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THIS COULD BE THE START OF SOMETHING BIG, take a second look at the Pier buildings, Advocates say.

The demolition of the Centre Pier Buildings is not a done deal, contrary to recent media coverage. The Harbour Commission and Cameco both thought they had all their ducks lined up for permission to demolish these buildings until The Pier Group pointed out at the recent CNSC hearings that they had failed to include the Pier Buildings in their years of previous Environmental Assessment work. With its recent public announcement, Cameco now has undertaken to incorporate the Pier Buildings into its Vision 2010 plan, the company's priority re-development plan for the future. By doing this the Pier Buildings will become part of an open and transparent public consultation process for the first time. If this is done properly, The Pier Group will have a very public opportunity at the hearings to make the case for taking demolition off the table until the full potential of the heritage buildings on the pier has been explored. That, by the way, is all we are, and have been asking for.

In the media report, Mayor Thompson presented as "facts" her very political spin on the need for the demolition of the buildings. We are here to say she's wrong. Her comments included:

1) *"The Centre Pier buildings have no heritage status"*. These are weasel words indeed. This doesn't mean they have no heritage value. The buildings technically have no *status* as yet under the Ontario Heritage Act, but the Port Hope Official Plan legally obligates Council to protect Cultural Heritage resources, whether such resources are formally designated or not. Besides, it is Council that confers or designates this status and this council seems not to want to consider the merits of the case. The Pier Group is here to change that. The Pier Group's professionally conducted report entitled "Heritage Assessment of the Port Hope Centre Pier" (available on our web site at www.thepiergroup.ca) clearly establishes heritage value and goes on to imply that the Municipality, famous for heritage preservation, is missing the boat if it destroys its robust and unique industrial waterfront pier in favour of a misguided windswept open space. The Council's own heritage advisory committee has twice recommended that no demolition occur until the buildings are fully studied.

2) *"They are in a poor state of repair, so that remedial work would be required to preserve them, ..."*. The buildings will be in Cameco's possession for at least the next three years. The company that has been a good custodian of the buildings up

to now is simply expected to continue to take proper care of them as any responsible building owner or tenant would.

3) The Buildings "*would not be available for restoration or any re-use for seven to 10 years, and their deterioration would continue during that period*". If Mayor Thompson has an engineering degree, it is news to us. In any case, she has consistently refused to share any engineering study that supports her opinion. As far as we are concerned these buildings are assets belonging to the community. They have both value and untapped potential. Unfounded opinion, in support of questionable public policy, is not what is needed here. In the real world, buildings don't fall apart that quickly. In any case, once the clean-up is done with the buildings still in place, they can be put to short term revenue producing use to defray any ongoing costs. For example, no renovation would be required to use them for winter boat storage or other bulk storage.

4) "*Leaving them in place would result in a less thorough clean-up of historic industrial waste on the Centre Pier*". The engineering studies by Marshall Macklin Monaghan clearly indicated that almost all of the pollutant is *outside* the buildings. There is a small amount of radiological and heavy metals contamination under the slab in the extreme south end of the most southerly building. There is no radiological or other heavy metals contamination under the other buildings.

5) "*There is no guarantee that an investor can be found to preserve and adapt these buildings ... leaving them as a burden on taxpayers*". The Pier Group doesn't want these buildings preserved as white elephants. We want talk of demolition taken off the table and the agreement of Council for a period of exploration so that the real redevelopment opportunity they represent can be pursued in a forthright and constructive way. Our own in-depth economic study entitled "Revitalization of Port Hope's Centre Pier" (available at www.thepiergroup.ca) suggests that connecting the Heritage Pier with the existing heritage commercial downtown core might be a way to reinvigorate the entire economic landscape here in Port Hope. If no way forward can be found, then the Pier Group would accept removal of some or all of the buildings with the funds set aside for this or other constructive purposes in the negotiation with Cameco. (See below)

6) "*If Cameco does not remove the Buildings as apart of Vision 2010, the expense ... would fall on the taxpayers of Port Hope*". Nonsense and fear mongering! We believe there are more creative solutions available to mitigate that risk. All of this business should be the subject of a constructive negotiation between the Municipality and Cameco. Funds promised could be put in escrow. Guarantees could be extended and received between mature stakeholders. There are a lot of potentially different outcomes for this story. Unfortunately, for Mayor Thompson, it's 'my way or the highway'. We're willing to try to change that too if we have to.