

# Cooper Site Redevelopment Options



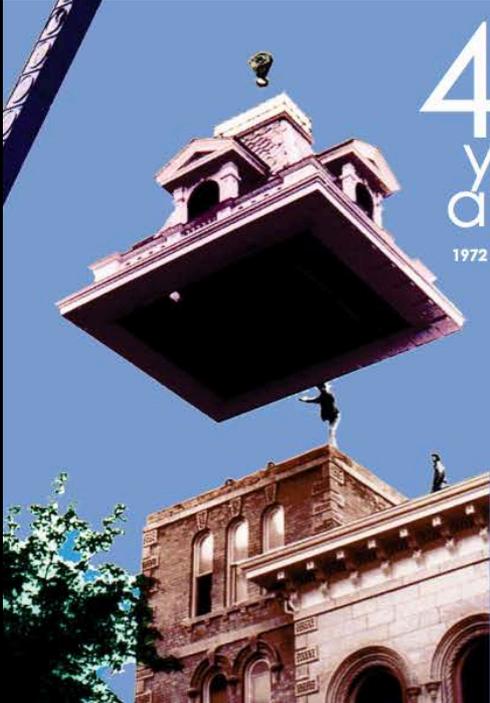


FOUR DECADES OF  
ARCHITECTURE  
DESIGN & AWARDS  
**PASSION**  
INNOVATION & CREATIVITY  
**EXPERTISE**  
COMMITMENT  
SOLUTIONS & TRANSPARENCY  
**RELATIONSHIP**  
QUALITY & DEDICATION  
**CONSTRUCTION**

**+VG** ARCHITECTS  
THE VENTIN GROUP LTD  
[www.plusvg.com](http://www.plusvg.com)

**40**  
years  
after

2012 Don Jail Restoration



**40**  
years  
ago

1972 Norfolk Courthouse

In celebrating our 40th year of service The Ventin Group (+VG) has evolved to become a team of 14 shareholders and 39 Associates, working from 5 offices. The owners and staff strongly believe in a team approach. We build relationships with our clients that are based on honesty, integrity, clarity, transparency and a deep personal commitment to professional excellence.

The complementary skills demonstrated by our team represent a broad range of expertise, from the artistic to the technical aspects of a successful building. Our style is low-key and collaborative. We have earned the trust of our clients

Our next decade begins under new leadership.

Peter Berton  
Kevin Church  
Chris Hall  
Paul Sapounzi  
Dennis Vass  
Terrance White

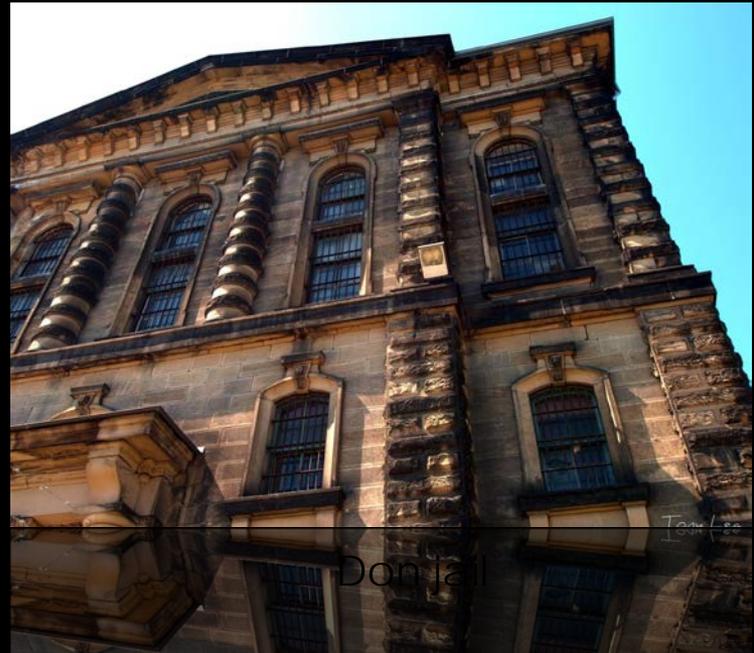
Ed Bourdeau  
Nicole Crabtree  
David Ecclestone  
Travis Forrest  
Pietro Frenguelli  
Anita Maletic  
Paul Vehof  
Thomas Wilson

