

# HERITAGE IMPACT ASSESSMENT

Colborne Building  
391 South Street, London, Ontario

Date:  
**29 June 2018**

Prepared for:  
**Medallion Developments Inc.**  
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preserve + create + sustain

29 June 2018

Project No. 1816

Mr. Luka Kot  
Medallion Developments Inc.  
970 Lawrence Avenue West  
Toronto, ON M6A 3B6

Re: Heritage Impact Assessment  
Colborne Building - 391 South Street  
London, Ontario N6B 1B8

Dear Mr. Kot,

Attached is the Heritage Impact Assessment for the Colborne Building in regards to the mixed use commercial retail residential development proposal incorporating the Colborne Heritage Building and provided by your company, Medallion Developments.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel  
Partner, Principal Architect + Heritage Consultant  
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHP

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# 1. SUMMARY AND RECOMMENDATIONS

Medallion Corporation has proposed to preserve and restore the Colborne Building in their development plan. Furthermore, the proposal retains the structure as a unique ‘Artifact’ within the neighbourhood and reinforces the building as a ‘Landmark’ in the neighbourhood and as identified in the Cultural Heritage Evaluation.

The potential heritage impact of the proposed development at 391 Colborne Street has been assessed and the mitigating approaches analyzed as per the Provincial Policy Statement (PPS) 2014, The London Plan, and the Secondary Plan. The character of the Old Victoria Hospital Lands within The City of London’s SoHo Area provides for a unique opportunity for development, due to its vast history and architectural styles.

The proposed development of mixed use commercial retail residential and integration of the cultural heritage assets provides the platform for the vibrancy and character desired in the London Plan and the Secondary Plan. As with most new developments, height, density, and massing provide the highest levels of impact on cultural heritage assets.

The potential impact of a new multi-storey development is considered in the London Plan and Secondary Plan for the Old Victoria Hospital Lands. The sustainability of the area depends on the revitalization and investment in the area. The Plans recognize that new mixed use commercial retail and residential development is key to vibrancy, character, and gentrification of area. The proposed development will provide the density and use to reinforce the long term protection of the Colborne Building as a heritage asset for the area.

The primary mitigating factors for the multi-storey development are; retaining the Colborne Building as a landmark by utilizing it as an ‘Artifact’ within the development, surrounding the buildings with various public realms and connections to public realms in the area, and utilizing the public realm to showcase artifacts of the history and culture of the Old Victoria Hospital Lands. Further to these assets, the proposed design integrates two (2) podium levels, a three (3) storey and an eight (8) storey podium to provide varying setbacks from the street edges and provide massing consistent with elements of both the Colborne Building and the War Memorial Buildings. The approaches taken also allow for more slender towers and mitigated shadowing on the Colborne Building. The pedestrian connection separating the Colborne Building and the new buildings also provides for views of all sides of the heritage asset and natural light to be used for its internal functions.

While the proposed development achieves the majority of mitigation approaches identified in Section 7 of this document and of the PPS 2014, there are also a number of recommendations that would further assist in the mitigation process. While the massing of the form of the lower podium aligns with the stone coursing above the second storey of the Colborne Building, if there is an opportunity to align the podium roof with the soffit of the Colborne Building, this will further mitigate the impact on the Colborne Building and allow the streetscape elevation to be a continued articulation of the proportions of the Colborne Building. The adjusted massing of the podium could then also be further detailed with fenestration proportions to that of the Colborne Building.

In terms of colours for the proposed development, we understand that the colours have not been finalized by the design team. However, there is a variety of existing colours between the buff brick, complemented by the stone base on the Colborne Building and the red brick and stone detailed on the War Memorial Building and Medical Offices Building. The variety in colour and material allows for variety on the proposed new form. A stone base on the podium could further reflect the nature of the surrounding buildings. Consideration should be given to the colours of the mid podium, further reflect the variety within the neighbourhood, and provide further mitigation.

# 1. SUMMARY AND RECOMMENDATIONS

The towers are well above the street view plane . The design indicates a use of contemporary colours and materials that accentuate the architecture and differentiate it from the surrounding cultural assets. However, the appearance of the blue glass should be reconsidered and softened to respect the identity and character of the neighborhood and mitigate the uniqueness appreciated in the Colborne Building.

In conclusion, the proposed development meets the guidelines and mitigating measures as provided in the PPS 2014, The London Plan, and Secondary Plan. While we recommend further refinements in the design for consideration as the project proceeds to the detail phase, we believe the design is a good example of respecting and integrating the surrounding heritage culture and will contribute to the vibrancy and character of the Old Victoria Hospital Lands to achieve a strong cultural heritage identity within the SoHo Area and the City of London.

## 2. INTRODUCTION

a+LiNK Architecture was retained by Medallion Developments to provide a Heritage Impact Assessment (HIA) for the Colborne Building located at 391 South Street in London, Ontario, in regards to the proposed residential development on the west side of the property. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP).

The purpose of the Heritage Impact Assessment is to analyze the impact of the new development proposal on the heritage of the Colborne Building and the surrounding area. The building is a designated building under Part IV of the Heritage Act. As well two (2) buildings north of South Street are listed in the City of London's Inventory of Heritage Resources as a Priority 1 resource.

Formerly part of the Old Victoria Hospital Lands (OVHL), the Colborne Building is located at the southwest corner of South Street and Colborne Street, at the east end of the property in the City of London. As part of the first phase of decommissioning, the remainder of the property is now vacant, following demolition of previous hospital buildings in 2014.

A new residential and mixed-use development is proposed for the property. The Colborne Building is part of the development which will also house residential and mixed-use development. The property is not located within a Heritage Conservation District (HCD) but there are a number of policies surrounding the site that deem the protection and integration as highly important within the City. As part of the approval process, a heritage impact assessment (HIA) is required. A heritage permit must also be obtained from the municipality prior to the issuance of a building permit and the restoration of 391 Colborne. The City of London Secondary Plan for the Old Victoria Hospital Lands also requires the completion of a HIA.

The Cultural Heritage Assessment of the South Street Hospital Buildings identifies the former hospital as a 'Pavilion Hospital' for a number of reasons which includes the influences of late eighteenth-century designs for rebuilding the Hotel-Dieu in Paris. 391 Colborne is a unique 'Landmark' form reflective of the 'Pavilion Hospital' and as such the developer is treating the building as an artifact within the overall development plan.

This document outlines the observations of the proposed design and the impact of the development on the heritage building, the Colborne Building.

### 3. POLICIES AND TERMS OF REFERENCE

The Provincial and the Municipality has set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of the this Heritage Impact Assessment:

#### 1. The Planning Act and Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2014 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

**Built heritage resource:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity

### 3. POLICIES AND TERMS OF REFERENCE

and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

**Protected heritage property:** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Since the property is designated under Part IV of the Ontario Heritage Act as per City of London By-law No. L.S.P.-3470-19, an Heritage Impact Assessment is required and the PPS 2014 provides the tools necessary as a Terms of reference for the document.

#### 2. The Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which property may meet. This Heritage Impact Assessment (HIA) will refer to these policies to determine the cultural heritage value, potential impacts, mitigation approaches and for conservation recommendations.

#### 3. The London Plan

The London Plan, Minister Approved, December 28, 2016, *'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'*

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2014. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the



### 3. POLICIES AND TERMS OF REFERENCE

preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: *“Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region”* and *“Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”*

The London Plan and its Policies apply to the proposed development site and there the preservation of the City's cultural heritage must align with these policies.

#### 4. The Secondary Plan

The London Plan specifically references the “Old Victoria Hospital Secondary Plan” as one of the required Secondary Plans within the City. The secondary plan requires that “A cultural heritage conservation and mitigation plan” be provided. This Heritage Impact Assessment provides for the conservation and mitigation plan specific to this site. The introduction of the secondary plan provides for the communities vision to this area as being a;

*“Vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage and, with its unique links to the Downtown and the Thames River, will be a great place to live, work, shop and play!”*

As well, the Old Victoria Hospital Site is central to the SOHO Community Improvement Plan area. The Secondary Plan policies are based on achieving principles to the development of the “Roadmap SOHO CIP”.

#### 5. SOHO Community Improvement Plan (CIP)

As referenced in the Secondary Plan and the Roadmap SOHO CIP, the CIP is based on achieving urban generation and specifically through the conservation of cultural heritage features. There are a number of goals and objectives but the general principles of the SOHO CIP are:

- desirable, vibrant and diverse (a great place to be);
- greener and integrated;
- creative and leading edge;
- connected to people and places;
- safe;
- healthy;
- pride and a strong sense of community;
- balanced; and,
- historically and culturally enriched.

The SOHO CIP policies are required as part of the proposed development and will be utilized to assess the heritage impact and mitigation approaches to the culturally significant elements of the site.

