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AECOM



Heritage Impact Assessment: 850 Highbury Avenue North, London, Ontario

East London Link Bus Rapid Transit and Infrastructure Improvements

Corporation of the City of London

60641691

November 2022

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Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	August 2021	Liam Ryan	Draft report
1	March 2022	Jeremy Parsons/Liam Ryan	Internal Review
2	June 2022	Liam Ryan	Design update (50%)
3	August 2022	Liam Ryan	City Heritage Comments
4	November 2022	Liam Ryan	City Heritage Comments

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Corporation of the City of London

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East London Link Bus Rapid Transit and Infrastructure Improvements

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Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Dillion Consulting on behalf of the City of London to complete a Heritage Impact Assessment (HIA) for 850 Highbury Avenue North, the Subject Property, as part of the work being completed for the East London Link of the proposed London Bus Rapid Transit (BRT) system (the 'Project'). At the onset of the Rapid Transit Master Plan (RTMP) process, the proposed route was a 24-kilometre BRT system that comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the *Transit Project Assessment Process* (TPAP) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings. As part of the TPAP, an Environmental Project Report (EPR) was completed in 2019. Since the commencement of the TPAP, there has been refinement of the BRT network through the development and evaluation of alternative design options, public and stakeholder engagement, and the identification of impacts on the environment.

As a support document to the EPR, a Cultural Heritage Screening Report (CHSR) authored by WSP was finalized in 2019. The CHSR was written to establish a developmental history of the proposed BRT Study Area. The CHSR identified properties with recognized and potential cultural heritage value or interest that may be impacted by the project. The screening criteria of the Ministry of Citizenship and Multiculturalism (MCM) *Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes* and the 40-year threshold were used to identify potential cultural heritage resources, not on the City of London *Register of Cultural Heritage Resources* ('the Register'). With the recommendation of London's Advisory Committee on Heritage (LACH)¹, Municipal Council added 347 potential cultural heritage resources to the Register ("listed" status).

In October 2018, the TPAP process was paused in a "Time Out" Process to strengthen the project's cultural heritage strategy. A total of 67 potential cultural heritage resources were identified as having potential cultural heritage value or interest and were determined to potentially be directly impacted by the construction of the BRT.

To date, the cultural heritage work has been completed with engagement from the City of London Heritage Planners, LACH, Community Advisory Committee on Planning (CACP) and MCM. The EPR document for the BRT recommends HIAs for properties potentially impacted by the project post-TPAP, in the Detailed Design phase. The EPR states that during Detailed Design, mitigation measures will be addressed to minimize impacts to heritage properties.

As of February 2022, the City of London is in Phase 3 – 50% Detailed Design for the East London Link segment of the project. The East London Link segment covers 6.3 kilometres of road from downtown (Downtown Loop Route) to Fanshawe College (main campus). The route extends from Wellington Street to the west, to Oxford Street East. It includes part of King Street, Dundas Street, Highbury Avenue, and Oxford Street East.

Currently, the East Link Phasing Plan is comprised of four design segments:

- Design Segment 1 – King Street at Wellington Street to King Street at Lyle Street
- Design Segment 2 – King Street at Lyle Street to Dundas Street at Quebec Street
- Design Segment 3 – Dundas Street at Quebec Street to Highbury Avenue North at Oxford Street East
- Design Segment 4 – Highbury Avenue North at Oxford Street East to Fanshawe

The following HIA for 850 Highbury Avenue North is based on the 50% Detailed Design for East London Link which is in Design Segment 3. As the property at 850 Highbury Avenue North is designated Part IV of the *Ontario Heritage Act* and subject to a heritage easement agreement, held by the Ontario Heritage Trust, an HIA is required to determine how the cultural heritage value or interest (CHVI) of the property will be impacted by the Project. The HIA was

¹ Now the Community Advisory Committee on Planning (CACP) serves as the City's municipal heritage committee.

developed in consultation with the City of London Heritage Planner, Kyle Gonyou. In addition, this HIA includes input from AECOM's structural engineering team and Dillon Consulting Limited.

