consideration. Finally, through adoption of the SoHo Community Improvement Plan (2011) and the Old Victoria Hospital Lands Secondary Plan (2014), the public has been extensively consulted regarding the potential redevelopment of the former hospital site and the preservation of its cultural heritage legacy.

CONCLUSION

391 South Street – the Colborne Building – is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest in Appendix C of this report.

Should Municipal Council issue Notice of Intention to Designate 391 South Street under Section 29 of the *Ontario Heritage Act* the designation of the property may be appealed to the Conservation Review Board within thirty days of the publication of the notice. The Conservation Review Board will review the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under Section 29 of the *Ontario Heritage Act*.

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PREPARED BY:	SUBMITTED BY:
LAURA E. DENT, M.Arch, PhD, MCIP, RPP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

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Attach:

- Appendix A: Location Plan and Plan of Survey
- Appendix B: Images
- Appendix C: Statement of Cultural Heritage Value or Interest for 391 South Street – the Colborne Building
- Appendix C1: Figure of Heritage Attributes

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REFERENCES

- City of London. *Old Victoria Hospital Lands, Secondary Plan*, June 2014.
- City of London. *RoadMap SoHo: Regeneration of South of Horton Street, A Community Improvement Plan for London's SoHo District*, 2001.
- Menard, D. The London Advisory Committee on Heritage – Heritage Building Retention, Old Victoria Hospital Lands, February 25, 2015.
- Tausky, Nancy Z. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex*, May 5, 2011.

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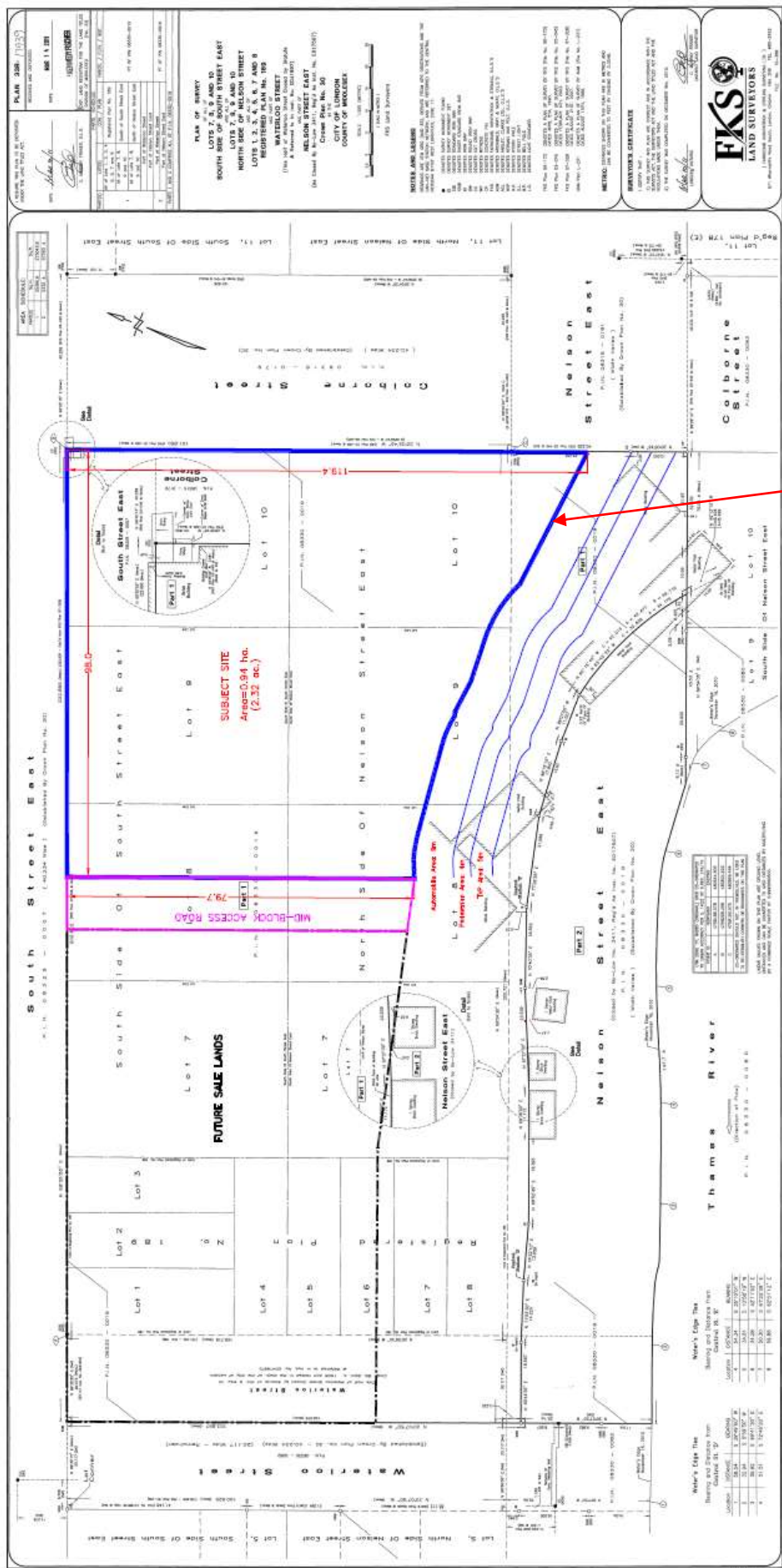
APPENDIX A — Location Plan



