Cooper Site
Redevelopment Options
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 Sapouni  
Dennis Vass  
Terrance White

Ed Bourdeau  
Nicole Crabtree  
David Eccleston  
Travis Forrest  
Piero Frangueli  
Anita Maletic  
Paul Vehof  
Thomas Wilson

www.plusvg.com
Infrastructure Renewal

Queens Park Hamilton

Don Jail Old Toronto City Hall
ARIEL VIEW
EXISTING BUILDING
EXISTING BUILDING
Figure 2 – Representation of 3.23 ha (8 acres)
U. of W. SITE CONFIGURATION - B

TOTAL U OF W CAMPUS 8 ACRES

EXISTING BUILDING 160,000 SF TOTAL
RETAIN APPROX. 110,000 SF

DEMOLISH 21,000 SF FIRE DAMAGED AREA

DEMOLISH 29,000 SF NON-HERITAGE STRUCTURE

REMAINING REDEVELOPMENT SITE 9 ACRES

DOMANIE PARKING LOT 194 SPACES TOTAL
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
OPTION 1

ONE STOREY NEW BUILDING + DEMOLISH EXISTING BUILDING

TOTAL U OF W CAMPUS - 8 ACRES

OPTION 1
SITE PLAN
# OPTION 1

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Office</th>
<th>Special Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA A 35,000 SF X $240 PSF TO $300 PSF</td>
<td>$8,400,000</td>
<td>$10,500,000</td>
</tr>
<tr>
<td>AREA B 35,000 SF X $240 PSF TO $300 PSF</td>
<td>$8,400,000</td>
<td>$10,500,000</td>
</tr>
<tr>
<td>SHARED SPACE 5,000 SF X $150 PSF</td>
<td>$750,000</td>
<td>$750,000</td>
</tr>
<tr>
<td>DEMO. &amp; ABATEMENT EXISTING 160,000 SF X $8.13 PSF</td>
<td>$1,300,000</td>
<td>$1,300,000</td>
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<tr>
<td>SITE DEVELOPMENT</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$20,350,000</strong></td>
<td><strong>$24,550,000</strong></td>
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</table>
OPTION 2
TWO STORY NEW BUILDING + DEMO LISH EXISTING BUILDING

TOTAL U OF W CAMPUS - 8 ACRES

EXISTING BUILDING TO BE DEMOLISHED 160,000 SF

NEW PARKING 161 SPACES REQUIRED

EXISTING PARKING LOT 262 - 72 = 180 spaces remaining

EXISTING MUNICIPAL BUILDING 70,000 sf

EXISTING DOWNSIDE PARKING LOT 194 spaces total

E X I S T I N G R A I L W A Y

ST. PATRICK STREET

ST. DAVID STREET

DOWNSIDE ST.
**OPTION 2**

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

<table>
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<th>OFFICE</th>
<th>SPECIAL PURPOSE</th>
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<tbody>
<tr>
<td>NEW BUILDING 75,000 SF X $270 PSF TO $300 PSF</td>
<td>$20,250,000</td>
<td>$22,500,000</td>
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<tr>
<td>DEMO. &amp; ABATEMENT EXISTING 160,000 SF X $8.13 PSF</td>
<td>$1,300,000</td>
<td>$1,300,000</td>
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<tr>
<td>SITE DEVELOPMENT</td>
<td>$1,300,000</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td><strong>$22,850,000</strong></td>
<td><strong>$25,100,000</strong></td>
</tr>
</tbody>
</table>
OPTION 3A  TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING

TOTAL U OF W CAMPUS - 8 ACRES

DEMOLISH 29,000 SF NON HERITAGE STRUCTURE

MOTHBALL EXISTING BUILDING 65,000 SF

RENOVATE TWO STORY MUNICIPAL BUILDING 70,000 SF

EXISTING COOPER PARKING LOT 252 - 12 = 160 spaces remaining

NEW + EXISTING PARKING 380 SPACES REQUIRED

ST. PATRICK STREET

ST. DAVID STREET

EXISTING RAILWAY

OPTION 3 SITE PLAN
OPTION 3A

- TWO STOREY RETROFIT + MOTHBALL REMAINING EXISTING BUILDING
- OFFICE
- 1ST FLOOR RETROFIT 35,000 SF X $185 PSF TO $240 PSF $6,475,000
- 2ND FLOOR RETROFIT 35,000 SF X $180 PSF TO $230 PSF $6,300,000
- SHARED LOBBY 10,000 SF X $180 PSF $1,800,000
- DEMOLITION & ABATEMENT 51,000 SF X $8.13 PSF $487,800
- MOTHBALL 65,000 SF X $69 PSF $4,485,000
- SITE DEVELOPMENT $1,300,000
- TOTAL $20,847,800

SPECIAL PURPOSE
- OFFICE
- 1ST FLOOR RETROFIT 35,000 SF X $185 PSF TO $240 PSF $8,400,000
- 2ND FLOOR RETROFIT 35,000 SF X $180 PSF TO $230 PSF $8,050,000
- SHARED LOBBY 10,000 SF X $180 PSF $1,800,000
- DEMOLITION & ABATEMENT 51,000 SF X $8.13 PSF $487,800
- MOTHBALL 65,000 SF X $69 PSF $4,485,000
- SITE DEVELOPMENT $1,300,000
- TOTAL $24,523,800
OPTION 3B  TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING

TOTAL U OF W CAMPUS - 8 ACRES

AREA TO BE DEMOLISHED 115,000 SF

RETROFIT TWO STOREY MUNICIPAL BUILDING 70,000 SF

NEW + EXISTING PARKING 300 SPACES REQUIRED

OPTION 4
SITE PLAN
## OPTION 3B

- **TWO STOREY RETROFIT + DEMOLISH REMAINING EXISTING BUILDING**
- **1ST FLOOR RETROFIT 35,000 SF X $185 PSF TO $240 PSF**
  - Office: $6,475,000
  - Special Purpose: $8,400,000
- **2ND FLOOR RETROFIT 35,000 SF X $180 PSF TO $230 PSF**
  - Office: $6,300,000
  - Special Purpose: $8,050,000
- **SHARED LOBBY 10,000 SF X $180 PSF**
  - Office: $1,800,000
  - Special Purpose: $1,800,000
- **DEMOLITION & ABATEMENT 115,000 SF X $8.13 PSF**
  - Office: $934,950
  - Special Purpose: $934,950
- **SITE DEVELOPMENT**
  - Office: $1,300,000
  - Special Purpose: $1,300,000
- **TOTAL**
  - Office: $16,939,950
  - Special Purpose: $20,484,950
OPTION 4

TWO STOREY RETROFIT + RETROFIT REMAINDER OF EXISTING INTO PARKING STRUCTURE
**OPTION 4**

- **TWO STOREY RETROFIT + CONVERT REMAINDER OF EXISTING INTO PARKING STRUCTURE**
  - 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
  - **TOTAL** $23,947,800 $27,622,800