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# Infrastructure Renewal

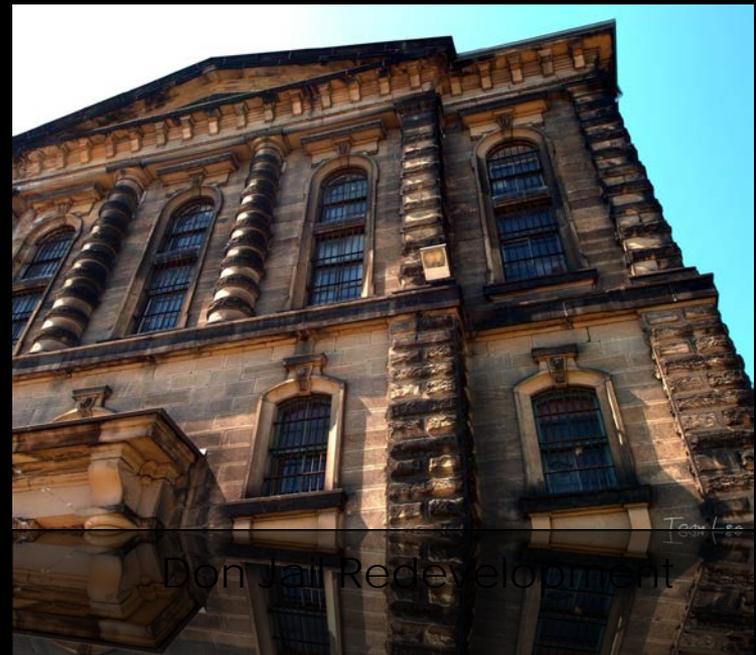


Old Toronto City Hall



Don Jail

# Academic Buildings



English University

Don Jail Redevelopment

# Performance



Meaford