Map 1: Property location of 391 South Street



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proposed severed portion of parcel, 391 South Street

Map 2: Plan of Survey, 391 South Street – showing proposed severed portion outlined

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APPENDIX B — Images

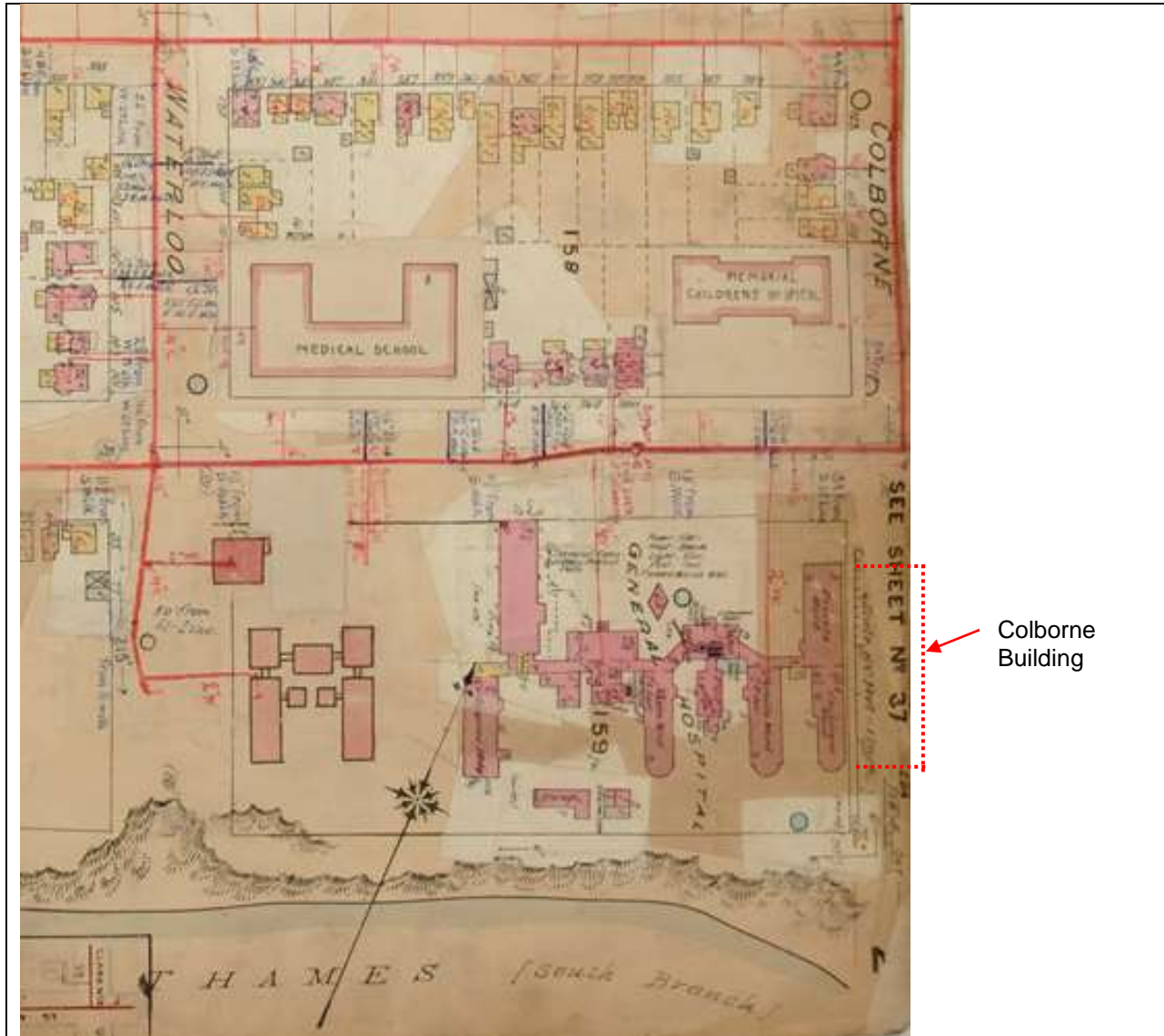


Image 1: Insurance plan showing Old Victoria Hospital (1907)



