

**CLASS ENVIRONMENTAL ASSESSMENT PROCESS FOR THE  
MINISTRY OF INFRASTRUCTURE  
FOR REALTY ACTIVITIES OTHER THAN ELECTRICITY PROJECTS  
CONSULTATION AND DOCUMENTATION REPORT  
(C&D Report)**

This report is completed and signed by Ministry of Infrastructure (MOI), Infrastructure Ontario (IO) or other Agency under MOI (MOI/IO/Agency) staff or its agents for all Category "B" and Category "C" undertakings. This is an electronic form available from the MOI/IO/Agency. The form is designed so that any field can be enlarged to incorporate all required information. The form may be used in either electronic or hard copy form. All questions must be addressed, as appropriate.

**Project Information**

MOI/IO/Agency staff or service provider's name: <i>Katherine Hotrum Alan Sawyer</i>		Phone: <i>416-212-2746 519-837-6379</i>
Project number and name: <i>D00014: London Psychiatric Hospital</i>		
PIMS Installation number (N#): <i>N00014 &amp; N03704</i>	PIMS Building (B#) or Land (P#) number(s):  <i>P Numbers: P00014 &amp; P03704</i>  <i>B Numbers: Storage Barn (B12035), Recreation Hall (B12029), Potting Shed (B17057), Chapel (B12019), Examination Building (B12018), Wing C Offices (B12007), Wing A Offices (B12008), Wing B Hospital Ward (B12009), North Corridor (B12010), South Corridor (B12011), Wing D Auditorium (B12012), North Complex (B12013), South Complex (B12014), Pump House (B12015), Granary (B12016), Storage Shed (B12031), New Laundry Building (B12033), Power House (B12034), Landscape Maintenance Building (B16182), Water Reservoir (B16184), Soccer Club Building (B17059), Kitchen, Stores &amp; Trades (B20794), Office Building (B12150)</i>	
Brief description of undertaking (see Class EA list of undertakings and/or Appendix 1):  <ul style="list-style-type: none"> <li>• <i>Decommissioning after the departure of St. Joseph's Health Care;</i></li> <li>• <i>Demolition of non-heritage buildings as follows: Wing C Offices (B12007), Wing A Offices (B12008), Wing B Hospital Ward (B12009), North Corridor (B12010), South Corridor (B12011), Wing D Auditorium (B12012), North Complex (B12013), South Complex (B12014), Pump House (B12015), Granary (B12016), Storage Shed (B12031), New Laundry Building (B12033), Power House (B12034), Landscape Maintenance Building (B16182), Water Reservoir (B16184), Soccer Club Building (B17059), Kitchen, Stores &amp; Trades (B20794), Office Building (B12150);</i></li> <li>• <i>Disposition of the property (including disposition with ESA to non-conservation body);</i></li> <li>• <i>Planning Approvals (Secondary Plan);</i></li> <li>• <i>Severance (as required);</i></li> <li>• <i>Leases (letting)/Easements (as required); and</i></li> <li>• <i>Co-development agreement.</i></li> </ul> <p><i>* See attached Preferred Land Use Concept Plan (PLUCP). Please note that the PLUCP includes additional lands beyond the property which are not subject to this Class EA.</i></p>		
Review of alternatives to the undertaking (optional):  <i>As this undertaking is being categorized as a Category B (details are within this document), review of alternatives is not required.</i>		

NOTE: All following sections must be completed if appropriate (e.g. If questions/sections are not applicable, N/A (Not Applicable) should be entered).

**PART I – PROJECT AND SITE DESCRIPTION**

**1. Identify Undertaking(s)**

Property Management and Development	Realty Transactions and Approvals
<input type="checkbox"/> Building Additions <input type="checkbox"/> Building Alteration and Restor'n (Int & Ext) <input type="checkbox"/> Building Maintenance or Repair (Int & Ext) <input checked="" type="checkbox"/> Co-development Agreements <input type="checkbox"/> Contaminant Search <input type="checkbox"/> Construction of New Facility <input checked="" type="checkbox"/> Decommissioning <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Design Services <input type="checkbox"/> Feasibility Studies <input type="checkbox"/> Grounds Maintenance <input type="checkbox"/> Landscaping <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocation – Heritage Only <input type="checkbox"/> Market & Realty Services <input type="checkbox"/> Building Maintenance (Interior & Exterior) <input type="checkbox"/> Other (describe):	<input type="checkbox"/> Acquisition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> Disposition w/ESA, to Conservation Body <input checked="" type="checkbox"/> Disposition w/ESA, to Non-Conservation Body <input checked="" type="checkbox"/> Easements <input type="checkbox"/> Expropriations <input type="checkbox"/> Lease Purchase <input type="checkbox"/> Leasing, or Licensing From, No Change in Use <input checked="" type="checkbox"/> Letting, or Licensing To, No Change in Use <input type="checkbox"/> Leasing, or Licensing From, w/Change in Use <input checked="" type="checkbox"/> Letting, or Licensing To, w/Change in Use <input checked="" type="checkbox"/> Planning Approvals (Land Development) <input type="checkbox"/> Sale of Density or Air Rights <input checked="" type="checkbox"/> Severance <input type="checkbox"/> Voltage Rights (Power Poles & Guy Wires) <input type="checkbox"/> Other (describe):

2 Client Ministry, Agency, Board or Commission: <i>Ministry of Infrastructure (MOI)/Infrastructure Ontario (IO)</i>
3. Site Tenant: <i>Currently St. Joseph's Health Care, City of London, Ontario Agency for Health Protection and Promotion (OAHPP) Lab, and Fairmont Lawn Bowling Club.</i>
4. Client's Intended Land Use for Site: <i>Decommissioning, demolition of above referenced non-heritage buildings, disposition, planning approvals (Secondary Plan), severance (as required), leases (letting)/easements as required, and co-development agreement.</i>
5. Site Description and Features (Attach Site Plan if available): <i>The site is owned by the Province of Ontario and currently is operated as a mental health hospital by the St. Joseph's Health Care organization. The site is located on the east side of Highbury Avenue, north of Dundas Street, and south of Oxford Street. There are approximately twenty-two buildings on the property which is irregular in shape and relatively flat with a general slope to the south. A Canadian Pacific (CP) Rail line bisects the property.</i>
Legal Address (if available): <i>Part of Lot B, Concession 1 and Part of Lots 6 &amp; 7, Concession 2, City of London, County of Middlesex.</i>
Municipal Address: <i>850 &amp; 900 Highbury Avenue, London</i>
Site Area: <i>Approximately 160.35 acres (64.89 ha)</i>
Brief Description of Site Features (Optional): <i>See Part I Subsection 5 above.</i>

<b>PART II – PROVISIONAL ENVIRONMENTAL ASSESSMENT CATEGORIZATION</b>
(Ref. Class EA Section 2)
1. Does client ministry/municipality have an applicable Class EA process or approval for the proposed undertaking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, receive written confirmation from client that it intends to use its own process. (Document identified as Item 8 in Appendix 4 to be completed and kept in project file.) In this case, no further EA work is required by MOI/IO/Agency. If NO, continue.
2. Identify provisional EA Category of Project using the Class EA, Fig.2.1 (Flowchart), Category Listing Matrix, and Appendix 1. If Category is in doubt, use Class EA Table 2.1 Category Identification Table. Provisional Category <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <i>Provisional Category C: The City of London Planning Department and MNR identified the Infirmary Building on the property, specifically the six related chimney structures, as habitat for provincially and federally threatened Chimney Swifts (Species at Risk). Under the MOI Class EA habitat for threatened species is considered an ESA and disposition with an ESA to a non-conservation body is a provisional Category C.</i>
3. Provisional Environmental Assessment Categorization Summary <ul style="list-style-type: none"> <li>▪ For Category A projects, proceed without further EA action unless a heritage feature of the site or building is involved.</li> <li>▪ For Category B projects, complete remainder of this report and Sign-Off Declaration in Part V.</li> <li>▪ For Category C projects, complete remainder of this report and Sign-Off Declaration in Part V and then refer to Class EA, Section 5 for next steps.</li> </ul>