Based on the results of this HIA, the assessment of impacts (**Table 3**), the following recommendations can be made for the Subject Property:

1. Direct adverse impacts are anticipated to the open space (manicured lawn) of the Horse Stable Zone, a heritage attribute/feature of the Subject Property as a result of the proposed undertaking. Approval from the Ontario Heritage Trust, in the form of an Alteration Request, is required pursuant to the North HECA. Approval from the City of London, in the form of a Heritage Alteration Permit, is required pursuant to Section 33, Ontario Heritage Act.
2. Ensure there is minimal intervention in the Horse Stable Zone and avoid any further direct impacts to the heritage attributes of the Horse Stable Zone (the Horse Stable, mature trees, and the unobstructed view of the Horse Stable). The mitigation strategy requires the below:
 - Establish a no-go-zone (buffer zone) to the remainder of the Horse Stable Zone. Ensure no equipment transverse the protected zone.
 - Erect temporary construction fencing around the Horse Stable Zone, including the Horse Stable and the mature trees prior to construction
 - Remove the temporary protective fencing post construction
 - Include the Horse Stable Zone protection in the site control plan for the project

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1. Introduction

1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by Dillion Consulting on behalf of the City of London to complete a Heritage Impact Assessment (HIA) for 850 Highbury Avenue North, the Subject Property, as part of the work being completed for the East London Link of the proposed London Bus Rapid Transit (BRT) system (the 'Project'). At the onset of the Rapid Transit Master Plan (RTMP) process, the proposed route was a 24-kilometre BRT system that comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the *Transit Project Assessment Process* (TPAP) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings. As part of the TPAP, an Environmental Project Report (EPR) was completed in 2019. Since the commencement of the TPAP, there has been refinement of the BRT network through the development and evaluation of alternative design options, public and stakeholder engagement, and the identification of impacts on the environment.

As a support document to the EPR, a Cultural Heritage Screening Report (CHSR) authored by WSP was finalized in 2019. The CHSR was written to establish a developmental history of the proposed BRT Study Area. The CHSR identified properties with recognized and potential cultural heritage value or interest that may be impacted by the project. The screening criteria of the Ministry of Citizenship and Multiculturalism (MCM) *Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes* and the 40-year threshold were used to identify potential cultural heritage resources, not on the City of London *Register of Cultural Heritage Resources* ('the Register'). With the recommendation of London's Advisory Committee on Heritage (LACH)², Municipal Council added 347 potential cultural heritage resources to the Register ("listed" status).

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To date, the cultural heritage work has been completed with engagement from the City of London Heritage Planners, LACH, Community Advisory Committee on Planning (CACP) and MCM. The EPR document for the BRT recommends HIAs for properties potentially impacted by the project post-TPAP, in the Detailed Design phase. The EPR states that during Detailed Design, mitigation measures will be addressed to minimize impacts to heritage properties.

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² Now the Community Advisory Committee on Planning (CACP) serves as the City's municipal heritage committee.

The following HIA for 850 Highbury Avenue North is based on the 50% Detailed Design for East London Link which is in Design Segment 3. As the property at 850 Highbury Avenue North is designated Part IV of the *Ontario Heritage Act* and subject to a heritage easement agreement, held by the Ontario Heritage Trust, an HIA is required to determine how the cultural heritage value or interest (CHVI) of the property will be impacted by the Project. The HIA was developed in consultation with the City of London Heritage Planner, Kyle Gonyou. In addition, this HIA includes input from AECOM's structural engineering team and Dillon Consulting Limited.

1.2 Location and Physical Description of the Subject Property

The Subject Property is separated into 850 Highbury Avenue North and 900 Highbury Avenue North (former Ontario government buildings), both within the municipal address of 850 Highbury Avenue North (shown on **Figure 4-1**, **Figure 4-2** and **Figure 4-3**). The Subject Property is a large irregular-shaped landscape that is comprised of open lawns, parking areas, winding paved and graveled service roads and a range of hospital, commercial and agricultural buildings dating to the late 19th century and the late-20th century, all of which are primarily associated with the former London Psychiatric Hospital (LPH).

The Subject Property is known as the former LPH and is approximately 58.3 hectares in size (**Figure 1** and **Figure 2**). It was historically located within a portion of Lot 8, Concession 1, in the Geographic Township of London, Middlesex County. The Subject Property is bound by Highbury Avenue North to the west, the CPR Railway and 840 Highbury Avenue North to the south, Oxford Street East to the north, and a mixture of commercial, industrial, and residential development to the east.