Buenos Aires

# Reclaiming Space



# ARIEL VIEW



# EXISTING BUILDING





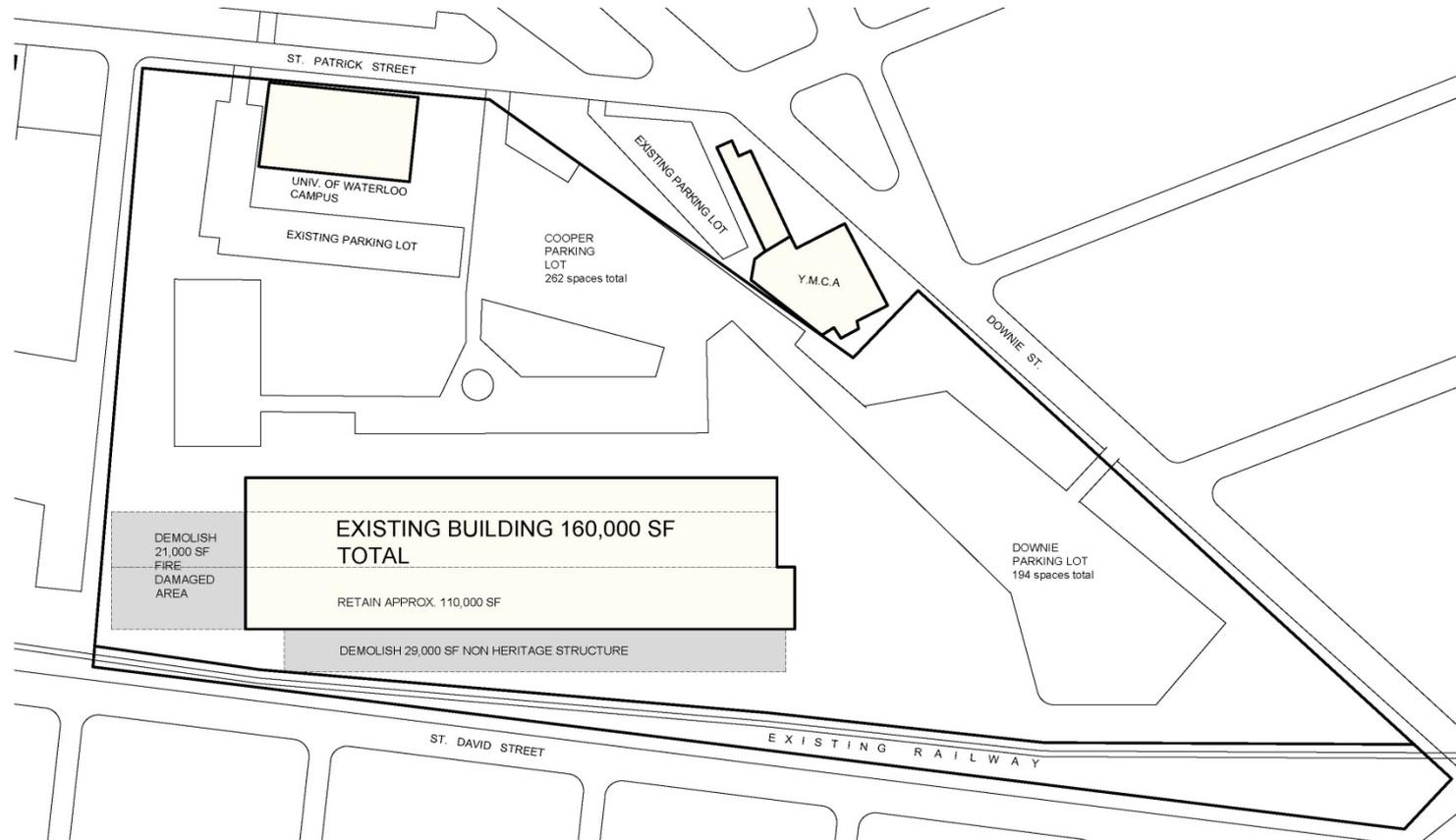
# EXISTING BUILDING



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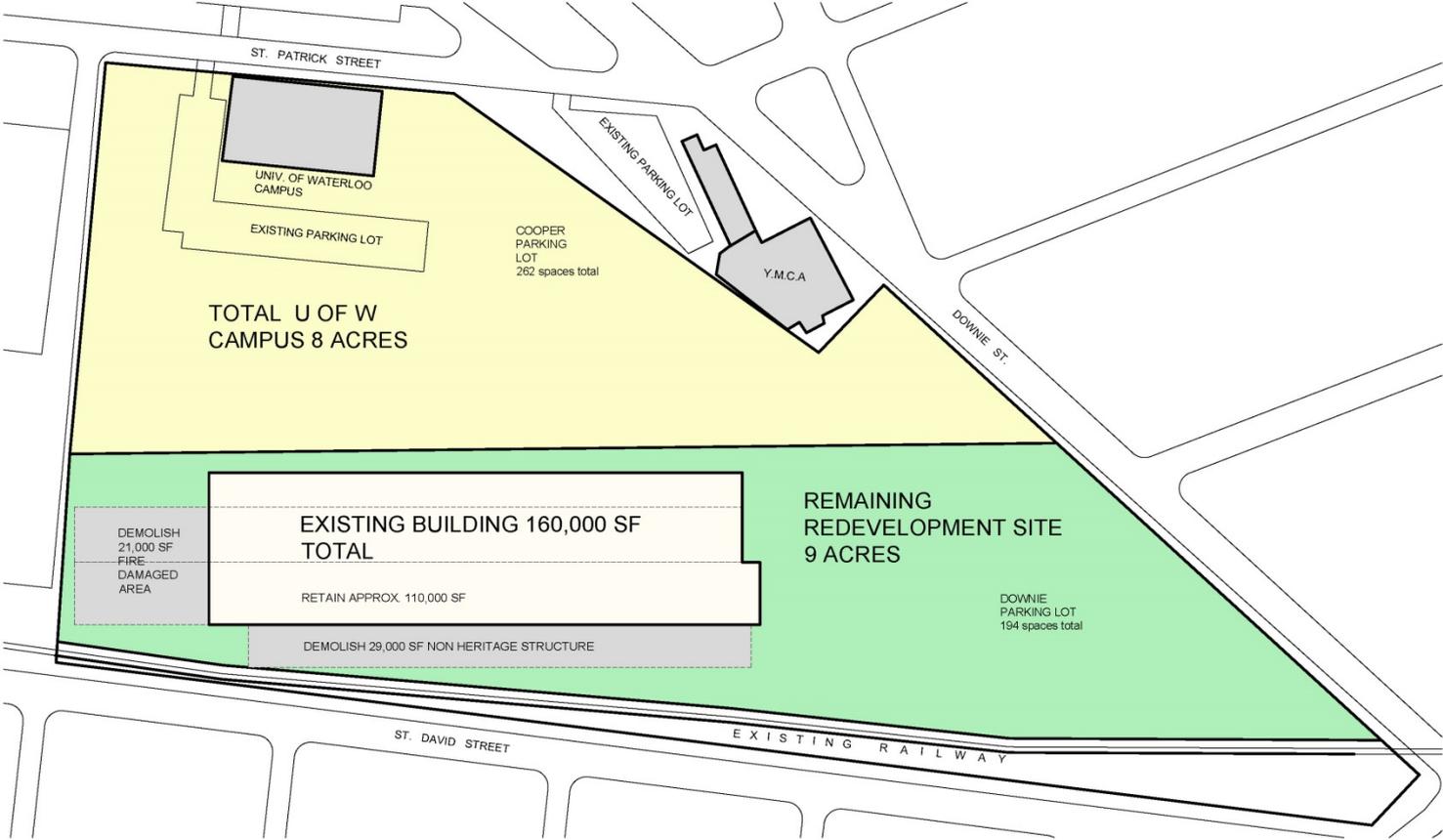
# EXISTING SITE PLAN