#### 6. City of London HIA Terms of Reference - Other

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines

### 3. POLICIES AND TERMS OF REFERENCE

required for review and adherence. Specifically, 391 Colborne is Designated under Part IV of the Heritage Act and therefore the architectural and historical 'Reasons for Designation' are important in identifying the specific conservation and preservation requirements for the site.

As well, two (2) buildings on the north side of South Street, specifically 391 South Street the Old West Medical School and 392 South Street, the War Memorial Children's Hospital are listed properties on the City of London's Heritage Building Inventory.

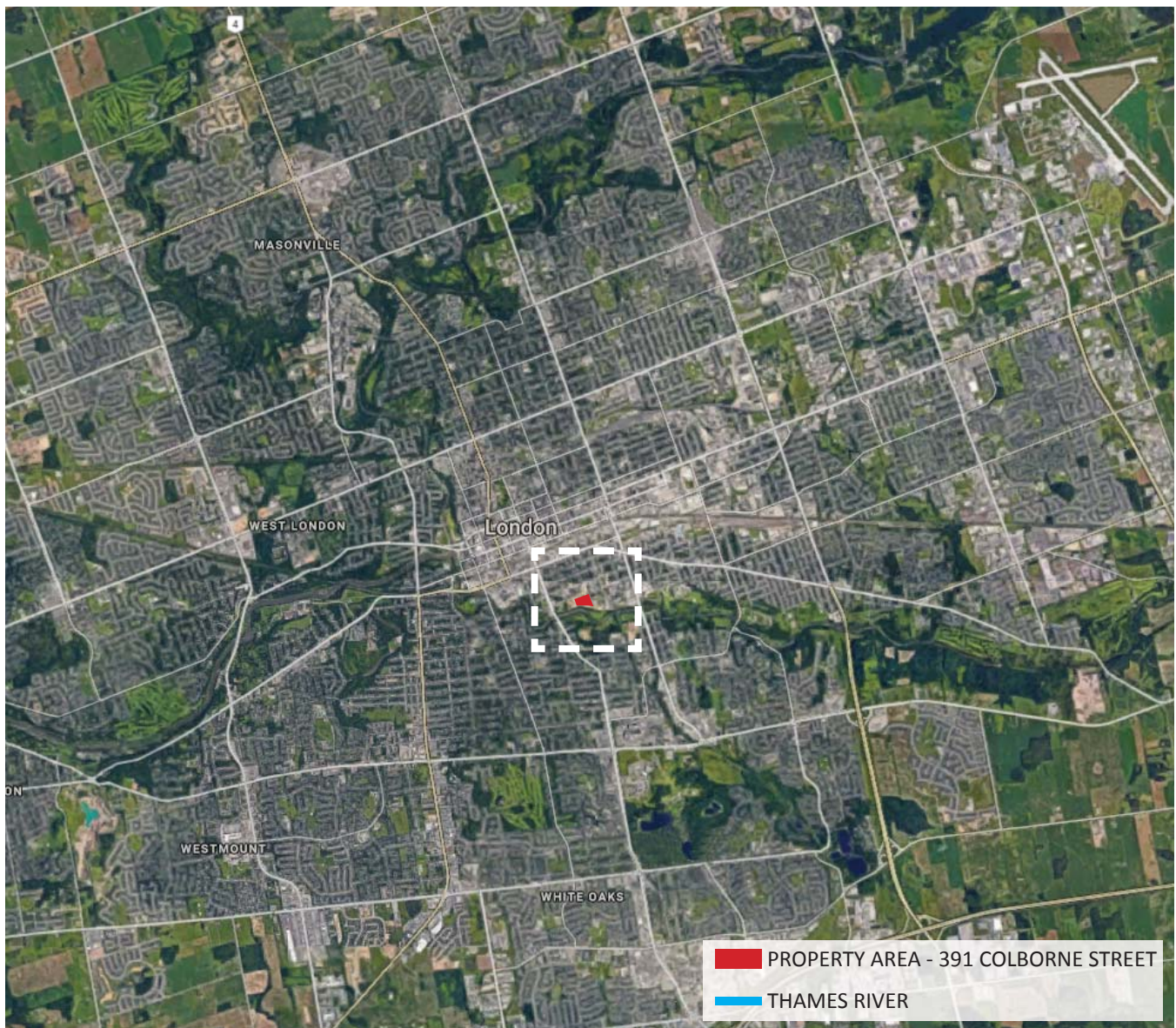
The City of London does not have specific Terms of Reference for the preparation of Heritage Impact Assessments. Generally, municipal Terms of Reference are based on Provincial Policy Statements' Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this HIA.

# 4. DESCRIPTION OF SITE

## 4.1 SITE CONTEXT

The site is located just south of the City of London’s downtown and east of Wellington Street, a main thoroughfare in London from Highway 401 to the City Centre. The site is located with the SoHo Area and is specifically part of the former Old Victoria Hospital Lands (OVHL) on South Street. The site is also bounded on the south by the Thames River, a major natural heritage corridor through the City.

SoHo is considered to be in the gentrification phase of development, utilizing the opportunity of revitalizing the Old Victoria Hospital Lands site to provide a vibrant neighborhood to live, work, and play.



## 4. DESCRIPTION OF SITE

### 4.2 SECONDARY PLAN

The Secondary Plan for the SoHo Neighbourhood was adopted in 2011 by the Municipal Council of London and generated the Community Improvement Plan (CIP) for Roadmap SoHo to provide a framework for development and a vision for the area.

### 4.3 NEIGHBOURHOOD CONTEXT

The Colborne Building is located in the SoHo district within the City of London between the Thames River and the downtown core. The property spans along the south side of South Street between Waterloo Street and Colborne Street with the Thames River located directly beside the south end of the property. Currently, the Colborne Building is the only remaining structure located on the property, which acts as a transitional point between the existing residential neighbourhood to the east of Colborne Street and the proposed site area.



## 4. DESCRIPTION OF SITE

### 4.4 PROPERTY CONTEXT

The Colborne Building is located within the Old Victoria Hospital Lands (OVHL) site. The Old War Memorial Children's Hospital and the Health Services building, located adjacent to the Colborne Building property across South Street, are both listed heritage resources in the City of London's Inventory of Heritage Resources (2006). The Colborne Building has a contextual relationship with the buildings across South Street, with similar historic functions which is to be considered in the proposed development.



## 4. DESCRIPTION OF SITE



Image 1: Old Victoria Hospital Lands, aerial view 1930, with the Colborne Building on the left

# 5. HISTORICAL CONTEXT

## 5.1 BUILDING HISTORY

The Colborne Building was constructed in 1899 as part of the Old Victoria Hospital Lands located in the SoHo Community of London. In 1911 and 1920, two small additions were added to the north side of the building. The building is 3 storeys with 1 storey height at the south side and a basement level. The total gross floor area is approximately 32,435 sf, with 26,225 sf considered to be usable floor area.

The Colborne Building is located along Colborne Street on the south side of South Street, at the east end of the property. The original use of the Colborne Building included the Paying Patients' Pavilion to the north and the Children's Pavilion towards the south. The building is designated and protected under Part IV of the Ontario Heritage Act.

The massing and form of the Colborne Building demonstrates its original and intended uses, with the three storey northern section designed as the paying patient's pavilion, with the southern section serving as London's first dedicated children's hospital. The decagonal south end was once the children's sun room. The Colborne Building demonstrates significant historical associations in London exemplifying the nature of healthcare and treatment of illness in the late nineteenth century, particularly with respect to the distinction between paying patient care and public children's care.

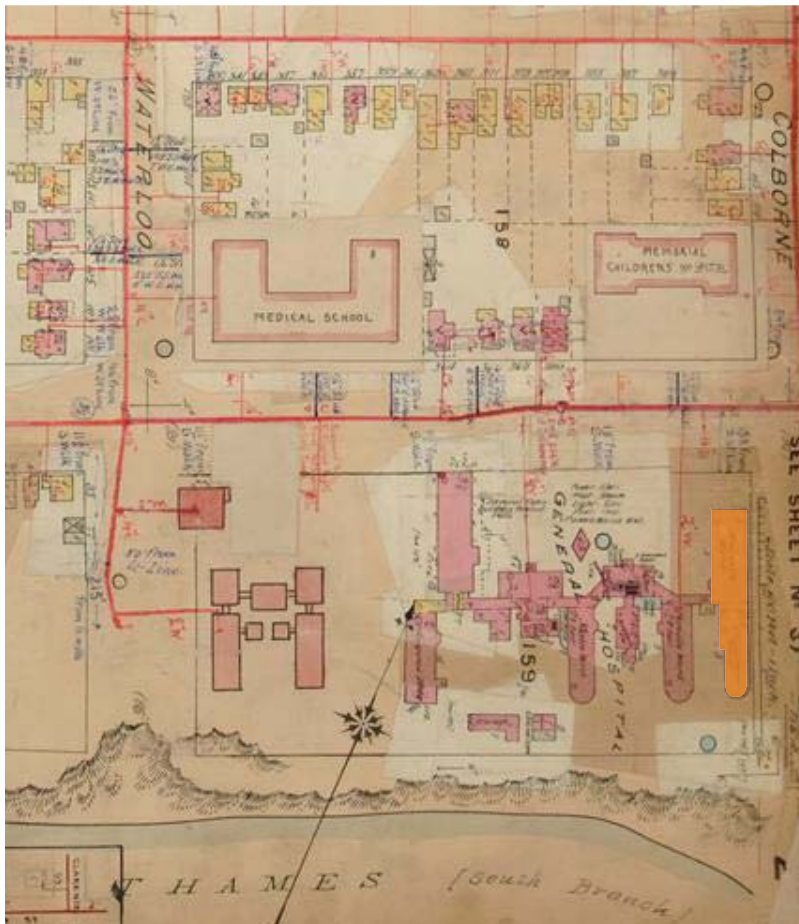


Image 2: Insurance plan showing Old Victoria Hospital (1907)

