

Table 1: Summary of Potential Uses (Buildings / Tableland Area)

| Scenario   | Potential Uses   | Program Opportunities   | Compatibilities   | Considerations  |
|--|--|---|---|---|
| <p><b>A. Town Owned and Operated</b></p> <p>Primarily municipal uses with some opportunity for private leased space, or community-run programs</p> | <b>Municipal</b>   |   |   |   |
|  | Branch Library   | Indoor & Outdoor municipally run culture / recreation programs  | Municipal programs or lease opportunities could include heritage buildings<br>Compatible with existing / potential tableland and valleyland recreation uses & natural resources<br>Unique setting offers opportunities not available in other locations<br>Supports public input received | Requires additional capital investment<br>Utilizes Town asset for Town services<br>Offsets other municipal expenditures, e.g. Rossland Library space costs (\$111,000 per year plus utilities)<br>Provides additional library parking (inadequate at Rossland Library due to other plaza uses) & location on central corridor<br>West Whitby developers may fund some aspects<br>Location is not central to West Whitby planning area for community centre uses |
|  | Seniors Centre   |   |   |   |
|  | Youth Centre   |   |   |   |
|  | Healthy and Sustainable Communities demonstration centre/staff offices           |   |   |   |
|  | Branch Municipal Office (e.g. Parks and Long Range Planning or Parks operations) | Municipal services  | Could include adaptive use of some heritage buildings, or new building/addition   | Requires additional capital investment<br>Offsets municipal space requirements / costs<br>Depending on scenario, there may be a need for additional staff resources/presence on the site  |
|  | <b>Other</b>   |   |   |   |
|  | Park information<br>Educational displays/demonstrations                          | Natural and cultural heritage interpretation<br>Environmental stewardship<br>Green technologies   | Supports public input received<br>Can be integrated with all scenarios, indoor or outdoor   | Low cost initiatives<br>No / limited revenue generation   |
|  | Photography / film permits   |   | Potential conflicts with some uses<br>Supported by banquet uses   | Some limited revenue generation<br>Garden restoration / heritage building retention increases potential   |
| Banquet / meeting rooms  | Town / Private Operator  | Potential space/use conflicts with municipal community space/offices or library<br>Unique setting offers opportunities not available in other locations | Current uses are revenue source<br>Potential for expansion<br>Some renovations required e.g. upgrading of washrooms, addition of elevator   |   |
| Restaurant / cafeteria   | Private Operator   | May support / be supported by other park or building uses   | Some renovations required to suit<br>Leased space offers short and long-term revenue potential  |   |
| Daycare  | Private Operator   | Compatible with community uses / library<br>Unique setting is an attraction   | Some renovations required to suit<br>Leased space offers short and long-term revenue potential  |   |

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| <p><b>B. Educational / Institutional Uses)</b></p> <p>Private or Public/Private Partnership e.g. School Boards, College/University, Landscape Ontario</p> <p>Could involve long-term lease or sale of main building and adjacent areas</p>  | <p><b>Horticultural / Environmental / Arts / Culinary School</b></p> <p><b>Exclusive use or combination of:</b></p> <p>Landscape Ontario proposal</p> <p>Classrooms / training rooms</p> <p>Office Uses</p> <p>Restaurant / cafeteria</p> <p>Conference / banquet facilities</p> <p>Daycare (for public and/or facility use)</p> <p>Educational displays/demonstration areas</p>  | <p>Instructional programs that support facility,</p> <p>Could support Town programs off-hours, e.g. evening/weekend</p>                                      | <p>Supports public input received</p> <p>Could be compatible with existing / potential tableland and valleyland recreation uses</p> <p>May need separation of outdoor spaces, parking &amp; entrances for park uses</p> <p>Unique setting offers opportunities not available in other locations</p> <p>Could assist with restoration of other areas of the site (e.g. former gardens)</p> <p>Could include adaptive use of some heritage buildings</p>  | <p>Revenue source through sale or lease to offset land purchase or new capital investment in park areas</p> <p>Need to consider long-term value and potential of buildings and lands as Town asset</p> <p>Need to consider total parking requirements</p> <p>Significant renovations, leasehold improvements required to all levels to , including washrooms, access improvements, elevator, etc. may diminish value to proponents/partners</p> <p>Servicing / infrastructure improvements will likely be required</p> <p>Requires major institutional / private sector partner to be viable</p> <p>Requires feasibility study / business plan</p> <p>Some land uses may require zoning changes and official plan amendments</p>                  |
| <p><b>C. Private Sector Owned / Operated</b></p> <p>Long-term lease or disposition of main building and /or adjacent areas for private sector uses</p> <p>Land disposition could be separate from uses/functions of Main Building, and could include Taunton Road or Cochrane Street frontage, or land north of the parking lot</p> | <p><b>Mixed use Complex or Exclusive Uses e.g.</b></p> <p>Landscape Ontario proposal</p> <p>Corporate / Conference Centre</p> <p>Inn/Boutique Hotel</p> <p>Restaurant</p> <p>Commercial Office building e.g. medical/dental, legal, real estate offices</p> <p>Daycare / Private school / Learning centre</p> <p>Day Spa</p> <p>Fitness Centre</p> <p>Dance/martial arts studio</p> <p>Boutique retail/gallery space</p> <p>Seniors Residence</p> | <p>Private operator</p> <p>Depending on use, may offer some user-pay community benefits or programming e.g. Fitness Centre / Dance / Martial Arts Studio</p> | <p>May be compatible with public input for the site, depending on the nature and extent of development.</p> <p>Unique setting compliments some opportunities e.g. conference centre, day spa, boutique hotel</p> <p>Could be compatible with existing / potential tableland recreation uses depending on nature and extent of development</p> <p>May need separation of outdoor spaces, consider parking / access for park uses</p> <p>May offer opportunities for adaptive re-use of heritage buildings, e.g. food services, retail</p> <p>Some uses would support public gardens e.g. boutique hotel, restaurant, day spa</p> | <p>Potential revenue generation through sale or lease to offset land purchase or new capital investment in park areas</p> <p>Need to consider long-term value and potential of buildings and land as Town asset</p> <p>Need to consider total parking requirements</p> <p>Significant renovations / leasehold improvements required to all levels, including washrooms, access improvements, elevator. May reduce value</p> <p>Servicing / infrastructure improvements will likely be required</p> <p>Any disposition of land north of parking lot (Area 3) likely long-term due to servicing &amp; road extension</p> <p>Requires feasibility study / business plan</p> <p>Land uses may require zoning changes and official plan amendments</p> |