PART III – SITE ANALYSIS, CONSULTATION AND DOCUMENTATION (“YES” answers require resolution in Part IV of this report. Ref: Class EA Section 4).	
If not applicable, enter N/A with a brief explanation.	
<b>1. EXISTING LAND USE STATUS</b> (Under “Source” give name & phone number of Authority contact that provided the information. If information was derived from public records, give cross-reference.)	
a. Current Official Plan and Zoning Designations: <i>Designated and zoned Regional Facility.</i> Source: <i>Barbara Debbert, Senior Planner, City of London, <a href="mailto:bdebbert@london.ca">bdebbert@london.ca</a></i>	
b. Floodplain Designation: Source: <i>Mark Snowsell, Land Use Regulations Officer, Upper Thames River Conservation Authority (UTRCA), <a href="mailto:snowsellm@thamesriver.on.ca">snowsellm@thamesriver.on.ca</a></i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Designated Prime Agricultural Areas where Specialty Crop Lands and Prime Agricultural Lands (Class 1, 2 and 3) predominate: Source: <i>Canada Land Inventory</i> Specify: <i><a href="http://geogratis.gc.ca/cqj-bin/geogratis/cli/agriculture.pl">http://geogratis.gc.ca/cqj-bin/geogratis/cli/agriculture.pl</a></i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Environmentally Significant Areas (ESAs): <i>Habitat for Chimney Swifts</i> Source: <i>MNR &amp; City of London</i> Specify: <i>Amanda McCloskey &amp; Barbara Debbert</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Surface or underground easements? Source: <i>Internal IO documents</i> If yes, describe: <i>Two easements in favour of Union Gas Ltd.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. From the above contacts / research, in your opinion, will the undertaking require an application under the <i>Planning Act</i> to bring current land use into conformity with intended land use?  If YES, has MOI/IO/Agency, or anyone else, applied for a change in land use under the <i>Planning Act</i> ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Additional City of London Planning Comments: City of London Planning raised concerns regarding potential noise conflicts due to adjacent plastics mixing plant and the residential designation in the Secondary Plan. The City of London flagged that road layout and land uses proposed in this area in the Secondary Plan may require changes. Subsequently, this issue was resolved through the submitted Secondary Plan.</i>	
<i>Please see Part IV, Subsection 1, Existing Land Use for more information.</i>	
g. Directly adjacent to major transportation routes? If yes, describe and determine whether proposed undertaking will negatively impact local traffic: <i>N/A</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Canadian Environmental Assessment Act trigger? (For example, Federal land ownership/impact, Federal funding/financial interest, fish habitat impact, navigable water impact, etc.).  If YES, follow federal-provincial co-ordination guidelines.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>2. ENVIRONMENTAL CONDITION OF THE PROPERTY</b>	
<p>In order to complete this Section, the MOI/IO/Agency or its Service Provider has the option of completing a Phase 1 Environmental Site Assessment Report (by a qualified assessor) or completing a visual Inspection.</p> <p>If a Phase 1 Environmental Site Assessment report has been completed and is on file with MOI/IO/Agency please detail reference information: <i>Phase 1 ESA, 850 Highbury Avenue, London, Ontario prepared by Pinchin dated February 9, 2011</i></p> <p>Describe resolution of any issues in Part IV.</p>	

Site inspection date: <i>October 28, 2010</i>	
a. Was there evidence on the land or in buildings of any of the following: (X for YES)	
<input type="checkbox"/> Incineration <input type="checkbox"/> Leaking or unprotected above ground storage tanks <input checked="" type="checkbox"/> Stained surfaces <input type="checkbox"/> Oily sheens on water <input type="checkbox"/> Unprotected industrial drums <input checked="" type="checkbox"/> PCB ballasts/transformers <input type="checkbox"/> Vegetation damage <input checked="" type="checkbox"/> Underground storage tank(s)	<input checked="" type="checkbox"/> Fill added <input checked="" type="checkbox"/> Leaded paint (any building constructed prior to 1980 may contain leaded paint) <input type="checkbox"/> Discarded batteries <input checked="" type="checkbox"/> Friable asbestos <input type="checkbox"/> Pesticide/herbicide containers <input type="checkbox"/> Signs of above-noted items on adjacent properties <input checked="" type="checkbox"/> Other potential contaminants (specify): <i>Two ASTs located on the site. Previous fueling and maintenance usage of buildings. Historical pesticide/herbicide use.</i>
b. Record the results of environmental review or summarize Phase 1 Environmental Site Assessment with respect to:	
i. current and past uses of site: <i>The site has been operated as a Psychiatric Hospital since the mid to late 1800s. Currently the site is occupied by a Psychiatric Hospital, a Lawn Bowling Club, Soccer fields, and an office building located at 900 Highbury Avenue.</i> ii. adjacent uses: <i>North: Oxford Street followed by residential dwellings and schools; South: former Canadian Forces Base Supply and Maintenance facility, The Salvation Army Village, McMaster Chev Ltd. followed by Dundas Street; East: Residential dwellings, Commercial Crescent and various industrial properties; West: Highbury Avenue by various industrial and commercial properties.</i> iii. underground and aboveground storage tanks : <i>Two ASTs are located on the site. Three USTs are located on the site.</i> iv. records of old landfills or previous complaints or violations on site: <i>None.</i> v. use of potentially hazardous substances on site: <i>There are general purpose cleaning and building maintenance chemicals, compressed gases, gas, oil, paints, waste oil, and biomedical waste.</i> vi. other local findings (e.g. natural gas wells, radon gas, radioactivity, etc): <i>None.</i> vii. Have other contaminant assessments taken place on this site? <i>If yes, reference information: Numerous environmental assessments have taken place at the site. Most recently Phase I ESA and Phase II ESA was completed by Pinchin to the amended O. Reg. 153/04. In addition, Supplemental Phase Two ESA and Due Diligence Risk Assessment by Ecometrix are in progress.</i>	
c. In your opinion, does the site contain evidence of actual contamination? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
A "YES" answer is warranted if there is question of the nature or extent of contamination or the use of hazardous substances. If YES, document any proposed investigation in Part IV.	
<b>3. ENVIRONMENTALLY SIGNIFICANT AREAS (ESA) (Ref: Class EA, Glossary)</b>	
These areas will consist of those that have been designated by any of the agencies listed in this Section.	
a. MNR Contact Name: <i>Amanda McCloskey, District Planner, MNR, <a href="mailto:Amanda.McCloskey@ontario.ca">Amanda.McCloskey@ontario.ca</a></i>	
Wetlands? Areas of Natural and Scientific Interest? (ANSIs) Habitats designated by <i>Endangered Species Act</i> ? Habitats designated or proposed of rare, vulnerable, threatened or endangered species? Floodplains (MNR responsible for floodplain management where no Conservation Authorities exist)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Additional MNR Comments:</i>	
<i>MNR stated that site-specific investigation within and adjacent to the study area may find additional species and/or habitat location on or adjacent to the site. IO provided the clarification that as part of the Secondary Plan process, an initial Phase 1 Natural Heritage Study Constraints and Opportunities Report and was completed by Stantec in October 2009 and updated in April 2010 and a Phase 2 Natural Heritage Study and Environmental Management Plan Report was completed by Stantec dated December 2010.</i>	