## 5. HISTORICAL CONTEXT

### 5.2 CULTURAL HERITAGE VALUE

The cultural heritage value is thoroughly described in “The Cultural Heritage Assessment of the South Street Hospital Buildings” report by Nancy Tausky. Further to this document the ‘Reasons for Designation’ are outlined in the City of London’s designation by-law for the property. Specifically, the Colborne Building was evaluated using the mandated criteria of Ontario Heritage Act Regulation 9/06 which establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are as follows:

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

The evaluation goes to describe the building as “Representative of the “pavilion” style of hospital design typical of the era”, “Massing and form visibly demonstrates its original and intended uses”, “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” and is a landmark. “Of special importance because its position on the corner of the former Victoria Hospital site giving it a landmark quality” and “Remains as the only physical remnant of an earlier period of the Old Victoria Hospital.”

The full cultural heritage evaluation outlining the architectural and historical reasons for designation can be found in the designation document.



Image 3: Composite photograph of Victoria Hospital (1905) looking south from South Street showing the Colborne Building on the left.



# 5. HISTORICAL CONTEXT

## 5.3 HERITAGE ATTRIBUTES

There are specific heritage attributes for the Colborne Building listed in the 'Statement of Cultural Heritage Value or Interest.' These attributes contribute to the cultural heritage value of the building and include the following:

- 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
- String course
- Distinctive reddish-brown sandstone windowsills and trim
- Hipped roof
- Classical medallions, 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 Patient's Pavilion and the Children's Hospital
- Decagonal sun room at the south end
- Setback from South Street and Colborne Street
- Contextual relationship across the street from the War Memorial Children's Hospital, with similar historic functions

## 5. HISTORICAL CONTEXT

Image 4: Northwest view of Colborne Building



Hipped roof with smaller attic structure

Quoining at the north end

Stringcourse

Image 5: East view of Colborne Building



Classic medallions, dentils, egg and dart detailing at the cornice and eaves

Reddish-brown sandstone window sills and trim

Local buff brick

Image 6: East view of rear of Colborne Building



Palladian style characterized by the pronounced rock-faced foundation, laid with two narrow courses between three heavier courses.

Distinctive massing illustrates two main functions of the Colborne Building; the Paying Patient's Pavilion and the Children's Hospital. Form, scale, and massing of three-storey building which tapers to a single-storey at the south end.

Decagonal sun room at the south end

## 6. PROPOSED DEVELOPMENT

The observations of this HIA are developed from the proposal documents, 391 South Street, Old Victoria Hospital, Urban Design Brief, June 2018 prepared by Medallion Developments. The proposal is seeking to allow for a development including two apartment towers of 19 and 23 storeys set atop two (2) podiums; a street level podium of three (3) storeys and a mid podium of eight (8) storeys. The proposal also seeks to incorporate 620 residential units, through a site specific bonus zone.

The surrounding area is comprised of residential dwellings and vacant institutional buildings formerly associated with the Old Victoria Hospital. There are two (2) buildings north of the site, also formerly part of the Old Victoria Hospital Lands that will be retained and are listed on the City of London's Heritage Inventory. These two (2) buildings are the Old War Memorial Children's Hospital and the Health Services Building. The Thames River natural heritage corridor is located to the south of the property. These elements will all play a part in the development and integration of 391 Colborne Street.

Medallion Developments has provided a Design Response associated with the proposal and brief which describes a number of design principles:

Principle 1: Creation of a Distinct Community

Principle 2: Fundamental Planning Principles and Urban Design  
Connectivity and Contributions to Public Realm Activities  
Urban Square and Integration with the Public Realm

Principle 3: Retention of Cultural Heritage  
The Importance of Heritage Retention  
Reuse of the Colborne Building

Principle 4: Protection of Natural Heritage

Principle 5: Provide for a Range of Housing Choices

Principle 6: Provide for Safe and Efficient Transportation Systems  
Achieving Transit Oriented Development Goals

Principle 7: Environmental Sustainability  
Environmental Sustainability

Principle 8: Financial Viability/ Sustainable Development

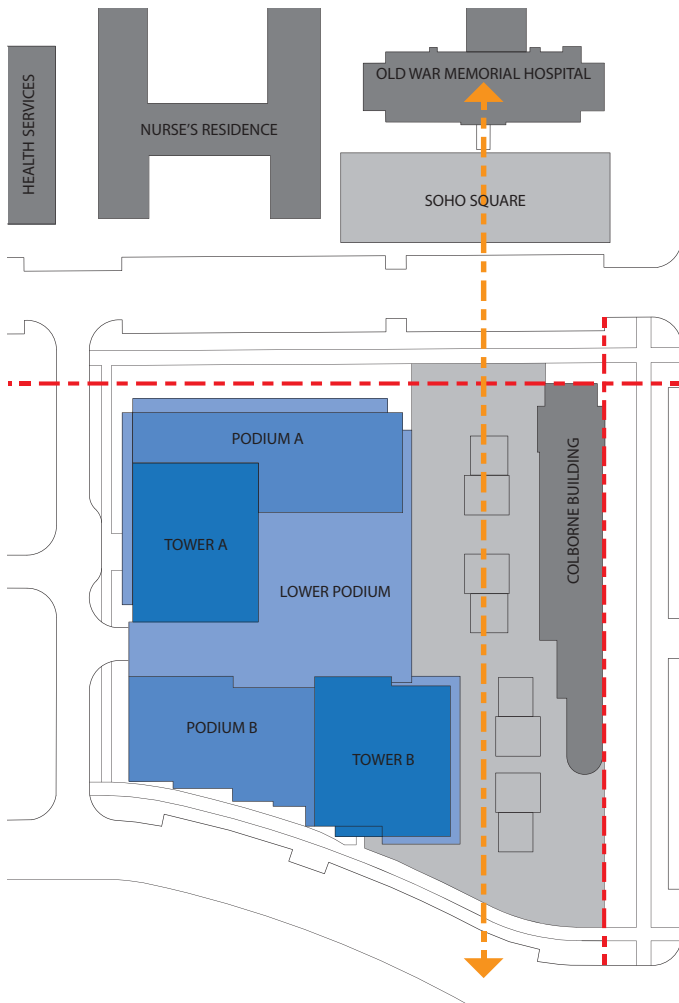
While all of the above principles are key to the success of the proposal, the continued sustainability of the cultural heritage resources on the site can relate to some of the principles more than others.

In terms of Retention of Cultural Heritage, the proposal provides a framework for treating the Colborne Building as an 'Artifact' within the site, respecting the building as a landmark, building from the historic framework, while integrating not only the Colborne Building into the plan but respecting the listed properties north of South Street as part of the heritage fabric.

## 6. PROPOSED DEVELOPMENT

The proposed development respects the Colborne Building and its unique form for the area by surrounding the building by negative space through its existing adjacency to the street corner but also its relationship to the new forms, the War Memorial urban plaza, 'SoHo Square', and the connection to the Thames River. The building is respected by treating it like an artifact on the site and by creating connecting pedestrian green spaces through the site and adjacent to the buildings. Furthermore, the pedestrian space is centred on the War Memorial entrance respecting the symmetrical axis of the building and its proposed urban plaza. The design of the courtyard includes historical elements throughout to highlight the history of the site including a stone archway from the Nurse's Residence and the hospital emblem from the Education Centre.

The proposal also recognizes the value and history of the Old Victoria Hospital through appropriate heritage conservation and public art elements that recognize the history of uses in the area. Medallion proposes to provide a programming of artifacts, illustrating the site's long history through various forms of interpretation, within the buildings and the public realm. The use of the Colborne Building is further exemplified by a raised podium to the west of the building. This approach not only creates layers within the landscaping but also provides for accessibility to the main floor of the Colborne Building and utilizing existing openings as entrances to the mixed-use spaces within the building. This approach also minimizes impact to the fabric of the existing facade.