850 Highbury Avenue North makes up the large majority of the Subject Property and is associated with the former LPH. 900 Highbury Avenue North (within 850 Highbury Avenue North) is located just south of the Highbury Avenue and Oxford Street East intersection which became an Ontario government building. There are a number of vehicular entrances that allow access to the Subject Property, although many are no longer in use.

Below is a list of existing buildings and features of CHVI found on the Subject Property (**Figure 3**):

Designation By-Law L.S.P. 3321-208

Heritage Features

- The Chapel of Hope (built 1884)
- The Horse Stable (built 1884)
- The Infirmary (built 1902)
- The Recreation Hall (built circa 1920)
- Tree-lined Avenue (entrance off Dundas Street)

OHT Heritage Conservation Easement Agreement

Heritage Features

- The Chapel of Hope (built 1884)
- The Horse Stable (built 1884)
- The Infirmary (built 1902)
- The Recreation Hall (built circa 1920)

Cultural Heritage Landscape Features:

- The Allée and Ring Road Zone
- The Campus Zone
- The Horse Stable Zone

Other Buildings

- Potting Shed (built late 19th century)
- Implement Storage (built 1953)
- Powerhouse (built 1956)
- Root House & Granary (built 1956)
- Pump House (built 1962)
- Laundry (built 1962)
- Implement Shed (built 1954)

In addition, to the list of existing buildings and features of CHVI, the Subject Property includes a number of soccer fields (former agricultural fields) located at the north end of the property, a late 20th century modern-style psychiatric complex (built 1962-1994) located at the western end of the property, and other modern outbuildings. The modern-style psychiatric complex is surrounded by mature trees and grasslands which mirrors that of a parkland setting.

This HIA focuses on the structures and landscape elements that are anticipated to be impacted by the infrastructure improvements associated with this Project that are occurring on the property along the eastern side of Highbury Avenue North.

1.3 Summary of Property Impacts on the Subject Property

Below summarizes the direct impacts to the landscape features of the Subject Property that are a result of the proposed sidewalk and curb that require partial property acquisition of the Subject Property to accommodate the new dedicated transit lane:

- Direct impact to a portion of the open space (manicured lawn) located within the Horse Stable Zone along the northwestern boundary of the Subject Property.
- The direct impact to the open space of the Horse stable Zone is an alteration to the Subject Property.
- Direct impacts to former Ontario government buildings located at 900 Highbury Avenue North. however, the buildings were previously determined to not be a significant heritage attribute of the Subject Property. Therefore, no mitigations are required.

For full details on the property impacts, see **Section 6** of this report.

1.4 Subject Property Owner

The Subject Property at 850 Highbury Avenue North (including 900 Highbury Avenue North) is currently owned by Old Oak Properties.