<p>b. Conservation Authority Contact Name: <i>Mark Snowsell, Land Use Regulations Officer, Upper Thames River Conservation Authority (UTRCA), <a href="mailto:snowsellm@thamesriver.on.ca">snowsellm@thamesriver.on.ca</a></i></p>	
<p>ESAs? Floodplains?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>c. Municipal Contact Name: <i>Barbara Debbert, Senior Planner, City of London, <a href="mailto:bdebbert@london.ca">bdebbert@london.ca</a></i></p>	
<p>ESA designation in Official Plans? Groundwater recharge or discharge sites?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>d. Is any portion of the property designated by the</p>	
<p>i. Niagara Escarpment Plan as Natural or Rural Protection Area?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>ii. Oak Ridges Moraine Conservation Plan as Natural Core Area, Natural Linkage Area and/or as a Key Natural Heritage Feature?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>e. Is any part of the property an ESA? Is site adjacent to an ESA?</p>	
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>If YES, describe ESA below and attached site plan. Description: <i>The Infirmary Building, specifically the six related chimney structures, is habitat for provincially and federally threatened Chimney Swifts (Species At Risk). Under the MOI Class EA habitats of threatened species are considered to be an Environmentally Significant Area (ESA).</i></p>	
<p>f. If the site is part of an ESA, and a sale or disposal is intended, is the purchaser a conservation body, and if so, is the intended use for conservation purposes?</p>	
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>g. In your opinion, based on the above contacts and any current, relevant MOI/O/Agency feasibility studies, could the intended undertaking cause any local, long term changes significant enough to threaten the ESA?</p>	
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>If YES, EITHER hold further implementation until the environmental effects are identified and the required mitigation and monitoring are identified in Part IV, OR until a Category C assessment is completed.</p>	
<p><b>4. DISTINCTIVE ENVIRONMENTAL FEATURES</b></p>	
<p>a. Does visual inspection or research reveal any natural features (other than ESAs noted above) such as floodplain, high groundwater level, groundwater wells, streams, rivers, natural corridors (e.g., hedgerows), woodlots, wetlands, springs, water bodies, topography, prevailing slope direction, steep slopes, ravines, and rock outcrops?</p>	
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>If YES, describe below, and on attached site plan. Description: <u>Upper Thames River Conservation Authority (UTRCA):</u>  <i>UTRCA identified a small unevaluated wetland in the extreme southeast corner of the site.</i>  <u>City of London Planning Department:</u>  <i>Under the Clean Water Act, 2006, a Source Protection Plan is being developed for the Upper Thames watershed based on an Assessment report prepared by the Thames-Sydenham Source Protection Region. The Plan is intended to be completed in 2012. Preliminary mapping indicates that significant portions of this property are affected by Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers. No significant drinking water (groundwater) threats have been identified for the site. On a very preliminary basis, it is unknown at this time whether there will be any policies coming out of the Plan that would apply to the site.</i>  <i>City of London Planning also identified the wetland in the southeast corner as locally significant. One locally rare species in Middlesex County, Virginia pepper-grass, was observed in the cultural meadow community near the edge of the locally significant wetland. These distinctive environmental features were identified in the Phase 2 Natural Heritage Study (Stantec, December 2010).</i></p>	

<p>b. Do municipal or other authorities or interest groups, including the contacts listed above in Item 3 on Environmentally Significant Areas, say that any of the observed features listed in Item 4(a) above warrant protection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Name(s) of municipal or other authorities or interest group(s): <i>UTRCA and City of London Planning</i></p> <p>Name(s) of contact(s):</p> <p><i>Mark Snowsell, Land Use Regulations Officer, Upper Thames River Conservation Authority (UTRCA), <a href="mailto:snowsellm@thamesriver.on.ca">snowsellm@thamesriver.on.ca</a></i></p> <p><i>Barbara Debbert, Senior Planner, City of London, <a href="mailto:bdebbert@london.ca">bdebbert@london.ca</a></i></p>	
<p>c. Is there a potential to impact any species at risk and their habitats, as designated by the Species at Risk Act? Source: Please see Part IV, Section 3-Environmentally Significant Areas. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>d. In your opinion, would any of the observed features be affected by the implementation of the undertaking as currently planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, describe effects and any required mitigation and monitoring in Part IV, below.</p>	
<p><b>5. SERVICING CAPACITY RE: SEWERAGE, WATER, ROADS, GAS, HYDRO, ETC.</b></p>	
<p>a. Is a septic system present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>b. Is a new septic system proposed or is expansion proposed to existing system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, note in Part IV and if applicable, attach technical research supporting site's capacity to sustain a septic system.</p>	
<p>c. Is potable groundwater well(s) present or proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If NO, then proceed to d.</p>	
<p>d. Is groundwater used for potable purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">N/A</span></p> <p>If NO, specify why and if applicable, note in "Contaminants" section above and describe resolution in Part IV, below.</p> <p>If YES, and if the proposed undertaking is anticipated to cause any negative effects to local potable water supply(ies), describe resolution in Part IV, below.</p>	
<p>e. Based on information gathered, will the undertaking require new or different servicing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, specify anticipated resolution of new or different service in Part IV, below.</p>	
<p><b>6A. BUILT HERITAGE/CULTURAL LANDSCAPE ANALYSIS</b></p>	
<p><b>Background</b></p>	
<p>a. Are there any building(s) present on the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If NO, then proceed to c.</p>	
<p>b. What is the date of construction of the building(s)?</p> <p><i>Storage Barn (B12035)-1894</i>  <i>Recreation Hall (B12029)-1920</i>  <i>Potting Shed (B17057)-1893</i>  <i>Chapel (B12019)-1884</i>  <i>Examination Building (B12018)-1902</i>  <i>Wing C Offices (B12007)-1967</i>  <i>Wing A Offices (B12008)-1967</i>  <i>Wing B Hospital Ward (B12009)-1967</i>  <i>North Corridor (B12010)-1968</i>  <i>South Corridor (B12011)-1968</i>  <i>Wing D Auditorium (B12012)-1967</i>  <i>North Complex (B12013)-1968</i></p>	

South Complex (B12014)-1968  
Pump House (B12015)-1968  
Granary (B12016)-1956  
Storage Shed (B12031)-Unknown  
New Laundry Building (B12033)-1962  
Power House (B12034)-1962  
Landscape Maintenance Building (B16182)-1954  
Water Reservoir (B16184)- Unknown  
Soccer Club Building (B17059)- Unknown  
Kitchen, Stores & Trades (B20794)-1984  
Office Building (B12150)-1957

Source: *Heritage Assessment (2004), Asset Plan & Phase I ESA*

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**Protection and Recognition**

c. Is the property (check all applicable):

i. Designated under Part IV of the <i>Ontario Heritage Act</i> , or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Listed under Part IV of the <i>Ontario Heritage Act</i> , or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Part of a conservation district under Part V of the <i>Ontario Heritage Act</i> ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Subject to a municipal easement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
v. Subject to an Ontario Heritage Trust easement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If YES, provide reference(s): *The property was designated, by the City of London under Part IV of the Ontario Heritage Act, in 2000, , (By-law L.S.P. – 3321-208). The tree-lined drive, examination building, recreation hall, chapel and horse stable are included in the reasons for designation.*

Contact MOI/IO/Agency heritage staff for information to complete this section, as required.