The proposed mixed use of the Colborne Building with a mixture of commercial retail / residential on the main floor and residential on the upper floors provides for the opportunity for sustainability and the vibrant mixed use desired as part of the Secondary Plan and the SoHo CIP. Medallion proposes that the Colborne Building will remain a focal point of the community and will contribute to the unique identity of the neighbourhood. The proposed urban plaza will reinforce the importance of this heritage feature and will create a character anchor for the community. The concept envisions retail, restaurant or café space at the south end in the single storey portion of the building that was once the Children's Pavilion. The space at the north end of the building is proposed to provide small commercial uses in the first two 'bays' of the building, with the possibility of opening up these two areas. The remainder of the ground floor could accommodate small non-residential spaces, residential amenity space for the units above, residential units or perhaps live/work spaces. Live/work studio spaces could possibly be accommodated within the ground floor plate and utilized by the local arts community. Medallion believes that these units would contribute to the overall desirability of the Colborne Building and the OVHL as a hub in London and an anchor for the community.

The following diagrams have been prepared by Medallion Developments as part of the Urban Brief.

Image 7: Diagram prepared by a+LiNK Architecture (2018)

# 6. PROPOSED DEVELOPMENT



Image 8: 3D rendering of proposed residential development with the Colborne Building, provided by Medallion Developments.

# 6. PROPOSED DEVELOPMENT

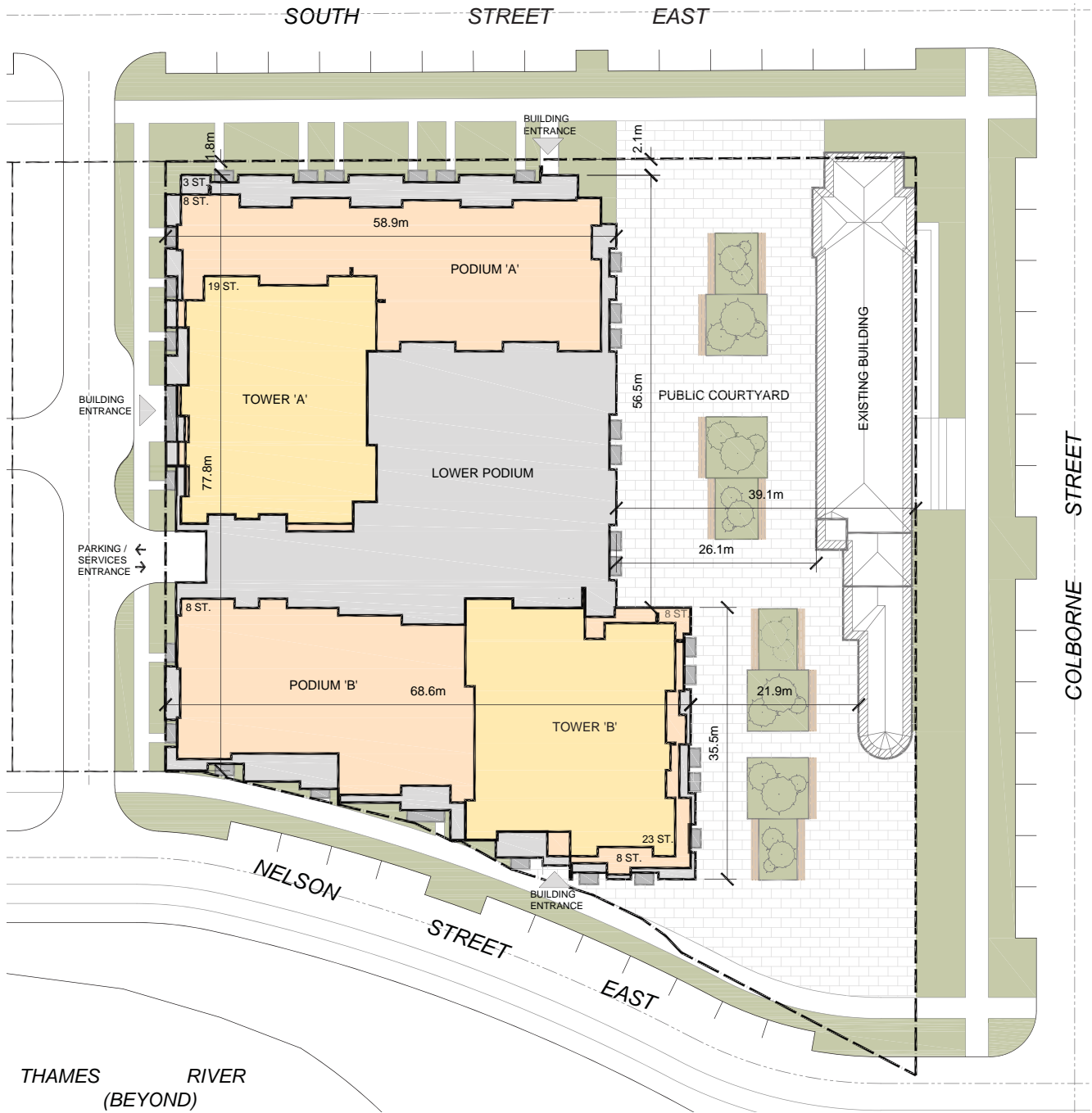


Image 9: Proposed site plan of residential towers with lower and upper podiums to be located to the west of existing Colborne Building with connecting public courtyard, provided by Medallion Developments.

## 6. PROPOSED DEVELOPMENT

The courtyard design also includes the hospital emblem from the Education Centre, to be installed on a stone wall within an exterior seating area. The proposed reflexology pathway, which leads to the Central Plaza, also incorporates historical elements through the stone path with a pattern matching the interior plaster detail in the Nurse's Residence.



Image 10: Hospital emblem from the Education Centre.



Image 11: Proposed stone wall with hospital emblem and detailed stone path with matching patterns to the Nurse's Residence.

The location at the corner of the former hospital provide for a 'Landmark' quality for the heritage building. The landscape plan which includes for a patio at the south end of the Colborne Building with seating and a garden at the west side of the Colborne Building provides for a buffer between the courtyard and the proposed development. The courtyard includes artifacts from the Old Victoria Hospital Lands and mitigates the impact from the proposed development.

## 6. PROPOSED DEVELOPMENT

As part of the Roadmap SoHo document, Regeneration South of Horton Street, there is a strong intention to preserve and celebrate heritage resources within the proposed site to ensure the hospital and associated heritage attributes remain etched in the community. As part of the courtyard design, the proposed development includes many historical elements throughout the exterior public space.

The stone entrance to the courtyard at South Street is designed as the reinstated stone archway from the Nurse's Residence building to form a gateway feature to the courtyard. The design of the reverse face of the stone entrance features a pictorial collage of historical images from the original hospital building and hospital staff.

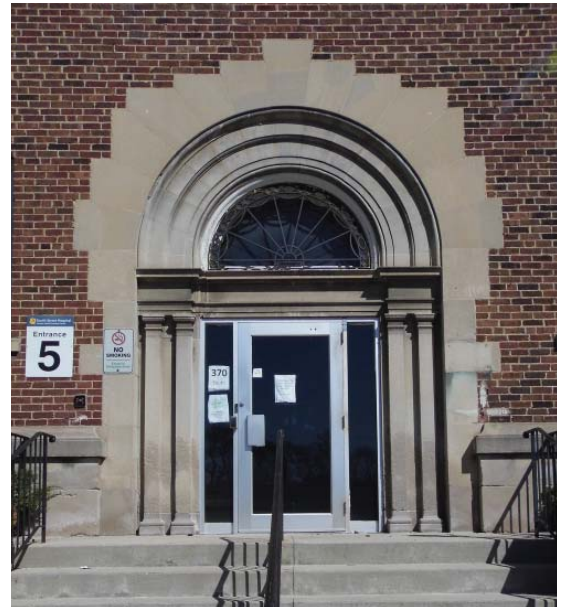


Image 12: Proposed stone entrance reinstated as gateway feature. Image 13: Existing stone archway at South Street entrance of Nurse's Residence building.



Image 14: Historical image collage of hospital buildings and hospital staff proposed to cover the reverse face of the stone entrance.



## 6. PROPOSED DEVELOPMENT



Image 15: Northeast view of proposed development including two residential towers with lower and upper podiums to be located to the west of existing Colborne Building.



Image 16: Northwest view of proposed development including two residential towers with lower and upper podiums to be located to the west of existing Colborne Building.

Renderings provided by  
Medallion Developments

## 6. PROPOSED DEVELOPMENT



Image 17: Courtyard view of proposed development including two residential towers with lower and upper podiums to be located to the west of existing Colborne Building.



Image 18: Southwest view of proposed development including two residential towers with lower and upper podiums to be located to the west of existing Colborne Building.

Renderings provided by  
Medallion Developments

# 6. PROPOSED DEVELOPMENT



Image 19: Southeast view of proposed development including two residential towers with lower and upper podiums to be located to the west of existing Colborne Building.