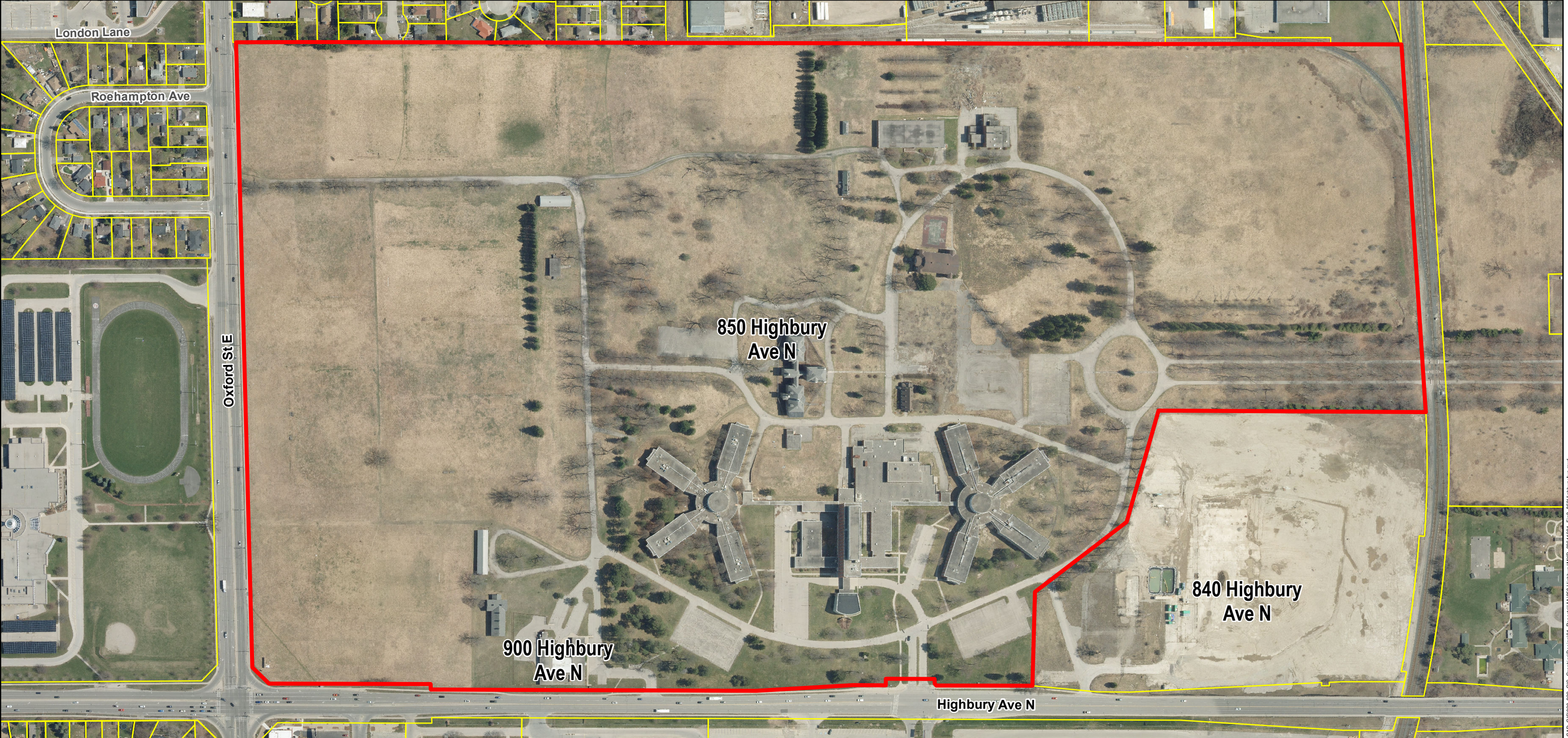
1.5 Current Cultural Heritage Status of the Subject Property

The Subject Property is designated by the City of London under Part IV of the *Ontario Heritage Act* in 2000 as a property of CHVI (By-law L.S.P. – 3321-208). Four of the buildings have been identified as possessing CHVI: The Chapel of Hope (1884), the Horse Stable (1894), the Infirmary (1902), and the Recreation Hall (ca. 1920) along with landscape features such as ring road and a circular drive, open space, remnants of ornamental landscape containing mature plantings like black walnut trees and the grand tree lined Allée.

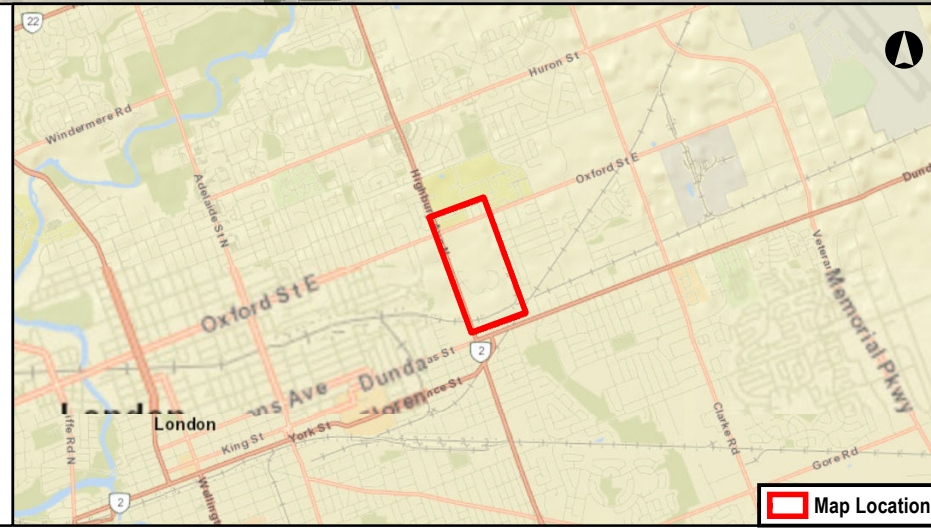
As mentioned above, there is also heritage easement agreement for the Subject Property under Part II, Section 22 of the *Ontario Heritage Act* held by the Ontario Heritage Trust. The *Northern HCEA* includes four buildings: the Horse