For each protection mechanism describe whether or not it will affect the undertaking. If the protection mechanism affects the undertaking, document the appropriate mitigation measures in Part IV of this document.

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**MOI/IO/Agency Heritage Management Process (to be completed with information supplied by MOI/IO/Agency Heritage Staff)**  
MOI/IO/Agency Heritage Staff Contact Name: *Ellen Kowalchuk, Cultural Heritage Specialist, IO*

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d. Has the local community been contacted regarding heritage interest in the property?  Yes  No

If YES, provide contact information and response:

- Don Menard, Heritage Planner, City of London, [dmenard@London.ca](mailto:dmenard@London.ca), email dated March 2, 2011*  
*"...Noting that the cultural heritage assessment and the draft Secondary Plan address the key heritage designated features and the concept of a cultural heritage landscape of the historic LPH site I offer the following additional comments.*  
*The removal of the more contemporary buildings will facilitate the intended conservation of the cultural heritage legacy and context of the historic psychiatric hospital.*  
*It is evident from the identifiers that the buildings proposed for removal date to the later use of the site. None have been identified as having heritage significance in terms of designation or listing. Given the historical evolution of the site from 1870 to the present, I would hope that some degree of photo documentation of key features and elements of some buildings slated for removal be undertaken for possible use in an interpretive display at some point in the future.*  
*While this is not directly related to heritage, there is the possibility of the use of some of the identified structures in the short term or, perhaps adaptively, over a longer period.*  
*-While the soccer fields continue in that use, the assumption is that the soccer building (B17059) and the service building (B16182) will continue to support those uses.*  
*-As the site is cleared for redevelopment in the future, there may be a continued use for the Granary (B12016) and Storage Shed (B12031) perhaps not at the same locations but relocated elsewhere. At one point in the planning process related to the secondary plan, it was contemplated that the Power House (B12034) might also be reused but that is more problematic and unlikely at this*



point.

-Another structure in the modern complex of some interest, to me, is the auditorium building( B12012) in that it might offer some potential for reuse in some capacity although its location is within an area demarcated for future live-work..."

2. Barbara Debbert, Senior Planner, City of London, [bdebbert@london.ca](mailto:bdebbert@london.ca), answered on behalf of Don Menard and was copied on the response, email dated December 8, 2011(1:40 pm)

"...I would like to draw your attention to a few policies of the Plan which were developed co-operatively between City and IO staff, which are to be met prior to the disposition of the land:

Section 20.4.4.6 ii) requires the completion of a Community Parkland Implementation Plan by the owner, to be adopted by City Council, prior to the disposition of the community parkland components of the Plan.

Section 20.4.3.6 vii) requires the completion of a Stewardship Plan prior to the disposition of lands or structures designated as Provincially Significant, to identify how the features are to be maintained, the costs associated with maintenance, and identify sources of funding to cover the maintenance costs.

The entire Secondary Plan as adopted by Council can be referenced at [http://www.london.ca/d.aspx?s=/Planning\\_and\\_Development/londonpsvch.htm](http://www.london.ca/d.aspx?s=/Planning_and_Development/londonpsvch.htm).

I am also responding on behalf of Don Menard who has indicated that no follow-up is required on this matter with the London Advisory Committee on Heritage."

3. Barbara Debbert, Senior Planner, City of London, [bdebbert@london.ca](mailto:bdebbert@london.ca), answered on behalf of Don Menard and was copied on the response, email dated December 8, 2011(2:25 pm)

"...However, further to your responses to me and Don Menard, Heritage Planner for the City of London, of April 12, 2010, I can confirm that the Secondary Plan proposed to the City by MHBC Planning on behalf of IO (formerly ORC), encouraged but did not require, the conservation and re-use of the potting shed, the vegetable sorting shed and the central heating plant. The Secondary Plan approved by Council, in Section 20.4.3.6 i), repeats this policy. It is anticipated that this conservation and re-use would involve the relocation of the building(s).

I can not confidently match MHBC's description of these buildings with the building numbering scheme you provided last year. However, I suspect they may be slated for demolition under the EA, negating any opportunity for their re-use in the future. Ellen Kowalchuk may be able to help identify which outbuildings these are.\*

I would also note that Section 20.4.4.10 v) i) of the Secondary Plan encourages the use of salvaged building materials in landscaping, public art and/or new building construction. Can the EA address the need to stockpile salvageable materials when the buildings are demolished?..."

\*IO confirmed with the City of London that the central heating plant and vegetable sorting shed are proposed for demolition but that the potting shed is not.

In addition, consultation was undertaken with Ministry of Tourism, Culture, and Sport (MTCS) as part of the EA. The required mitigation measures are outlined in Part IV, Subsection 6A, Built Heritage Analysis.

If NO, provide rationale: N/A

e. Has the building/property been the subject of an MOI/IO/Agency heritage evaluation?  Yes  No

If YES, provide reference: *Heritage Assessment of ORC Mental Health & Developmental Services Facilities, N00014-Regional Mental Health, London, Site Specific Report, dated September 2004.*

If NO, document findings of MOI/IO/Agency Heritage Staff review and relevant effects in Part IV of the document.	
f. Have the recommendations in the MOI/IO/Agency heritage evaluation been confirmed by the MOI/IO/Agency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>The results were confirmed by the Heritage Committee on 8 February 2008.</i>	
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document, proceed to g.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, is this an MOI/IO/Agency Heritage Place?	
If NO, this property is not considered an MOI/IO/Agency Heritage Property; proceed to 6B.	
g. If the property is an MOI/IO/Agency Heritage Place, is there an MOI/IO/Agency Conservation Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document; proceed to h).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, is the undertaking accommodated by the Plan?	
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document.	
<b>6B. ARCHAEOLOGICAL ANALYSIS &amp; ABORIGINAL ENGAGEMENT</b> <b>(Applies to all projects)</b>	
a. Will the undertaking:	
i. Cause a below grade ground disturbance (i.e., site grading, trenching)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Involve new construction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Involve a disposition (sale or transfer), easement, or acquisition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If NO, proceed to i.	
b. Does this property have archaeological potential according to MOI/IO/Agency heritage staff or the Ministry of Culture? If YES, procure a licensed archaeologist to conduct a Stage 1 & 2 Archaeological Assessment and provide the final report to the MOI/IO/Agency heritage staff for comment and direction.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>Declaration on Protection of Archaeological Resources:</u> <i>In agreement with the Ministry of Culture, although data may be collected and assessed, this document will not disclose specific information on the presence or absence of archaeological resources at the subject property. In accordance with the spirit of the Class EA, the Ministry of Culture reviews archaeological licence reports by assessing the potential adverse effects of the proposed undertaking on archaeological resources and recommending appropriate mitigation measures.</i>	
c. Aboriginal Engagement: MOI/IO/Agency has a statutory duty to accommodate aboriginal interests that may be articulated by the Class EA process.	
Are there likely Aboriginal interests based on geographical proximity or cultural affiliation (via archaeological evidence) for the property/undertaking that may be adversely affected by the proposed undertaking?	
If YES or UNKNOWN, contact IO heritage staff for direction and include resolution in Part IV.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
<b>6C ARTWORK (Not Required for Undeveloped Land)</b>	
a. Are there any murals, artwork, sculptures, stained glass, or other similar features present in the location of the undertaking?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, does the Archives of Ontario consider the artwork significant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Include reply on file and, if YES, describe effects, mitigation and monitoring requirements in Part IV.	