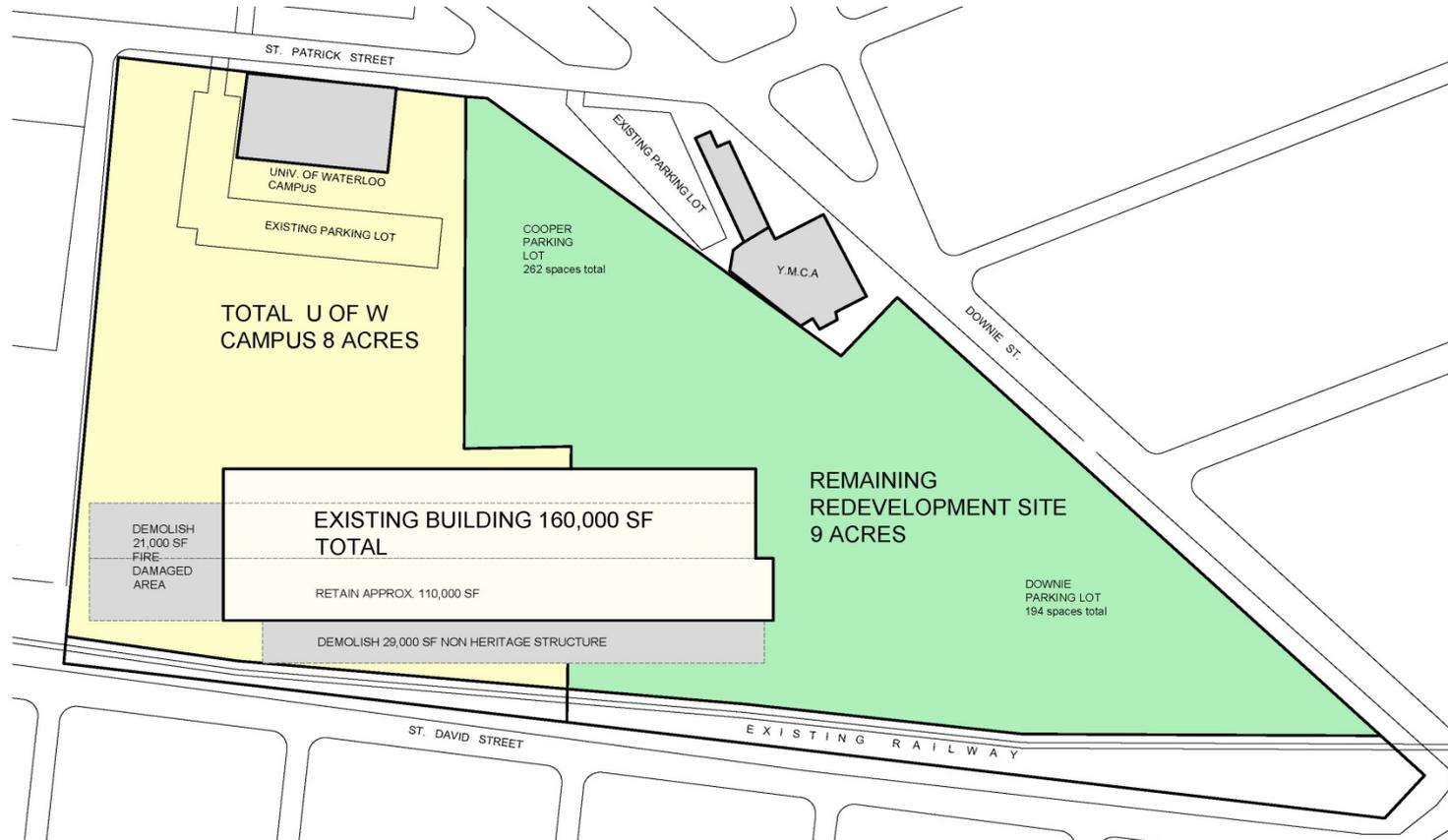


# U. of W. SITE CONFIGURATION - A

RCHITECTS  
E VENTIN GROUP LTD



# U. of W. SITE CONFIGURATION - B



# PARKING ANALYSIS

- EXISTING PARKING : DOWNIE LOT 194 + COOPER LOT 262 = 456
- PEAK DEMAND = 359
- MARKET SQUARE = 50
- TOTAL = 405 SPACES
- EXISTING OVERAGE = 47 SPACES
  
- PROPOSED NEW DEVELOPMENT: 75,000 SQFT 6968 SQM
- PARKING REQUIRED FOR NEW DEVELOPMENT:  $6968 / 50 = 140$  SPACES
  
- TOTAL PARKING REQUIRED ON SITE =  $405 + 140 = 545$  SPACES

# PRECEDENTS





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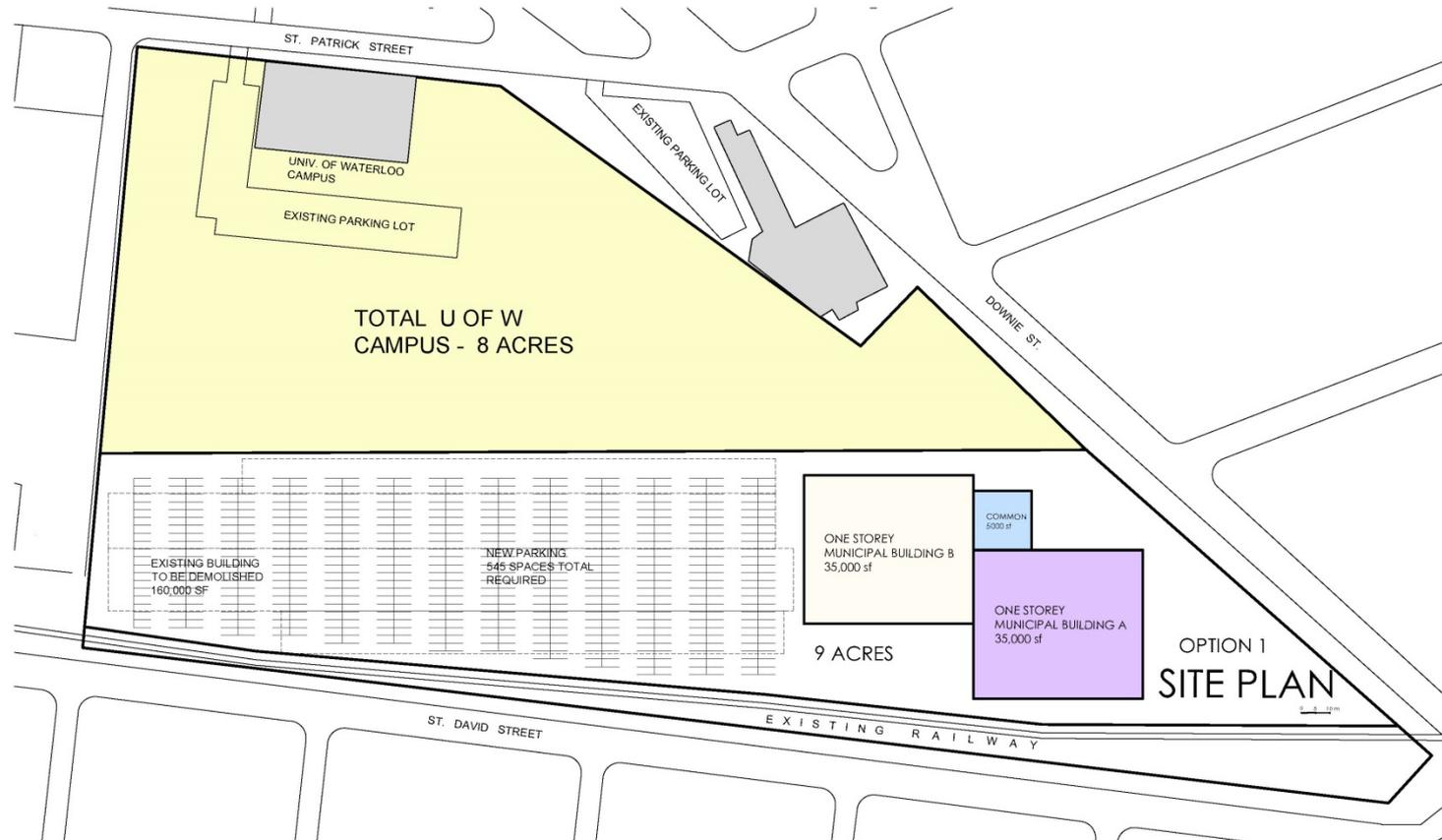