Rendering provided by Medallion Developments

# 6. PROPOSED DEVELOPMENT

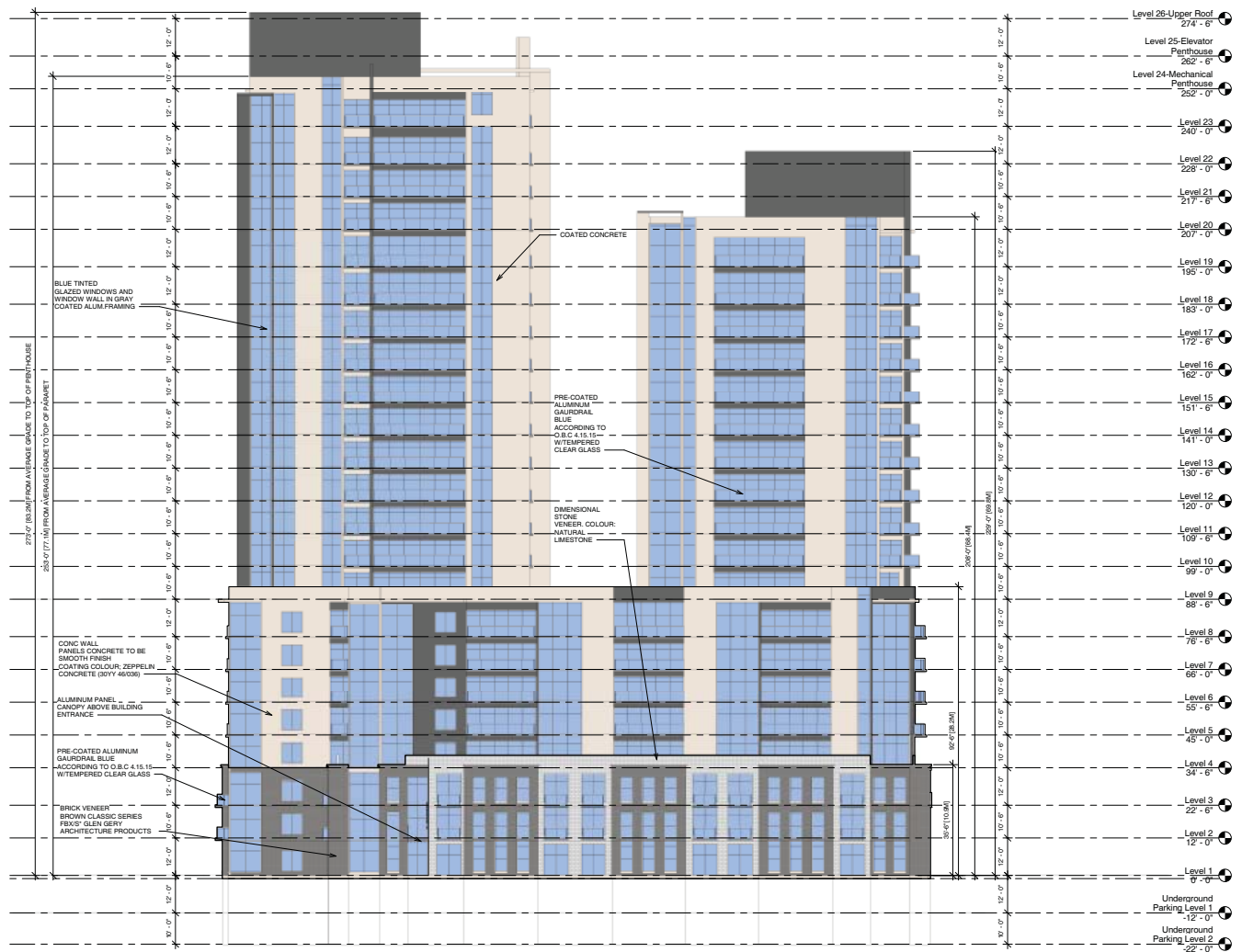


Image 20: North elevation provided by Medallion Developments.

# 6. PROPOSED DEVELOPMENT

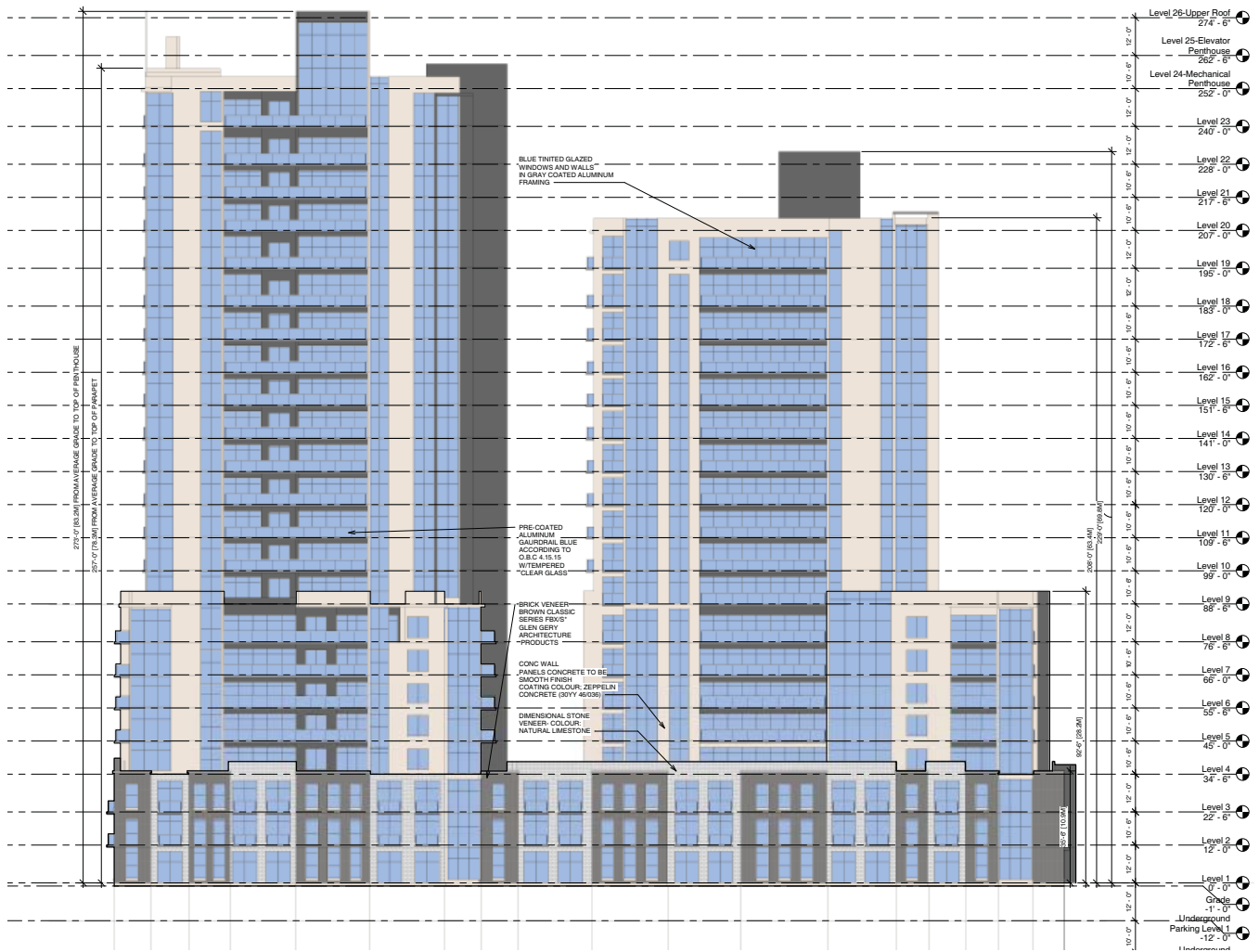


Image 21: East elevation provided by Medallion Developments.