**7. SOCIO-ECONOMIC EFFECTS (use MOI/IO/Agency electronic socio-economic analysis tool as needed)**

a. Does the undertaking involve an application under the *Planning Act*?  Yes  No

If YES, then defer socio-economic analysis to planning approval process and proceed to Part IV.

If NO, proceed to b.

b. Could the undertaking cause significant long-term changes to the social structure or the demographic characteristics of the surrounding community?  Yes  No

N/A

If the answer to this Question is YES then there must be a study completed to assess the impacts and identify mitigation and monitoring requirements.

**PART IV – ANALYSIS OF ENVIRONMENTAL EFFECTS, AND REQUIRED MITIGATION AND MONITORING (Ref: Section 7 of Class EA)**

Part IV of the C&D Report is used to discuss environmental effects and identify any required mitigation and monitoring that, when implemented, would negate or reduce the significance of any environmental effects.

**1. EXISTING LAND USE STATUS (e.g. Planning Policies, etc.)**

**Summary of Environmental Effects:** *The site is currently designated and zoned Regional Facility. IO submitted the London Psychiatric Hospital Secondary Plan as per the Preferred Land Use Concept Plan (PLUCP). The London Psychiatric Hospital Secondary Plan was adopted by City of London Council on October 3, 2011. It was subsequently appealed to the Ontario Municipal Board (OMB) by the Fairmont Lawn Bowling Club, and it has been determined that a full hearing is not required. A motion to dismiss this appeal has been scheduled to be heard by the OMB on January 22, 2013.*

**Mitigation Measures:** *The appeal will be dealt with as required separately through the Planning Act and OMB process.*

**Monitoring Measures:** *None required.*

*\*Further discussion on Fairmont Lawn Bowling Club is provided below in Subsection 8c.*

**2. ENVIRONMENTAL CONDITION OF THE PROPERTY**

**Summary of Environmental Effects:**

**Soil and Groundwater Contamination:** *City of London Planning expressed the preference for the site to be remediated prior to disposition and specifically flagged concern with contamination in the vicinity of Horse Barn (B12035) as Fanshaw College has expressed interest in possibly expanding its horticulture program to that area.*

*Numerous environmental studies have been undertaken at the site; however, recently a Phase I ESA was completed and a Phase II ESA is in process to the amended O. Reg. 153/04. In addition, Supplemental Phase Two ESA and Due Diligence Risk Assessment by Ecometrix are in progress. There is known soil contamination at the site consists of metals, pesticides, PHC/BTEX, and PAHs. In addition, there is known groundwater contamination at site for PHC/BTEX.*

**Designated and/or Hazardous Materials:** *Due to the age of the buildings, asbestos, mercury, PCBs and lead are likely to be contained in equipment and/or building materials. In addition, the operations undertaken in various buildings may have used hazardous and/or designated substances*

**Mitigation Measures:**

**Soil and Groundwater Contamination:**

*IO is in the process of completing its' environmental due diligence for the London Psychiatric Hospital. The appropriate disposition strategy will be determined at a later date and possibly in conjunction with future purchaser(s). Furthermore, environmental due diligence in the area of the Horse Barn (B12035) will take place before any real estate activity (letting, disposition, etc) relating to that area.*

*The remainder of the site will either be remediated, risk assessed, or disposed in the current condition while informing the purchaser of the results.*

**Designated and/or Hazardous Materials:** *Prior to any alteration work and/or any work disturbing any building materials on site, at a minimum an inspection is required prior to commencing the work. Where suspected designated and/or hazardous materials are identified, they should either be sampled to confirm whether they are hazardous and/or designated substances, or handled, managed and disposed of as if they are.*

**Monitoring Measures:** *IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.*

### 3. ENVIRONMENTALLY SIGNIFICANT AREAS

Summary of Environmental Effects & Mitigation Measures:

#### MNR

- MNR expressed concern regarding ongoing monitoring of Chimney Swifts, potential disturbance to the Chimney Swifts, and limiting development within 50m of infirmary building during the bird breeding season. In addition, MNR is interested in further discussions due to the potential Endangered Species Act concerns.
- MNR provided two responses related to the Planning Study undertaken by IO to MMAH. Notably, MNR recognizes that the infirmary building chimneys provide important habitat functions for Chimney Swifts and are protected under the Endangered Species Act, 2007. Areas of suitable foraging habitat surrounding nesting and roosting locations may also be subject to Endangered Species Act, 2007. MNR recommends the six related chimney swift structures in the infirmary building be regarded as significant habitat for a threatened species as per the Provincial Policy Statement 2005. MNR will work with the proponent to clearly delineate the extent of adjacent area that should be considered, if any, as significant habitat for foraging and habitat access purposes.

#### City of London Planning Department

- There is Chimney Swift (Species at Risk) roosting habitat in the chimneys of the Infirmary building.

#### Discussion

The Infirmary Building on the property, specifically the six related chimney structures, is habitat for provincially and federally threatened Chimney Swifts (Species at Risk). The vacant Infirmary Building is a designated heritage building which is not proposed to be physically altered and is only proposed to be disposed.

It is the view of IO that it is not the ownership that could pose risk to the ESA; it is any subsequent development or construction that could cause risk to the habitat. The approved Secondary Plan includes a total of sixteen Natural Heritage policies. Any future development plans will be reviewed against these policies. The Natural Heritage policies that specifically relate to the habitat of the Chimney Swifts are as follows:

- The use and / or redevelopment of the Infirmary will be permitted provided the chimneys are maintained and disturbance to species and the habitat are avoided;
- Further consultation with the Ministry of Natural Resources and the Canadian Wildlife Service will occur during subsequent phases of development to identify, refine and assess the significance of any foraging habitat within the Secondary Plan Area and to determine appropriate measures to mitigate impacts on this habitat;
- Additional monitoring of Chimney Swift activity within the Secondary Plan Area will be undertaken through consultation with the MNR and Canadian Wildlife Service, with possible participation by Bird Studies Canada, to monitor Chimney Swift activity and determine whether additional structures or habitats are being used by Chimney Swift (roosting, nesting, foraging) within the Secondary Plan area;
- No development, grading, construction or other disturbances occur within 50m of the infirmary during the breeding bird and roosting seasons (May 1 to mid-late October). Any future purchaser/developer will retain the opportunity to discuss monitoring and surveying opportunities to refine this timeframe further directly with MNR\*;
- Any tree or vegetation removal, or any disturbance to any bird nest on the Infirmary building will be avoided during the breeding bird window of between May 1<sup>st</sup> and July 31<sup>st</sup> in accordance with the Migratory Bird Convention Act; and
- An Environmental Impact Study shall be prepared in support of any development within 120 metres of the Infirmary that includes monitoring surveys to determine the location and significance of

*Chimney Swift foraging habitat and whether additional structures are being used by Chimney Swifts for roosting or nesting, and which recommends appropriate mitigation measures to avoid disturbance to the existing Chimney Swift populations as a result of land use activities within or adjacent to the Infirmary.*