# PRECEDENTS



# OPTION 1

ONE STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING



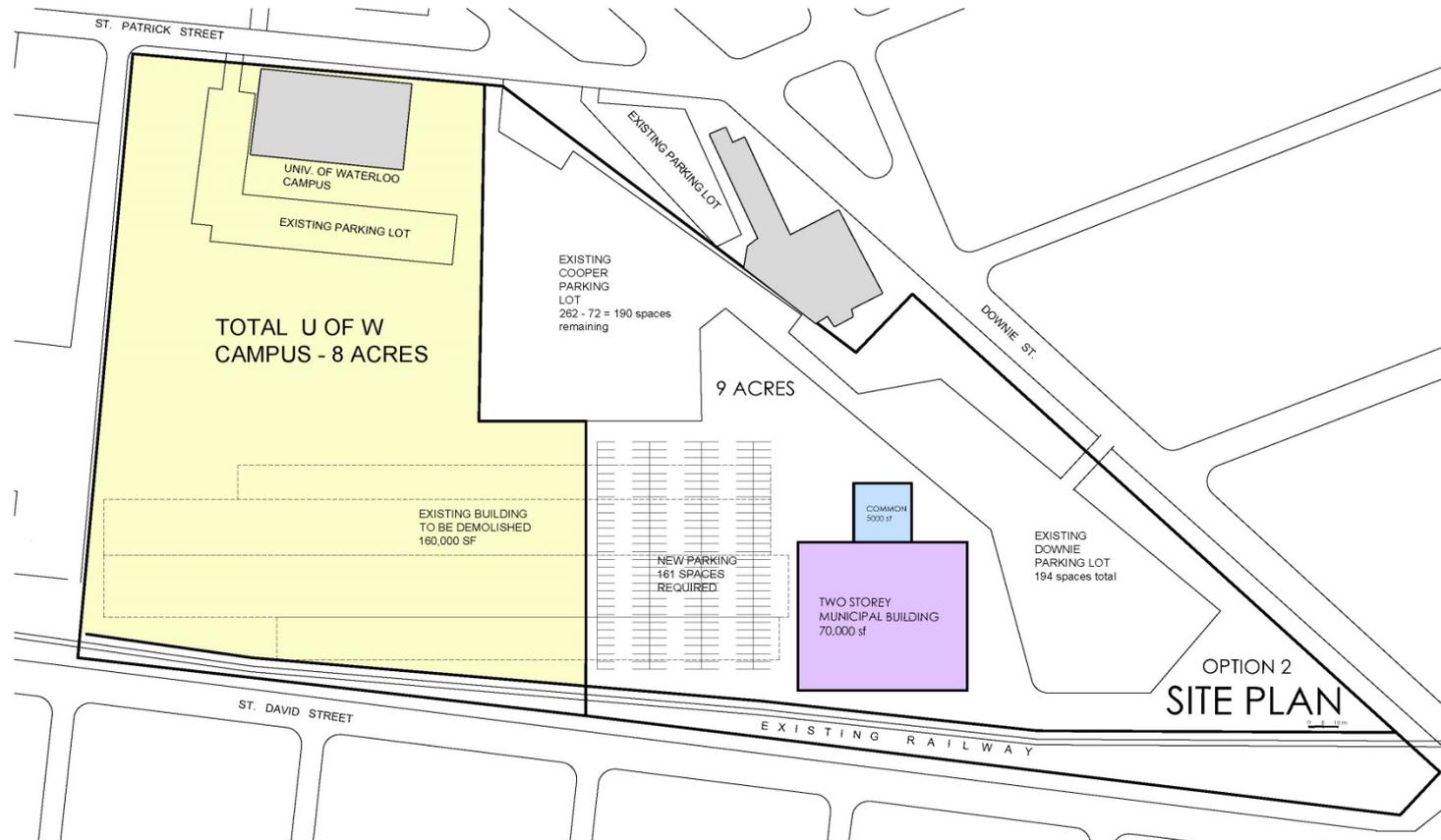
# OPTION 1

- **ONE STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• AREA A 35,000 SF X \$240 PSF TO \$300 PSF	\$8,400,000	\$10,500,000
• AREA B 35,000 SF X \$240 PSF TO \$300 PSF	\$8,400,000	\$10,500,000
• SHARED SPACE 5,000 SF X \$150 PSF	\$750,000	\$750,000
• DEMO. & ABATEMENT EXISTING 160,000 SF X \$8.13 PSF	\$1,300,000	\$1,300,000
• SITE DEVELOPMENT	\$1,500,000	\$1,500,000