# 6. PROPOSED DEVELOPMENT

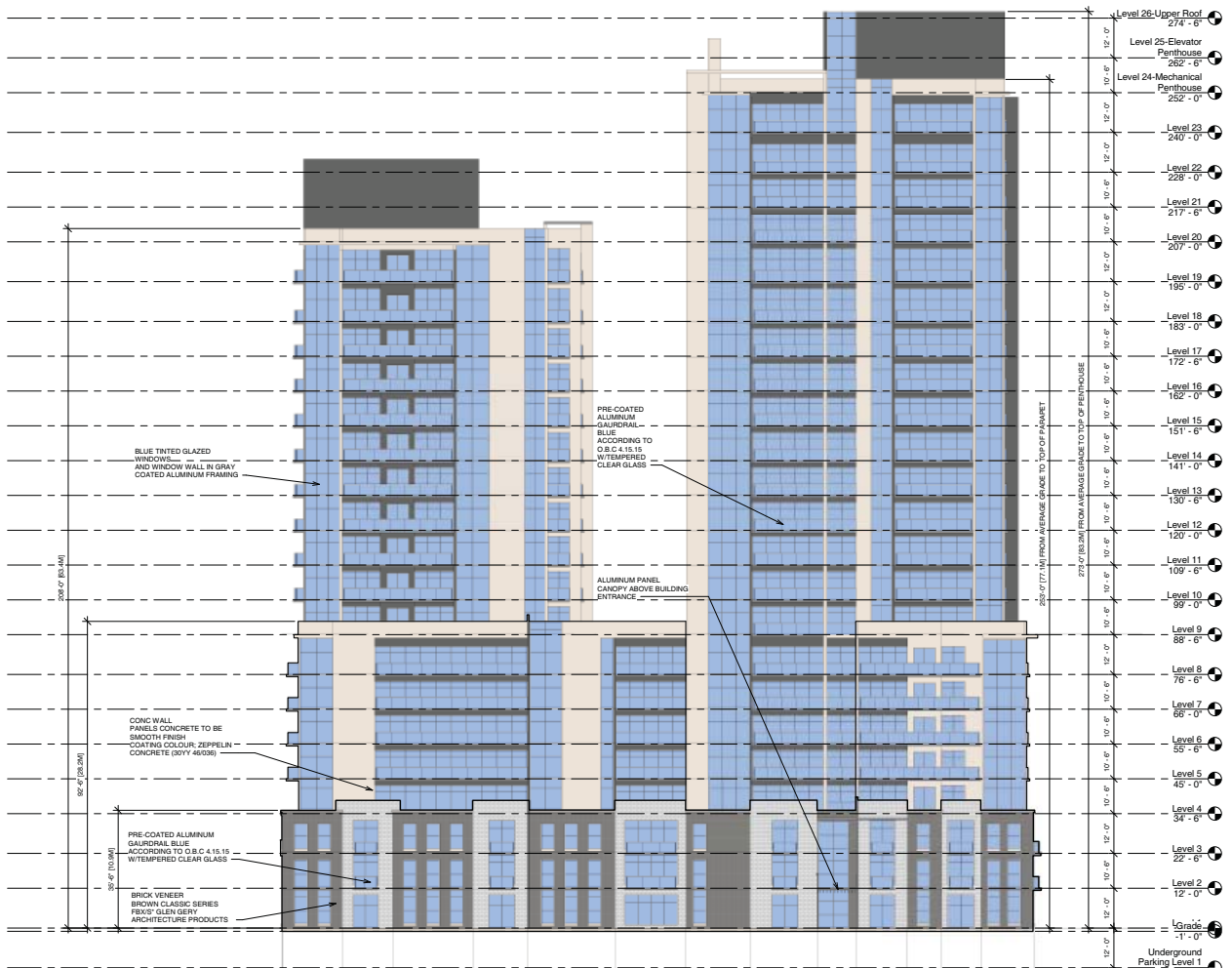


Image 22: South elevation provided by Medallion Developments.

# 6. PROPOSED DEVELOPMENT



Image 23: West elevation provided by Medallion Developments.

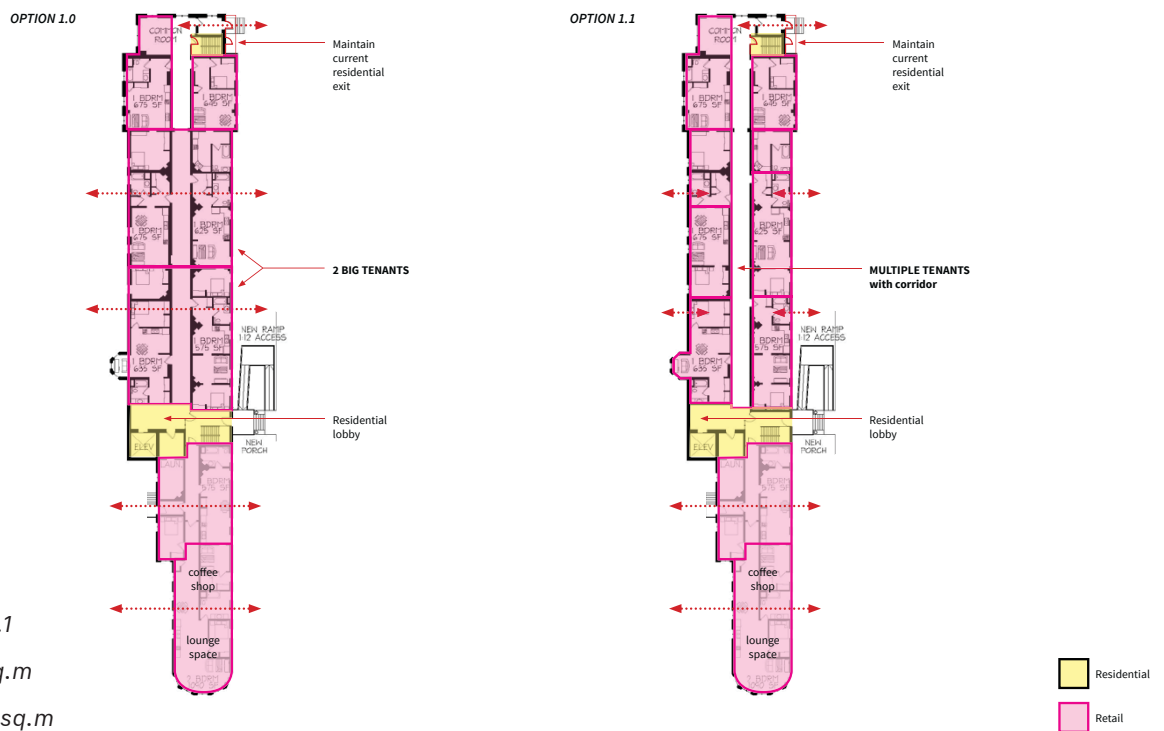
# 7. IMPACTS OF PROPOSED DEVELOPMENT

## TREATMENT OF HERITAGE RESOURCES

The proposal by Medallion Developments retains the Colborne Building in its entirety for the purposes of being adaptively reused with mixed use commercial, retail, and residential at grade and residential above on the remaining floors. The proposal includes options for programming the ground floor of the Colborne Building. Medallion's assessment of the adaptive reuse of the building is that it is a complex proposition due to its challenges to remove the existing structurally supporting hallways and create an open floor plan on the ground floor.

The proposal recognizes the importance of the corner, and the visibility of the building, providing public space enhancements and connections to the urban plaza with the remaining buildings being preserved on the Old Victoria Hospital Lands. The form and colour of the proposed development differs from that of the Colborne Building as well as the listed properties north of South Street. The Colborne Building possesses a hip sloped roof and buff yellow brick while the proposed development is a multi-storey flat podium mimicking the War Memorial Building. The massing of the proposed lower podium aligns with the stone coursing of the Colborne Building.

The Colborne Building is in good condition with no significant structural deficiencies. The Building Condition Assessment and Adaptive Reuse Strategy determined that the building is an excellent candidate for adaptive reuse. The building requires the repairing or replacement of various elements including windows, roofs, and insulation. The building will be upgraded with new interior finishes, new mechanical/electrical infrastructure and barrier-free accessibility improvements.



Options 1.0 and 1.1  
Residential: 70 sq.m  
Commercial: 735 sq.m

Image 24: Proposed Options for Colborne Building prepared by E.R.A. Architects



# 7. IMPACTS OF PROPOSED DEVELOPMENT

## 7.1 MITIGATION APPROACHES

The Provincial Policy Statement (PPS 2005) Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005, was the resource utilized in the identification and development of the ‘Mitigation Approaches’ for the proposed development. Specifically, Heritage Impact Assessments and Conservation Plans; Principles in The Conservation of Historic Properties was the main source of terms of reference.

The principles listed below were identified from the Heritage Tool Kit and expanded to include specific principles and mitigation related to the proposed development.

CRITERIA		DESCRIPTION
EVIDENCE	Respect for Documentary Evidence	Documentary evidence was provided by the City of London through a number of studies, building condition assessments, and reports to the developer through an RFP process. The developer is maintaining all significant heritage elements as identified in the evidentiary documentation.
LOCATION	Respect for Original Location	The Colborne Building is being preserved and included in the adaptive reuse proposal as part of the overall development. The location of the heritage building is at a significant intersection, southwest corner of Colborne and South Streets. The proposal does not include moving of the building on or off the site. The proposal respects its location by pronouncing it as an ‘artifact’ within the landscape of the new development.
MASSING	Respect for existing form and massing	Refer to the massing diagrams following this section. The existing form and massing of the Colborne building is respected by allowing it to be its own identity through its hipped roof form and slender structure. The height of the lower podium of the proposed development is consistent with the stone coursing of the Colborne Building. The proposed development also has a second podium allowing for density and at the same time minimizing the mass of the towers.
MATERIALS	Respect for Historic Material	The existing materials of the Colborne Building, ie. brick, stone, wood trims, and fenestration, are being preserved and will be restored. The proposed development street podium reflects similar materials consistent with the Colborne Building. The colour of the materials have not been formalized at this stage. The development proposes the use of different materials including curtain wall and panel above the podium to articulate the base level of the development and accentuate the Colborne Building. The colour of the glass in the proposed development should be considered to respect the identity of the Colborne Building.
FABRIC	Respect for Original Fabric	The Colborne Building will be restored with like materials to respect the integrity of the building. This includes for the stone base, brick, windows, door patterns, stone coursing, soffit detailing, and wood trims. Roofing should be restored with materials that replicate the original aesthetic of the building. Existing openings, windows and doors, will be utilized where new entrances are required for the ground floor mixed use opportunities.