Stable, the Chapel of Hope, the Infirmary, and the Recreation Hall and also includes three cultural heritage landscape areas referred to as “zones”; the Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone which encompasses the buildings. Due to the separation of the property from the east-west CPR line, the property has a north and south Ontario Heritage Trust HCEA. The Subject Property is within the *Northern HCEA*. The identifying heritage attributes of the designating by-law are similar to those of the two Ontario Heritage Trust’s *Northern HCEA* on the property.

In addition, the property contains a Secondary Plan for the Former Hospital Lands. The Secondary Plan, known as the London Psychiatric Hospital Lands Secondary Plan, was adopted to establish a vision, principles, and policies for the LPH property and adjacent lands as a vibrant residential community which incorporates elements of sustainability, mixed use development, heritage conservation, rapid transit support, walkability, and high-quality urban design.



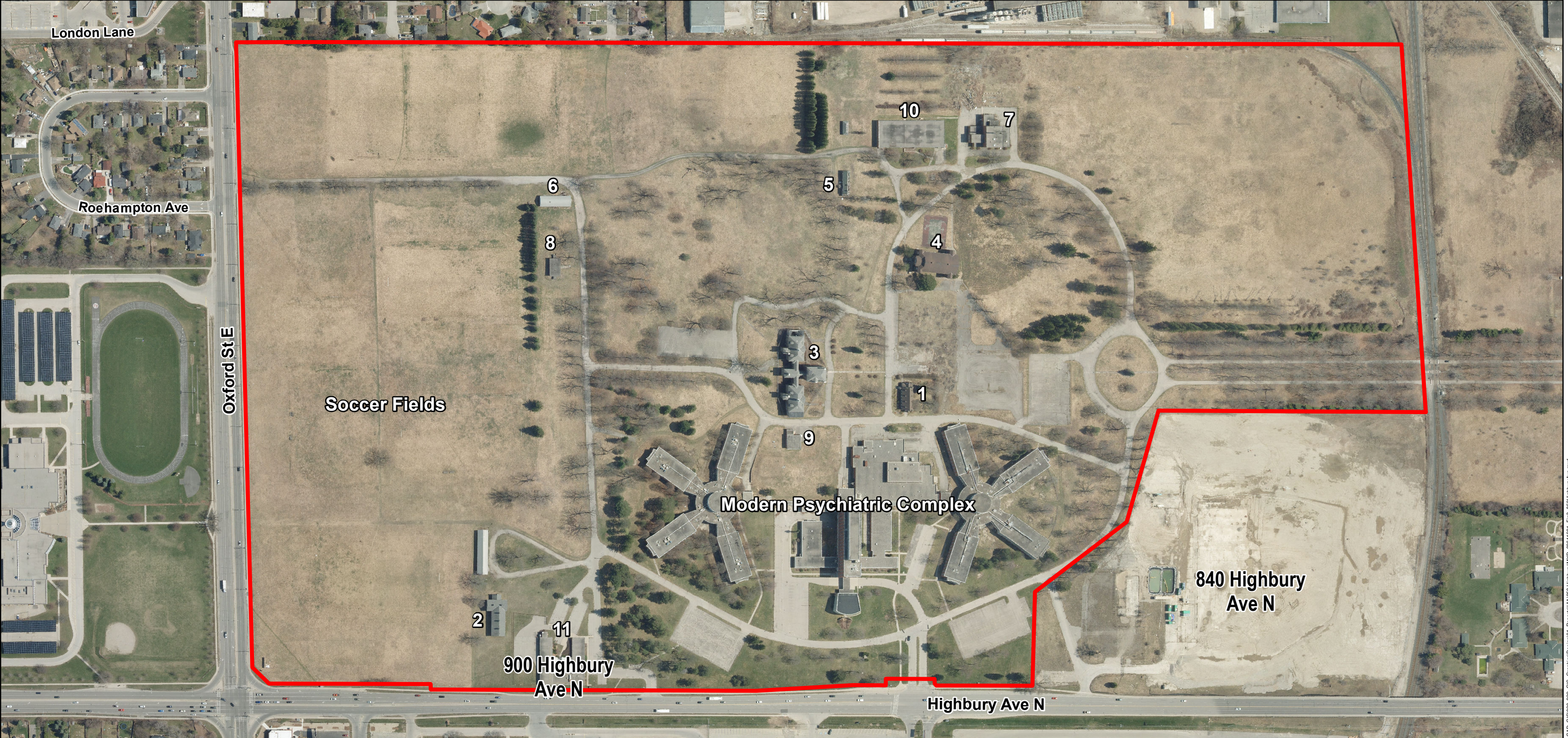
- Legend**
- Parcel Boundary
 - Subject Property