• <b><u>TOTAL</u></b>	<b><u>\$20,350,000</u></b>	<b><u>\$24,550,000</u></b>

# OPTION 2

TWO STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING



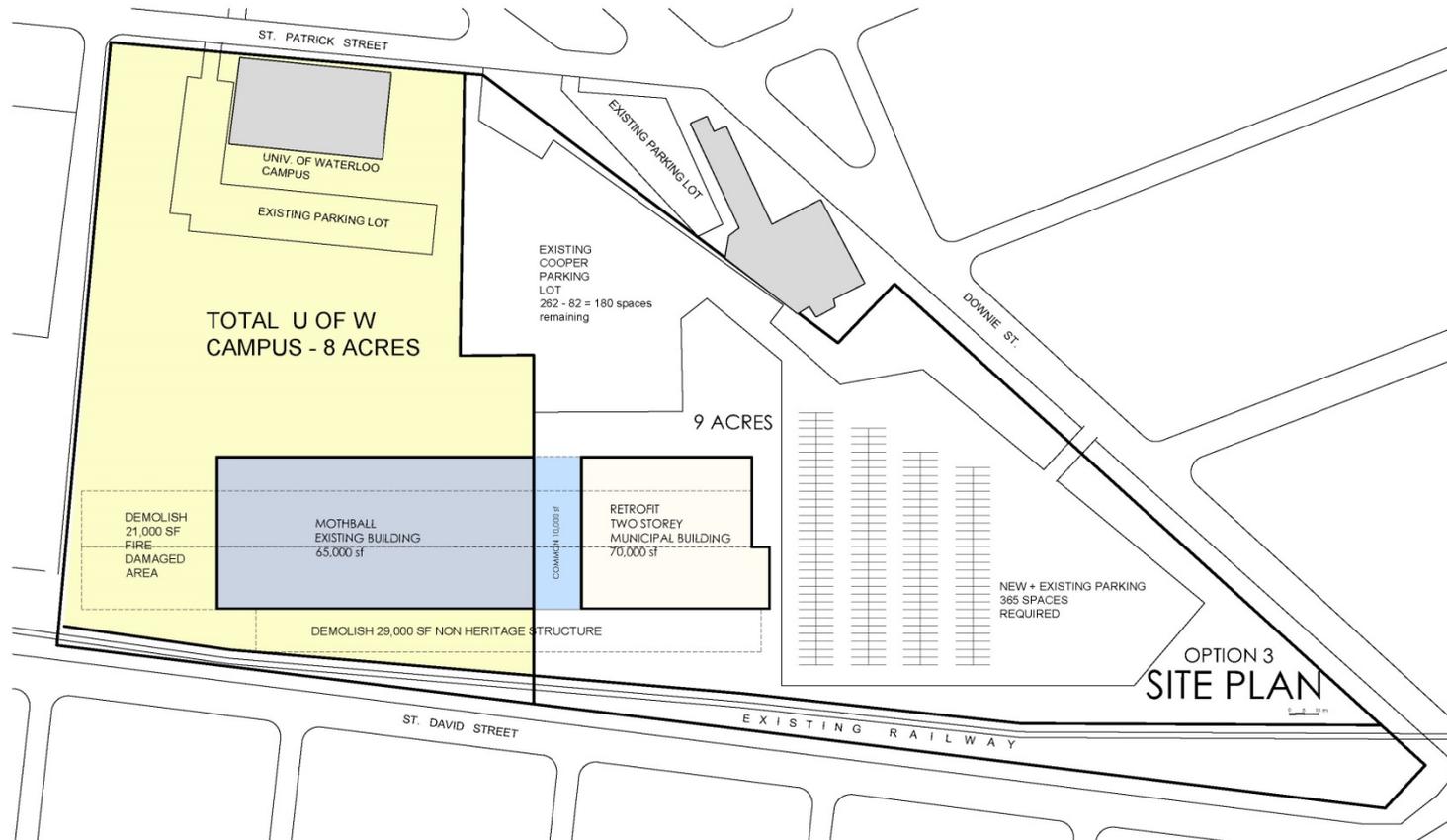
# OPTION 2

- **TWO NEW STOREY BUILDING + DEMOLISH EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• NEW BUILDING 75,000 SF X \$270 PSF TO \$300 PSF	\$20,250,000	\$22,500,000
• DEMO. & ABATEMENT EXISTING 160,000 SF X \$8.13 PSF	\$1,300,000	\$1,300,000
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• <b><u>TOTAL</u></b>	<b><u>\$22,850,000</u></b>	<b><u>\$25,100,000</u></b>