## 7. IMPACTS OF PROPOSED DEVELOPMENT

CRITERIA		DESCRIPTION
HISTORY	Respect for the Building's History. Do not restore to one period at the expense of another period.	The architectural and historical reasons for designation will be adhered to for the restoration of the building to preserve the unique history of the building as a 'Pavilion' hospital amongst the OVH Lands.
REVERSIBILITY	Reversibility of the new elements.	All proposed alterations to the Colborne Building will be reversible and allow a resource to return to its original conditions. A proposed accessible podium to raise the entrance grade to the floor line on the west side of the Colborne Building is the most dominant feature to be incorporated adjacent to the structure. Existing window openings may be utilized as door openings to create multiple access points into the heritage building. These elements are considered reversible.
LEGIBILITY	Legibility of the new versus the old.	The location of the Colborne Building at the main intersection of Colborne and South Streets allows the heritage building to be distinct in the proposal as a whole due to its location and form. The materials of the proposed towers will differ from that of the Colborne Building creating a juxtaposition and clearly maintain the identity of the heritage building.
MAINTENANCE	Maintenance	The Colborne Building will be a part of the overall development. This will contribute to its sustainability as an actively utilized building incorporating mixed uses, commercial retail, and residential. An actively used and adaptive reuse building becomes easier to maintain and receives increased maintenance schedules versus an empty structure.
DESTRUCTION	Destruction of any, or part of any, significant heritage attributes or features.	There is no plan of destruction of any part of the Colborne Building. The building will be restored and integrated as an adaptive reuse project.
ALTERATION	Alteration must be sympathetic or is compatible, with the historic fabric and appearance;	There are no alterations that affect the 'Reasons for Designation'. New openings will be minimized and will respect the original fabric of the building.
SHADOWS	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	Refer to shadow study in the Appendices to this document. Shadows are minimized due to the separation of the new forms from the heritage building. South sun early to mid day remains to light the building and the outdoor pedestrian realm associated.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	While the heritage attribute is separated from the new development, it is connected to the overall design and its urban neighborhood through its green space connections. The context also provides for the Colborne Building to be a 'Landmark' in the neighbourhood as identified in the Cultural Heritage Evaluation.

## 7. IMPACTS OF PROPOSED DEVELOPMENT

CRITERIA	DESCRIPTION
OBSTRUCTION	Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; Views of all sides of the heritage building are pronounced. The pedestrian connection is centred on the War Memorial entrance north of South Street, aligning with the urban plaza and respecting the vista from neighboring building to the Thames River natural heritage area.
LAND USE	A change in land use to allow new development or site alteration to fill in the formerly open spaces; The land use proposed for the site which will be a mixed used commercial retail and residential provides for an animated street scape and vibrancy required of the Secondary Plan.
LAND	Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect resources. The site is flat. All grading will be in accordance with local governing bodies. There is no significant change in grade that alters soils, and drainage patterns that adversely affect the area.
CONTEXT	Retain important contextual values. The Cultural Heritage Assessment recommends that the entire streetscape along the north side of South Street, between Colborne and Waterloo Streets, be conserved. These include the Old War Memorial Children’s Hospital and the Health Services Building. The Colborne building retains its context within the proposed development.
DETAIL	Heritage Attributes: The form, scale, and massing of the Palladian style three-storey building, which tapers to a single-storey at the rear is retained and respected in the proposed design of the development. The local buff brick, including detailing such as the quoins at the north end; stringcourse, distinctive reddish-brown sandstone windowsills and trim, and the form of the hipped roof is being maintained.
LANDSCAPE	Buffer zones, site plan control, and other planning mechanisms. A number of buffer zones in the form of pedestrian streetscapes set backs, street edges and urban plazas surround the site to provide relief and accentuation of the landmark structure. Furthermore, the Thames River natural heritage corridor to the south provides for a buffer to other development areas.

# 7. IMPACTS OF PROPOSED DEVELOPMENT

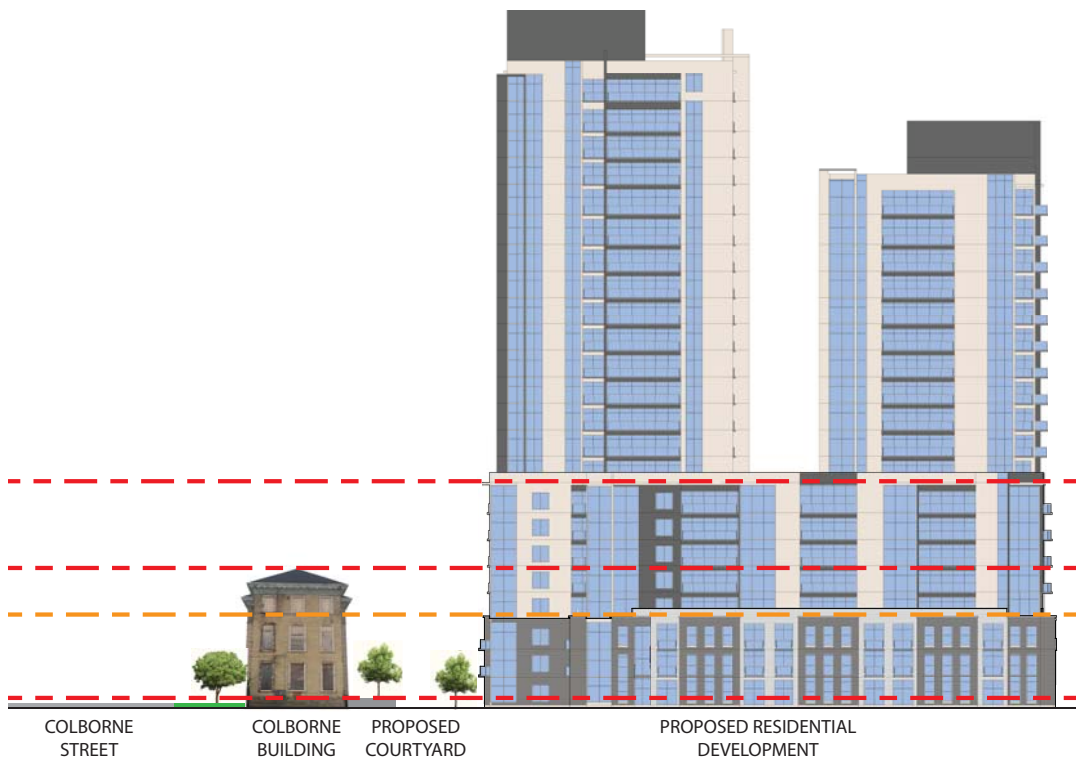


Image 25: Massing Diagram- North Elevation prepared by a+LiNK Architecture.