Map Location

HERITAGE IMPACT ASSESSMENT 850 Highbury Ave. CITY OF LONDON RT - EAST LINK			
Location of the Subject Property on Aerial Photography			
<div>0 15 30 60 90 120 150 180 210</div> <div>Meters</div>			
DATUM: NAD 1983 UTM Zone 17N			
November 2022	1:3,500 * when printed 11"x17"	Source: MNRF 2020 Image: City of London 2021. Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User	
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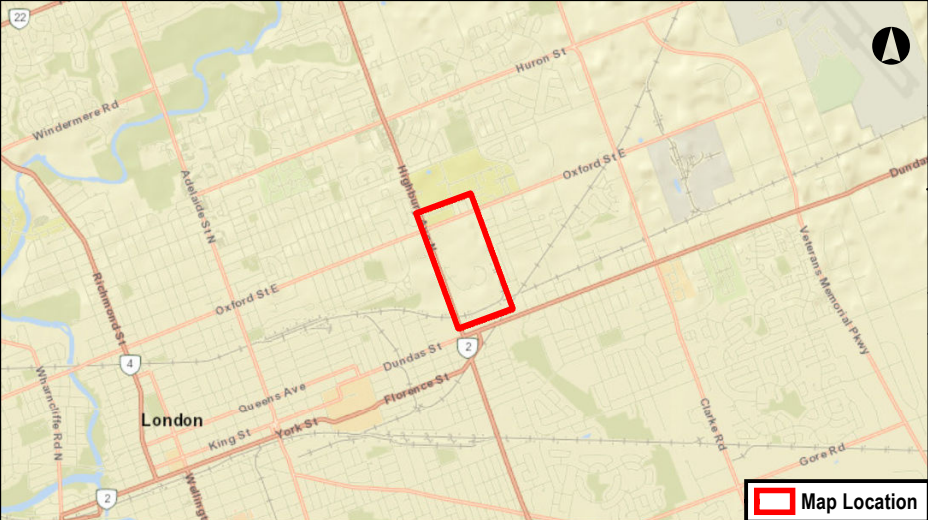
Map location: \\na.aecomnet.com\files\AECOM\London\11025\Projects\60641691_Col RT East Link\800_CAD_2018\2020_309_GIS_Graphics\Design\01_Reports\HA\850 Highbury\MOO_60641691_Fig2_850HighburyAve.mxd
Date Saved: 1/12/2022 3:43:30 PM User Name: davis



Legend

 Subject Property

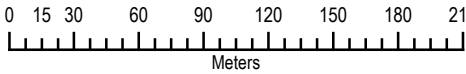
- 1 - Chapel
- 2 - Horse Stable
- 3 - Infirmary
- 4 - Recreation Hall
- 5 - Potting Shed
- 6 - Implement Storage
- 7 - Powerhouse
- 8 - Root House & Granary
- 9 - Pump House
- 10 - Laundry
- 11- Government Complex



 Map Location

**HERITAGE IMPACT ASSESSMENT
850 HIGHBURY AVE.
CITY OF LONDON RT - EAST LINK**

Existing Buildings and Features of Significance
Overlaid on Current Aerial Photography



DATUM: NAD 1983 UTM Zone 17N

November 2022

1:3,500

* when printed 11"x17"

P#:60641691

V#:

Source: MNRF 2020
Image: City of London 2021, Sources: Esri, HERE, Garmin,
USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI,
Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC,
(c) OpenStreetMap contributors, and the GIS User

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Figure 3

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1.6 Methodology

This HIA adheres to the guidelines and contents set out in the MCM *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Tool Kit* (2006). This HIA addresses the impacts of the project on the Subject Property, which is designated Part IV on the *Register of Cultural Heritage Resources* as 850 Highbury Avenue North.