# OPTION 3A

TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING



# OPTION 3A

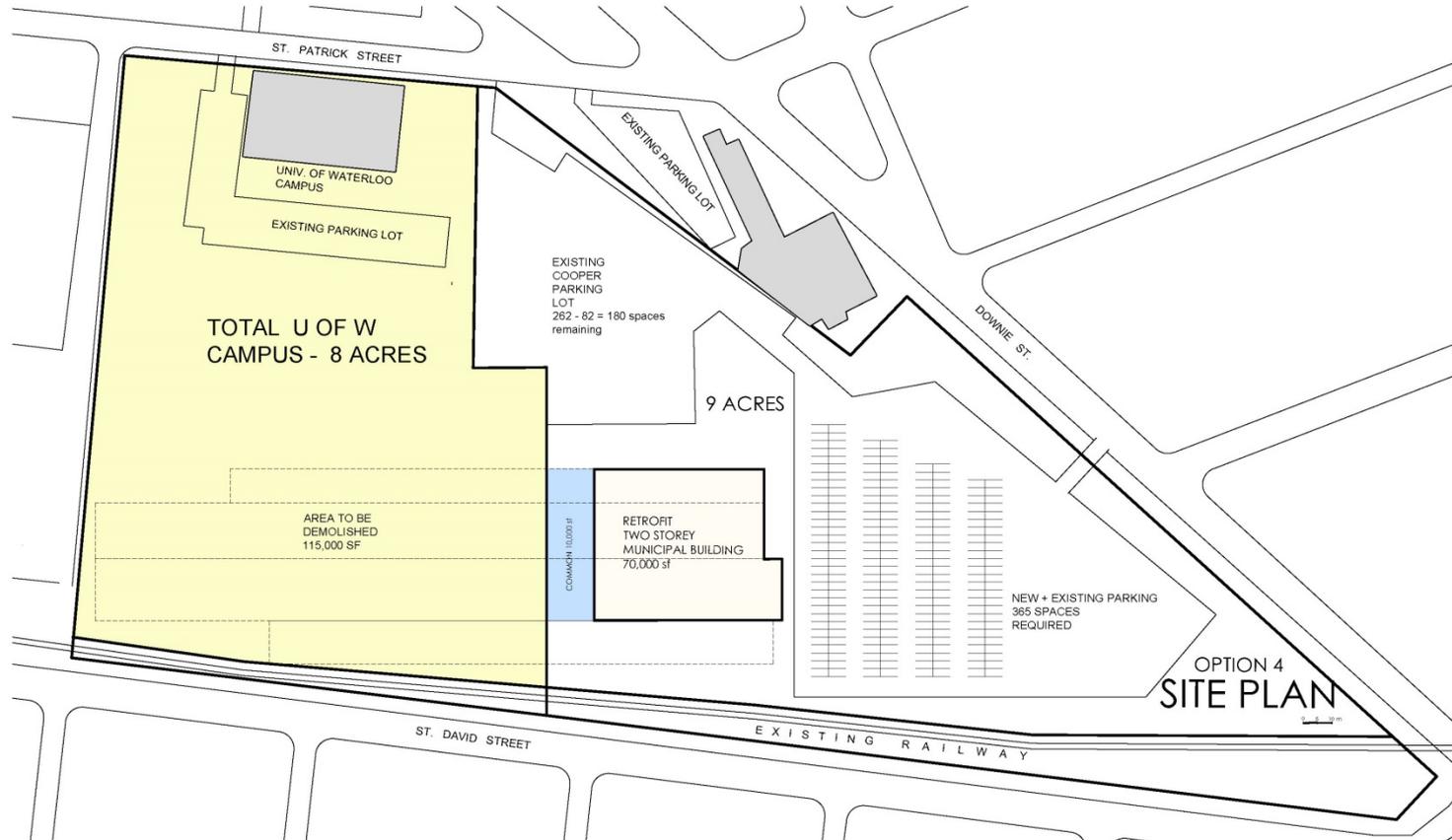
- **TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• DEMOLITION & ABATEMENT 51,000 SF X \$8.13 PSF	\$487,800	\$487,800
• MOTHBALL 65,000 SF X \$69 PSF	\$4,485,000	\$4,485,000
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• <b>TOTAL</b>	<b>\$20,847,800</b>	<b>\$24,523,800</b>



