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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON DECEMBER 4, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	PASSAGE OF DESIGNATING BY-LAW 391 SOUTH STREET – COLBORNE BUILDING

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 391 South Street – the Colborne Building to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- 2017-Sept-25: Report to the PEC. Request for Designation of 391 South Street – Colborne Building.
- 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-Feb-25: The London Advisory Committee on Heritage – Heritage Building Retention, Old Victoria Hospital Lands.
- 2011-Sept-14: 10th Report of the London Advisory Committee on Heritage to the Built and Natural Heritage Committee.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to pass the by-law to designate the 391 South Street – Colborne Building under Section 29 of the *Ontario Heritage Act*.

BACKGROUND

The property located at 391 South Street – Colborne Building is of significant cultural heritage value or interest because of its physical or design value, its historical value, and its contextual value.

The property consists of a three-storey, buff brick, institutional building designed by London architect H.C. McBride. Constructed in 1899, the building now 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 original functions of the Colborne Building are clearly articulated in its exterior architectural massing and form; from the 3-storey Paying Patients’ Pavilion, to the lower portions of to the Children’s Pavilion. Additions have been skilfully integrated over time, retaining the building’s original stylistic relationship to the Administration Building (1899, now demolished) in the Palladian/Italianate style. As part of the history of a major hospital – that was also a major

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research and teaching facility – the Colborne Building has made a significant contribution to, and understanding of, the London community.

Based on outcomes from a cultural heritage evaluation report (2011), and recommendations from the Secondary Plan for the Old Victoria Hospital Lands (2014), Municipal Council expressed interest in 2015 in pursuing designation of the property at 391 South Street – Colborne Building to recognize its cultural heritage value or interest. Supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 391 South Street – Colborne Building under Section 29 of the Ontario Heritage Act at its meeting held on October 3, 2017. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in The Londoner on October 19, 2017; the thirty day appeal period expired on November 20, 2017. No appeals were received.

The final steps to designate 391 South Street – Colborne Building under the Ontario Heritage Act are the passage of the designating by-law and registration of that by-law on the title of the property.

CONCLUSION

The property at 391 South Street – Colborne Building is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

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	

2017-11-23

Attach:

Appendix A: A by-law to designate 391 South Street – Colborne Building to be of cultural heritage value or interest.

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APPENDIX A

Bill No.
2018

By-law No. L.S.P.- _____

A by-law to designate 391 South Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 391 South Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 391 South Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

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SCHEDULE "A"
To By-law No. L.S.P.- _____

Legal Description

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

SCHEDULE "B"
To By-law No. L.S.P.- _____

Roll Number

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;
- Hipped roof;

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- 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.