Image 2: Composite photograph of Victoria Hospital c1905 – looking south from South Street – showing the Colborne Building on the left (Tausky, p29)

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Image 3: The Colborne Building, viewed from the southeast, 2011 (Tausky, p72)



Image 4. Postcard based on tinted photograph of Victoria Hospital. Note sandstone window trim on the Colborne Building (to the left) (Tausky, p73)



Image 5: Foundation along Colborne Street, 2011 (Tausky, p74)



Image 6: Peeling paint revealing underlying sandstone window trim, 2011 (Tausky, p73)

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Image 7: The Colborne Building, viewed from the northwest, 2011 (Tausky, p75)



Image 8: Cornice and eaves, 2011 (Tausky, p74)



Image 9: Southern end of former Children's Pavilion, 2011 (Tausky, p74)

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Image 10: Old Victoria Hospital Lands, aerial view c1930 – Colborne Building (to the left), 2011 (Tausky, p75)



Image 11: Retention of Colborne Building post decommissioning of north portion of the Old Victoria Hospital Lands, March 2015

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APPENDIX C — Statement of Cultural Heritage Value or Interest

Legal Description of Property

391 South Street: PLAN 189 LOTS 2-8 PT LOT 1 PLAN NIL LOTS 7-10 S/S SOUTH AND LOTS 7-10 N/S NELSON REG

Roll Number

391 South Street: 050250104000000

Description of Property

The Colborne Building is a three-storey, buff brick institutional building located at the southwest corner of Colborne Street and South Street in the City of London.

Statement of Cultural Heritage Value or Interest

Built in 1899 as part of Victoria Hospital, the Colborne Building's is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

The Colborne Building represents a skillful integration of several additions over time while retaining its original stylistic relationship to the 1899 Administration building (now demolished) in the Palladian/Italianate style. The Colborne Building is also representative of the "pavilion" style of hospital design typical of the era. The massing and form of the Colborne Building visibly demonstrates its original and intended uses, with the three storey northern section designed as the Paying Patients' Pavilion, with the southern section serving as London's first dedicated children's hospital. The decagonal south end served as the children's sun room. Architect Hubert Carroll McBride, who designed both the original 1899 Colborne Building and its northern 1912 addition, skillfully blended these two functions from an aesthetic perspective. A second addition to the north end was added after 1924, which incorporated many of the original design details.

Historical/Associative Values

The Colborne Building demonstrates significant historical associations in London. It exemplifies the nature of health care and treatment of illness in the late nineteenth century, particularly with respect to its distinction between paying patient care and public children's care.

Contextual Values

A landmark building on its corner location at South Street and Colborne Street, the Colborne Building remains as the only physical remnant of an earlier period of the Old Victoria Hospital, reflecting the pavilion style which once dominated the hospital site. The Colborne Building contextually linked to the War Memorial Children's Hospital, located adjacent to the north, through their similar function for providing children's health care.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the Colborne Building include:

- Form, scale, and massing of the Palladian style three-storey building, which tapers to a single-storey at the rear;
- Local buff brick, including detailing such as the quoins at the north end;
- Stringcourse;
- Distinctive reddish-brown sandstone windowsills and trim;