*The same stringent planning and development controls (including Endangered Species Act and Secondary Plan Natural Heritage policies) currently in place exist regardless of whether the land is within public or private ownership. The potential environmental effects due to the disposition are negligible given the controls that will be imposed on any future development. As a result, IO feels that it would not be useful or reasonable to conduct a Category C EA to further study and mitigate potential environmental effects for the disposition. IO proposes to complete the EA for the disposition of the property with an Environmentally Significant Area to Non-Conservation Body by completing Step C1 of the Category C EA process which requires the completion of a Category B EA Consultation & Documentation (C&D) Report. As per the MOI Class EA if after completing the C&D Report the decision can be made that all environmental effects and public concerns have been addressed, the reviewer can identify that the assessment is in fact a Category B.*

#### Conclusion

*Based on my review of the Secondary Plan and other due diligence conducted by IO for this property, it is my opinion that the disposition of the property would not result in any environmental effects to the ESA and therefore the appropriate assessment level is Category B. This opinion is based on the following:*

- 1. Change in ownership of the parcel unto itself does not pose risk to the ESA as it is activity such as development or construction that could threaten the ESA.*
- 2. There are the same stringent planning and development controls currently in place that exist for both public and private ownership which provides the City of London and MNR with an opportunity to ensure that new development does not negatively affect the habitat of Chimney Swifts.*

*The City of London Planning, MNR, and UTRCA were given the opportunity to comment on the IO's above approach. The City of London Planning Department responded and stated that they had no further comments. UTRCA did not provide any comments. MNR provided two amending comments and the revised wording is reflected above in bold.*

*\*This item will be included in future disposal and/or development agreements.*

*Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.*

#### **4. DISTINCTIVE ENVIRONMENTAL FEATURES**

Summary of Environmental Effects:

##### Upper Thames River Conservation Authority (UTRCA):

*UTRCA identified a small unevaluated wetland in the extreme southeast corner of the site and expressed concern that it would be impacted by the proposed stormwater management strategy.*

##### City of London Planning:

*Under the Clean Water Act, 2006, a Source Protection Plan is being developed for the Upper Thames watershed based on an Assessment report prepared by the Thames-Sydenham Source Protection Region. The Plan is intended to be completed in 2012. Preliminary mapping indicates that significant portions of this property are affected by Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers. No significant drinking water (groundwater) threats have been identified for the site. On a very preliminary basis, it is unknown at this time whether there will be any policies coming out of the Plan that would apply to the site.*

*City of London Planning also identified the wetland in the southeast corner as locally significant. One locally rare species in Middlesex County, Virginia pepper-grass, was observed in the cultural meadow community near the edge of the locally significant wetland. These distinctive environmental features were identified in the Phase 2 Natural Heritage Study (Stantec, December 2010).*

**Mitigation Measures:**

Upper Thames River Conservation Authority (UTRCA):

The wetland is designated as open space under the Secondary Plan (please see attached Preferred Land Use Concept Plan) and is not proposed to be part of the overall stormwater management strategy. In addition, any future development of the property will be subject to various approvals under the Planning Act such as Zoning By-law Amendment(s), Draft Plan(s) of Subdivision and Site Plan Control.

City of London Planning:

Any future purchaser will be informed that a Source Protection Plan is being developed for the Upper Thames watershed based on an Assessment report prepared by the Thames-Sydenham Source Protection Region and it is unknown at this time whether there will be any policies coming out of the Plan that would apply to the site. The wetland and the area where the Virginia pepper-grass was observed is designated as open space under the Secondary Plan (please see attached Preferred Land Use Concept Plan). In addition, any future development of the property will be subject to various approvals under the Planning Act such as Zoning By-law Amendment(s), Draft Plan(s) of Subdivision and Site Plan Control.

Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.

**5. SERVICING CAPACITY**

Summary of Environmental Effects: *The undertaking will not require new servicing.*

Mitigation Measures: *None required.*

Monitoring Measures: *None.*

**6A. BUILT HERITAGE ANALYSIS**

Summary of Environmental Effects: *The site has been assessed and determined to have provincial heritage significance. Furthermore, the site was designated, by the City of London, in 2000, for its historic or architectural value or interest, under Part IV of the Ontario Heritage Act (By-law L.S.P. – 3321-208). The designation applies to Infirmary Building, Recreation Hall, Chapel of Hope, Horse Stable, and tree-lined avenue off Dundas Street. The Secondary Plan addresses the key heritage designated features and the concept of a cultural heritage landscape of the historic London Psychiatric Hospital site. The City of London Heritage Planner requested that the non heritage buildings proposed for demolition would be photo documented of key features and elements of some buildings slated for removal be undertaken for possible use in an interpretive display at some point in the future. While not directly related to heritage, the City of London Heritage Planner requested the use of several buildings in the short term or, perhaps adaptively, over a longer period as follows:*

*“While the soccer fields continue in that use, the assumption is that the soccer building (B17059) and the service building (B16182) will continue to support those uses.*

*-As the site is cleared for redevelopment in the future, there may be a continued use for the Granary (B12016) and Storage Shed (B12031) perhaps not at the same locations but relocated elsewhere. At one point in the planning process related to the secondary plan, it was contemplated that the Power House (B12034) might also be reused but that is more problematic and unlikely at this point.*

*-Another structure in the modern complex of some interest, to me, is the auditorium building (B12012) in that it might offer some potential for reuse in some capacity although its location is within an area demarcated for future live-work.”*

*The City of London clarified that the Secondary Plan encouraged but did not require the conservation and re-use of the potting shed, the vegetable sorting shed and the central heating plant. The Secondary Plan approved by Council, in Section 20.4.3.6 i), repeats this policy. It is anticipated that this conservation and re-use would involve the relocation of the building(s).*

*Section 20.4.4.10 v) i) of the Secondary Plan encourages the use of salvaged building materials in landscaping, public art and/or new building construction. The City of London enquired whether the EA can address the need to stockpile salvageable materials when the buildings are demolished.*

Mitigation Measures: IO will complete the photo documentation of key features and elements of some buildings slated for removal be undertaken for possible use in an interpretive display at some point in the future. IO confirmed that while the soccer fields are in use that Soccer Club Building (B17059) and Service Building (B16182) will continue to support those uses and only after they are no longer in use will they be demolished. The Auditorium Building (B12012) was not included for re-use in the Secondary Plan and consequently re-use is not being considered. In accordance with the Secondary Plan, the conservation and re-use of the potting shed (B17057), vegetable sorting shed (B17059) and central heating plant (B12034) is encouraged but not required. The demolition of the central heating plant (also referred to as Power House, B12034) and vegetable sorting shed (also referred to as Soccer Club Building, B17059) are included in this undertaking; however, as mitigation prior to the demolition, IO will consider the re-use or will outline the requirement for consideration of re-use in future disposal and/or development agreements.

IO is aware that section 20.4.4.10 v) i) of the Secondary Plan encourages the use of salvaged building materials in landscaping, public art and/or new building construction is encouraged should any existing structures be demolished. At this point, a greater understanding of the redevelopment scenario and supporting studies are required to be able to properly address the stockpiling of salvageable materials. Any future purchaser/developer will be made aware of section 20.4.4.10 v) i).

In addition, any future purchaser/developer of the property will also have to comply with the Secondary Plan, once in force and effect, and is subject to various approvals under the Planning Act such as Zoning By-law Amendment(s), Draft Plan(s) of Subdivision and Site Plan Control.

As per the MTCS's Standards and Guidelines:

1. IO will obtain all necessary MTCS approvals prior to removal, demolition or disposal of the property.
2. a. The strategic conservation plan for the property will be submitted to MTCS for approval.  
b. IO will continue to work with MTCS regarding the process for including the property on the list of provincial heritage properties.

Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.

#### **6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS (see Part III, Section 6B for Declaration on the Protection of Archaeological Resources)**

Summary of Environmental Effects: City of London Heritage Planner stated that there may be archaeological potential based on proximity to historic roads and potential for human remains according to local oral history. Stage 1-3 Archaeological Assessment completed south of the railway tracks. Stage 2 archaeological assessment is required north of the railway tracks.

Mitigation Measures: Stage 2 Archaeological Assessment is in progress north of the railway tracks and as required will be submitted to MTCS. If additional assessment is required it may comprise part of the disposition agreement or will be undertaken by IO.

Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.

#### **6C. ART WORK**

Summary of Environmental Effects: There is stained glass in the Chapel of Hope; however, it is not considered significant by the Archives of Ontario.

Mitigation Measures: None required.

Monitoring Measures: None.



**7. SOCIO-ECONOMIC EFFECTS (attach or have on file, completed MOI/IO/Agency socio-economic analysis tool as needed)**

Summary of Environmental Effects: *The socio-economic analysis is deferred to the planning approval process.*

Mitigation Measures: *None required.*

Monitoring Measures: *None.*

**8A. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

Summary of Environmental Effects: *IO (ORC at the time) attended Planning Open House on November 18th, 2010 prior to the commencement of the EA process. Attendees were given the opportunity to request to be sent the Notice of Completion. No requests were received.*

Mitigation Measures: *None required.*

Monitoring Measures: *None.*

**8B. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

Summary of Environmental Effects: *IO has a lease with the City of London for soccer fields on the northern portion of the site.*

Mitigation Measures: *As per the Secondary Plan, City of London staff have recognized that the use of the site for a regional soccer facility was not a permanent use. The lease agreement between the City of London and IO contemplated the eventual relocation of these soccer fields to alternative areas. IO will provide the City of London with termination of the lease with the appropriate amount of notification as per the lease agreement.*

Monitoring Measures: *IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.*

**8C. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

Summary of Environmental Effects: *IO has a lease with the Fairmont Lawn Bowling Club (LBC) for their facility located on the southeast portion of the site fronting Dundas Street.*

Mitigation Measures: *Mr. Robert Malpass, President of Fairmont Lawn Bowling Club, was sent EA consultation on May 25, 2011 and November 4, 2011. No response was received. Mr. Malpass was informed at a meeting with IO representatives on April 12, 2012 that IO is intending on disposing of the site and would not absorb relocation costs; however, IO has extended the lease with the LBC to December 31, 2014 to allow the LBC time to pursue other options.*

Monitoring Measures: *None required.*

**8D. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

Summary of Environmental Effects: *The OAHPP Lab is currently located on the fifth floor of Wing C Building (B12007).*

Mitigation Measures: *OAHPP has recently completed a functional planning report for the future operational needs of the facility. A letter was sent to OAHPP in March 2012 stating that existing lease which expires on December 31, 2013 would not be extended and offered a month to month lease ending December 31, 2014 at which time the lab would have to be relocated. Discussions between IO, Ministry of Health and Long Term Care (MOHLTC) and OAHPP including funding are on going; however, such contractual considerations are outside of the EA and consequently will be addressed separately.*

Monitoring Measures: *None required.*

#### **8E. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

*Summary of Environmental Effects: The City of London Planning has stated their interest in continuing to work with IO in a co-operative manner towards the appropriate disposition and development of the site. In addition, the City of London Planning outlined concerns regarding the comprehensive development of the property and the City's involvement going forward including involvement in development of RFP and/or draft terms of co-development agreement, and selecting development proponent(s).*

*Mitigation Measures: If IO proceeds with a co-development agreement, IO will consult with the City to address any concerns prior to issuing such RFP; however, the City will not act as an advisor in the selection of the development proponent(s) as this process will remain under the purview and control of IO. Furthermore, IO has specific and detailed procurement policies and sales guidelines which must be adhered to for any disposition or co-development agreement. In addition, the City does have existing controls to ensure the site is developed comprehensively through the planning process as any future purchaser/developer of the property is also obligated to comply with the Secondary Plan, once in force and effect, and will be subject to various approval requirements under the Planning Act such as Zoning By-law Amendment(s), Draft Plan(s) of Subdivision and Site Plan Control.*

*Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.*

#### **8F. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

*Summary of Environmental Effects: Two policies of the Secondary Plan must be met prior to the disposition of the site as follows:*

- *Section 20.4.4.6 ii) requires the completion of a Community Parkland Implementation Plan by the owner, to be adopted by City Council, prior to the disposition of the community parkland components of the Plan.*
- *Section 20.4.3.6 vii) requires the completion of a Stewardship Plan prior to the disposition of lands or structures designated as Provincially Significant, to identify how the features are to be maintained, the costs associated with maintenance, and identify sources of funding to cover the maintenance costs.*

*Mitigation Measures: IO will complete the above plans as required prior to disposition.*

*Monitoring Measures: IO's disposition/co-development team as represented by IO's Ontario Lands division and Senior Real Estate Advisor will be responsible for ensuring that the above mitigation measures are met.*

#### **8G. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES**

*Summary of Environmental Effects: Noise, dust, vibration, possible exposure to hazardous materials and general health and safety are all concerns for contractors working on a demolition site.*

*Mitigation Measures: Detailed specifications to appropriately address potential common and project specific effects relating to the demolition activities. The specifications will ensure that appropriate health and safety measures are in place and will also address issues such as approvals, appropriate management of contamination and archaeological features, protection of Infirmary Building (habitat for threatened species), dust suppression, water/sediment management, noise and vibration management, spills management, waste management (including compliance with O.Reg. 347) among others.*

*Monitoring Measures: Details regarding monitoring (if any is required) will be incorporated into the project works.*

**PART V – CONFIRMATION OF CATEGORY OF ENVIRONMENTAL ASSESSMENT AND SIGN-OFF DECLARATION**

I hereby certify, to the best of my knowledge at this date, that the above description of the undertaking and affected site is correct, and that relevant directly affected parties noted in this C&D Report have been consulted by MOI/IO/Agency. The issues raised by the directly affected parties with regard to the above seven point site-specific analysis, including any environmental effects, mitigation, net effects and monitoring have been dealt with as described in this C&D Report and any appended attachments. The results of these investigations conclude that the undertaking(s) qualifies to be assessed under the Class EA process for MOI/IO/Agency as a:

- Category B Undertaking
- Category C Undertaking (Requires the Completion of an Environmental Study Report)

*A. Sawyer*

NAME AND SIGNATURE OF RESPONSIBLE  
MOI/IO/AGENCY SERVICE  
PROVIDER(S)/ENVIRONMENTAL PRACTITIONER:  
Alan Sawyer for:  
Katherine Holtram, Environmental Specialist, IO