# OPTION 3B

TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING



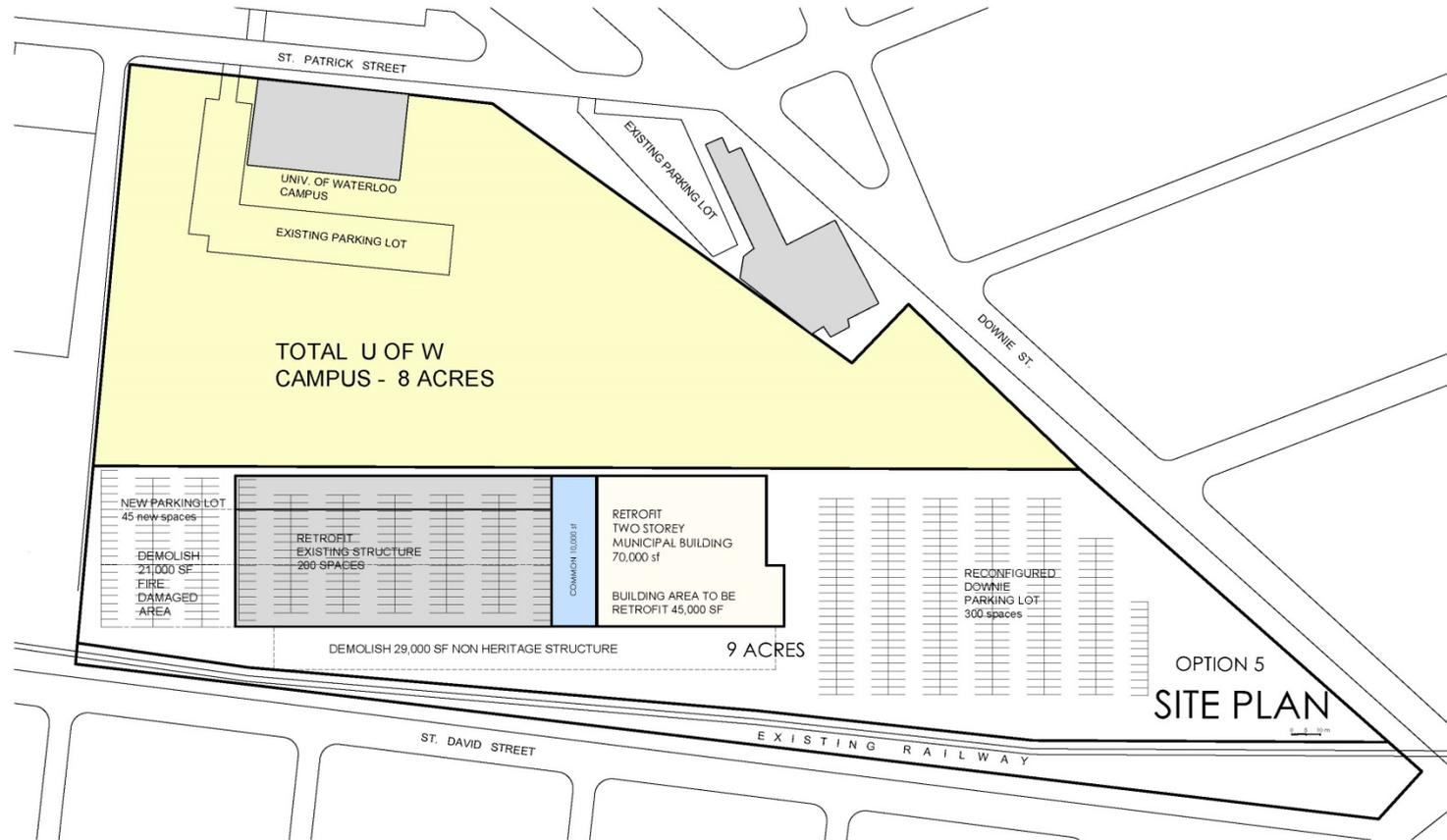
# OPTION 3B

- **TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING**

	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• DEMOLITION & ABATEMENT 115,000 SF X \$8.13 PSF	\$934,950	\$934,950
• SITE DEVELOPMENT	\$1,300,000	\$1,300,000
• <b>TOTAL</b>	<b>\$16,939,950</b>	<b>\$20,484,950</b>

# OPTION 4

TWO STOREY RETROFIT + RETROFIT REMAINDER OF EXISTING INTO PARKING STRUCTURE



# OPTION 4

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• <b>TWO STOREY RETROFIT + CONVERT REMAINDER OF EXISTING INTO PARKING STRUCTURE</b>		
•	OFFICE	SPECIAL PURPOSE
• 1ST FLOOR RETROFIT 35,000 SF X \$185 PSF TO \$240 PSF	\$6,475,000	\$8,400,000
• 2ND FLOOR RETROFIT 35,000 SF X \$180 PSF TO \$230 PSF	\$6,300,000	\$8,050,000
• SHARED LOBBY 10,000 SF X \$180 PSF	\$1,800,000	\$1,800,000
• RETROFIT PARKING INTO EXISTING 200 SPACES X \$15,000	\$3,000,000	\$3,000,000
• MOTHBALL 65,000 SF X \$69 PSF	\$4,485,000	\$4,485,000
• DEMOLITION & ABATEMENT 51,000 SF X \$8.13 PSF	\$487,800	\$487,800
• SITE DEVELOPMENT	\$1,400,000	\$1,400,000
• <b><u>TOTAL</u></b>	<b><u>\$23,947,800</u></b>	<b><u>\$27,622,800</u></b>