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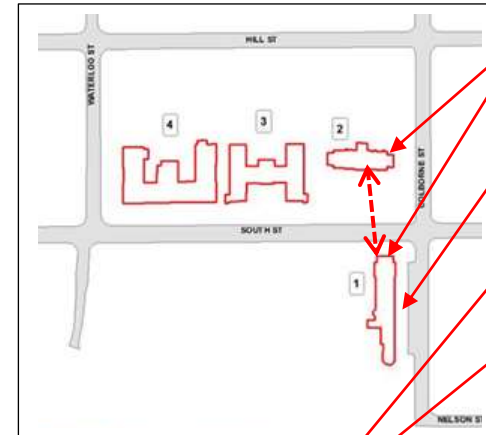
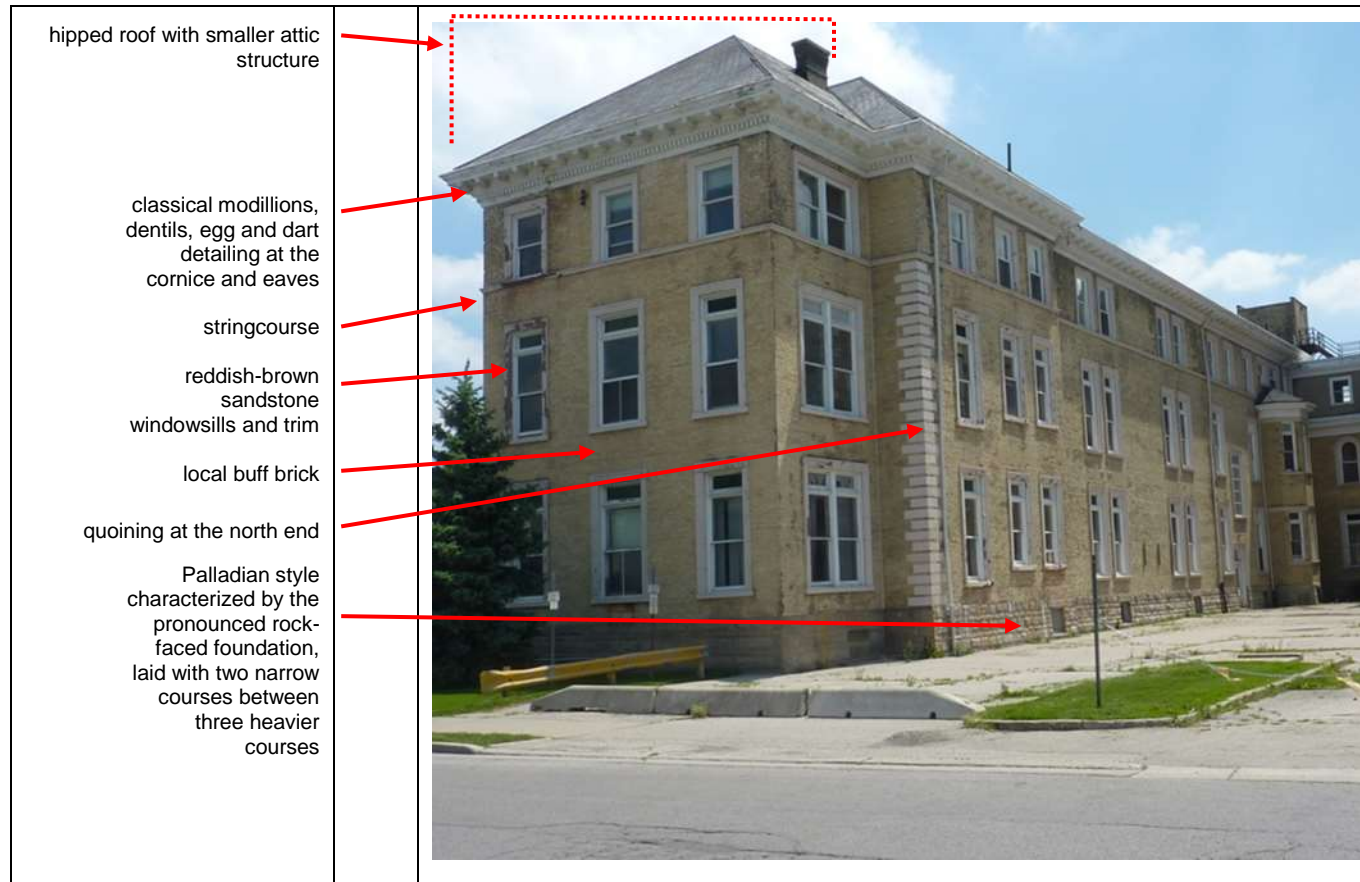
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- Hipped roof;
- Classical modillions, dentils, egg and dart detailing at the cornice and eaves;
- Palladian style characterized by the pronounced rock-faced foundation, laid with two narrow courses between three heavier courses, and smaller attic structure;
- Distinctive massing illustrating the two main functions of the Colborne Building: the paying patients pavilion and the children's hospital;
- Decagonal sun room at the south end;
- Setback from South Street and Colborne Street; and,
- Contextual relationship across the street from the War Memorial Children's Hospital, with similar historic functions.

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APPENDIX C1 — Figure of Heritage Attributes



contextual relationship across the street from the War Memorial Children's Hospital, with similar historic functions

setback from South Street and Colborne Street

form, scale, and massing of the Palladian style three-storey building, which tapers to a single-storey at the rear

distinctive massing illustrating the two main functions of the Colborne Building: the paying patients pavilion and the children's hospital

decagonal sun room at the south end