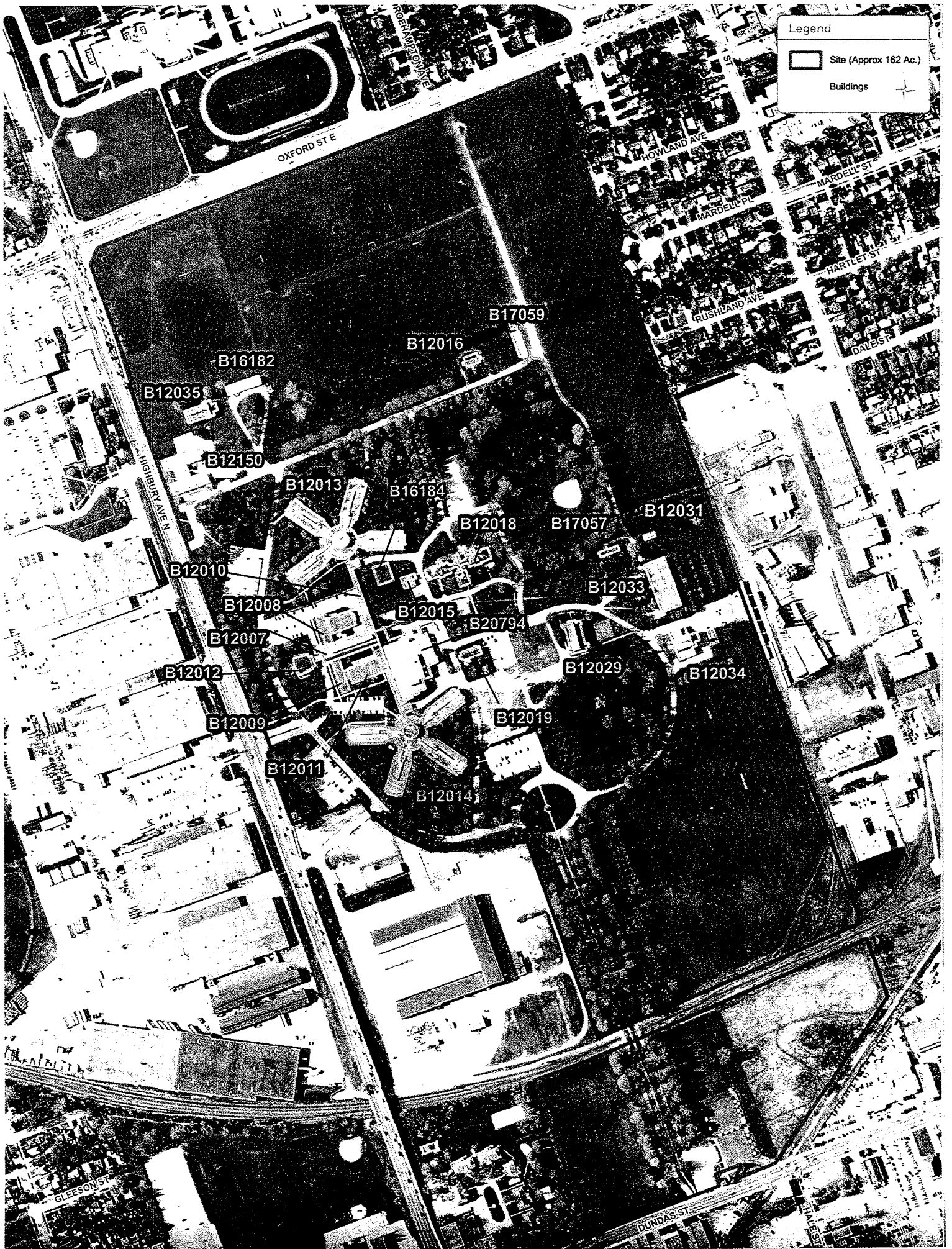


NAME AND SIGNATURE OF RESPONSIBLE  
PROJECT MANAGER: Jennifer Dolan, Senior Real  
Estate Advisor, IO

DATE: June 11, 2012

DATE: June 11, 2012

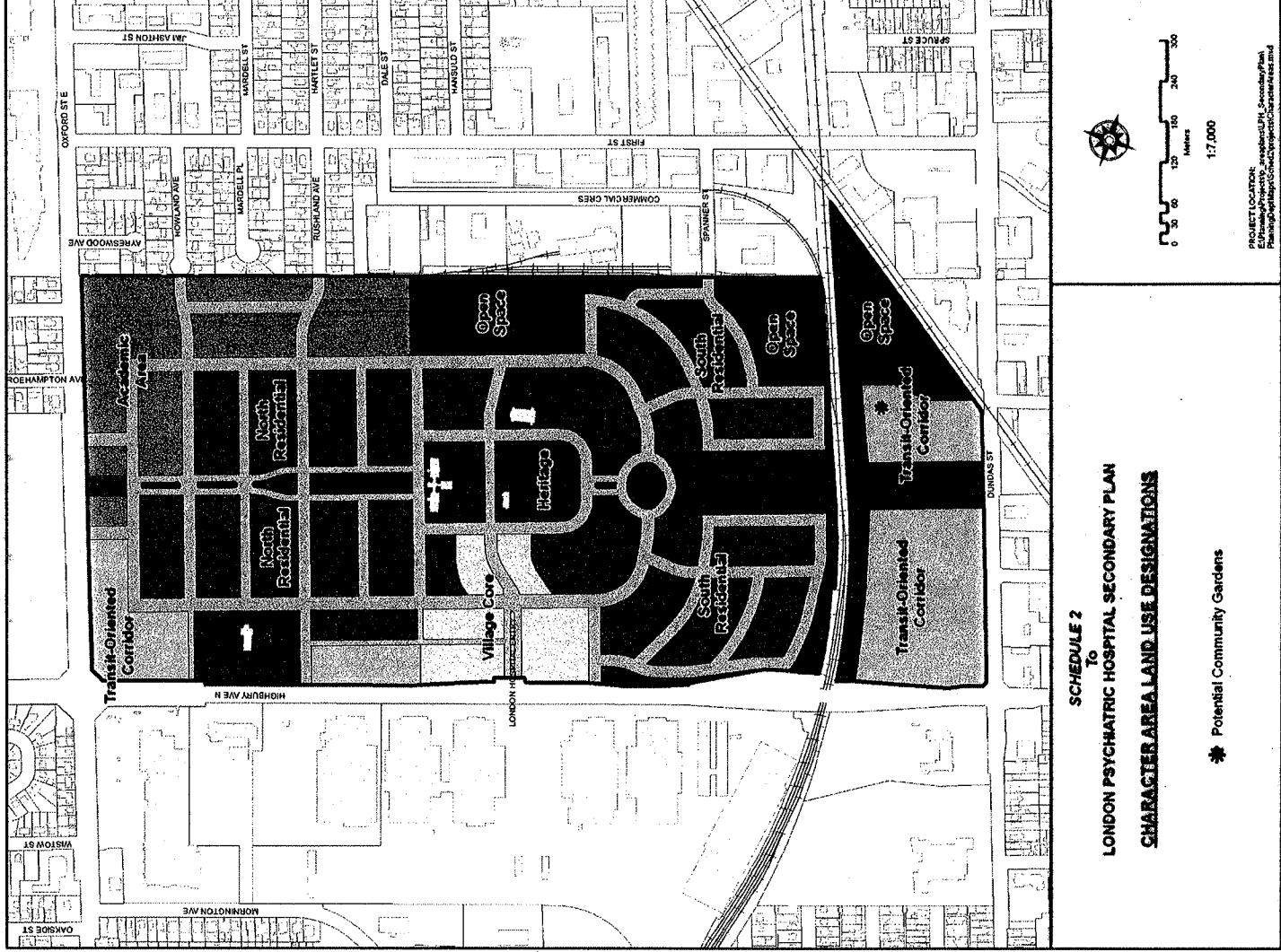
Project Number and Name: D00074: London Psychiatric Hospital



Legend

Site (Approx 162 Ac.)

Buildings



London Psychiatric Hospital Secondary Plan - October 2011