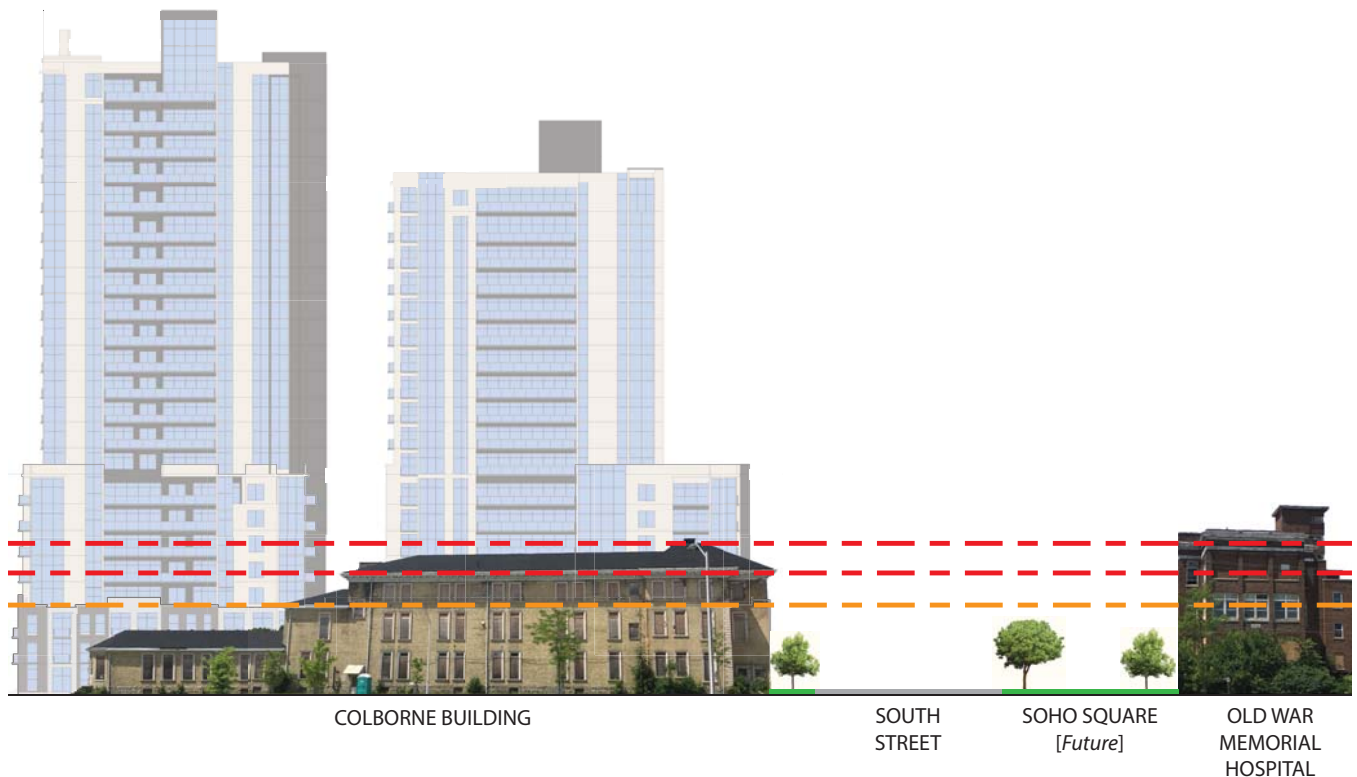


Image 26: Massing Diagram- West Elevation prepared by a+LiNK Architecture.

## 8. RESOURCES

### Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.

### Municipal Documents

1. City of London: Dent, Laura. *Passage of Designating By-Law 391 South Street - Colborne Building*. December 4, 2017.
2. City of London: Dent, Laura. *Request for Designation Heritage Listed Property at 391 South Street - Colborne Building*. September 25, 2017.
3. City of London. *Draft Old Victoria Hospital Lands Secondary Plan, Meeting on June 20, 2013*.
4. City of London. *Illustrated Urban Design Principles*. May 2010.
5. City of London - The London Advisory Committee on Heritage Department of Planning and Development. *Inventory of Heritage Resources 2006*. 2005.
6. City of London. *The London Plan*. Minister Approved December 28, 2016.
7. City of London. *Request for Expressions of Interest City of London Old Victoria Hospital Lands*. October 22, 2014.
8. City of London. *Secondary Plan, Old Victoria Hospital Lands*. June 2014.
9. City of London. *Strategic Plan for the City of London 2015-2019*.

### Other

1. Map Images: *London, Ontario*. June 2018. Google Maps, <https://www.google.ca/maps/place/London,+ON>
2. Medallion Developments. *Architectural and Landscape Design Drawings - 391 South Street, London, Ontario*. Received June 22, 2018.
3. Medallion Developments. *Urban Design Brief, '391 South Street Old Victoria Hospital Lands'*. June 2018.
4. Tausky, Nancy Z. *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex, London, Ontario*. May 2011.

## 9. APPENDICES

### A. SUN STUDY OF THE PROPOSED DEVELOPMENT [provided by Medallion Developments]

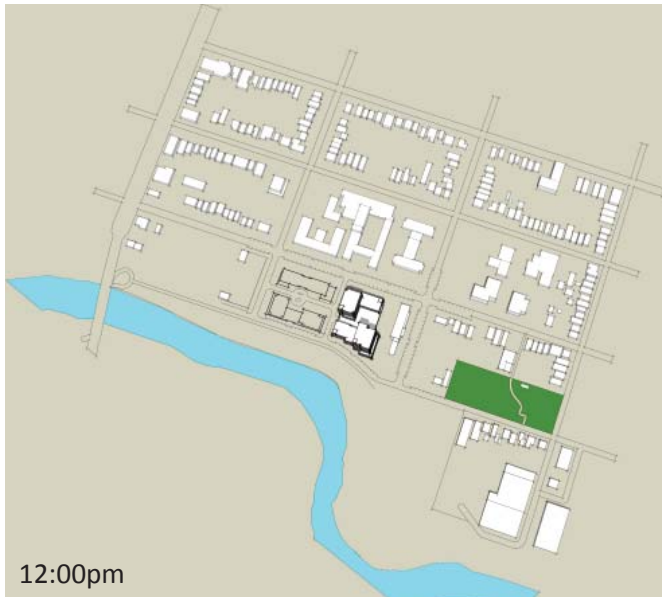
# APPENDIX A

## SUN STUDY

June 21 - Summer Solstice

Images from Medallion Developments

With the sun at the highest position in the sky, the proposed residential towers cast large shadowing at dusk and dawn affecting the future development on the west side of the Colborne Building property and the residential area to the east of Colborne Street. During the Summer Solstice, the Colborne Building is expected to be in shadow starting from 3:00pm until sunset.

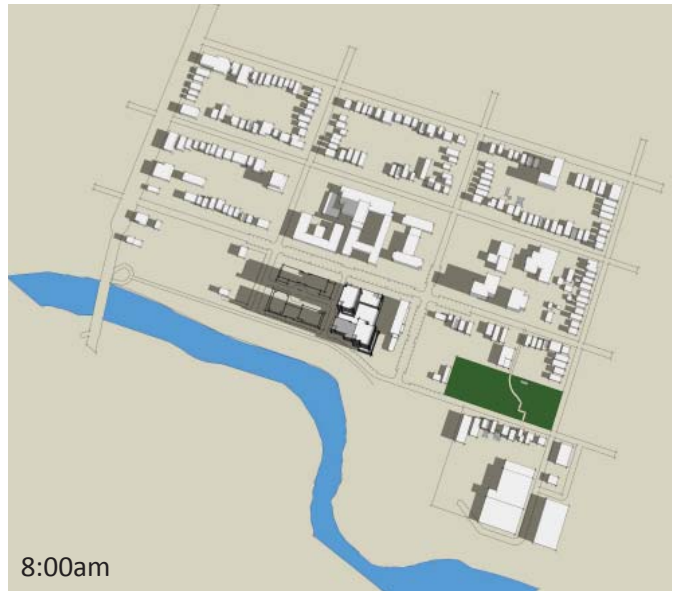
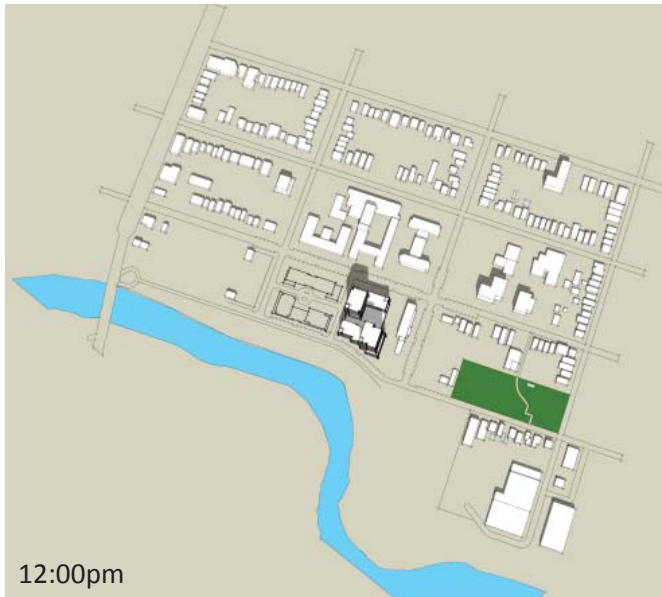


# APPENDIX A

## SUN STUDY

March + September 21 - Spring/Fall Equinox  
Images from Medallion Developments

With the sun's rays perpendicular to the equator, the proposed residential towers cast large shadowing to both the west side of the Colborne Building property and the residential area to the northeast. During the Equinoxes, the Colborne Building is expected to be in shadow starting from 2:00pm until sunset.





# APPENDIX A

## SUN STUDY

December 21 - Winter Solstice

Images from Medallion Developments

With the sun at the lowest elevation in the sky, the proposed residential towers cast large shadowing on the Old Medical School and the Old War Memorial Hospital, both located across South Street, as well as the residential neighbourhood to the northeast. During the Winter Solstice, the Colborne Building is illustrated to be in shadow starting from 2:00pm until early sunset.



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