For the purpose of this HIA, AECOM undertook the following key tasks:

- Reviewed appropriate background documents including the:
 - *Cultural Heritage Screening Report: London Bus Rapid Transit System*. (WSP Canada Inc., Final February 27, 2019).
 - *Heritage Impact Assessment: Heritage 850 Highbury Avenue North*. (Zelinka Priamo Ltd., January 2021).
 - *Legacy Village Heritage Impact Assessment – 850 Highbury Avenue North, London ON* (Stantec Inc., January 2022)
 - *Conservation Plan Final: London Psychiatric Hospital London, Ontario* (Julian Smith & Associates Architects. 2008)
 - *Ground Penetrating Radar Survey, London Psychiatric Hospital Lands, London ON* (Timmins Martelle Heritage Consultants Inc., 2013).
- Consulted with the City of London Heritage Planner, to confirm the scope of the HIA.
- Conducted a field review to document the existing conditions of the Subject Property from the public right-of-way on August 18, 2021, and March 6, 2022.
- Identified and prepared a description of the proposed undertaking;
- Assessed the proposed BRT system impacts, based on the 50% Detailed Design, on the cultural heritage value and heritage attributes of the Subject Property; and,
- Prepared mitigation options and mitigation measures with recommendations to avoid or reduce any negative impacts to the Subject Property.

This HIA was completed by a team of AECOM's Cultural Resource Management staff including Liam Ryan (Cultural Heritage Planner), Tara Jenkins (Cultural Heritage Specialist, Lead), and Adria Grant (Associate Vice President, Impact Assessment and Permitting). The HIA was developed in consultation with the City of London Heritage Planner, Kyle Gonyou. In addition, this HIA includes input from AECOM's structural engineering team and AGM, responsible for the Project's detailed design.

1.7 Stakeholder Engagement

Below includes a summary of the engagement activities and feedback undertaken for the development of this HIA.

For the purposes of this HIA, stakeholder engagement involved contacting the City of London to document any municipal or local level HIA provisions that should be included in this HIA. Kyle Gonyou verified that the City of London currently does not have a Terms of Reference for the preparation of HIAs.

The following stakeholders were contacted with inquiries regarding the background of the Subject Property (**Table 1**).

Table 1: Results of Stakeholders Engagement

Contact	Contact Information	Date	Notes
Kyle Gonyou / City of London / Heritage Planner	kgonyou@london.ca	January 22, 2021.	Kyle Gonyou provided AECOM's Cultural Heritage Team with the heritage designating by-law for 850 Highbury Avenue North and the OHT Heritage Conservation easement.
Kyle Gonyou / City of London / Heritage Planner	kgonyou@london.ca	March 8, 2022.	Kyle Gonyou confirmed that the City of London does not currently have an application to demolish or remove buildings from the heritage designated property at 850-900 Highbury Avenue North. He anticipates that the City of London will receive an application in the near future.
Lisa Christie / Ontario Heritage Trust / Easement Program Coordinator	Lisa.Christie@heritage.on.ca	April 18, 2022.	Initial engagement between the AECOM Cultural Heritage Specialist and Lisa Christie to see if the OHT alteration process is required for this Project. Lisa confirmed that the City of London will need to submit a Heritage Alteration Request for the road expansion project, as it relates to the Horse Stable Zone and the Heritage Conservation Easement Agreement.
Frank Dieterman / Infrastructure Ontario / Manager, Heritage Projects	Frank.Dieterman@infrastructureontario.ca	May 11, 2022.	Frank Dieterman provided AECOM's Cultural Heritage Team with a 1958 site plan of the Subject Property.
Kyle Gonyou / City of London / Heritage Planner	kgonyou@london.ca	May 30, 2022.	Kyle Gonyou provided AECOM's Cultural Heritage Team with a link to the Planning and Environmental Committee meeting as demolition of the non-heritage buildings at 850 Highbury Avenue North were recommended for approval as part of the Old Oak Properties re-development proposal for the Subject Property. The Community Advisory Committee (CACP) on Planning received the Staff report for the demolition request of the eight non-heritage buildings on the Subject Property on May 26, 2022 and the Staff report was supported to permit the demolition of the non-heritage-built resources on the Subject Property. In addition, the document explained that the Municipal Council should make a final decision on June 14, 2022. On June 14, 2022, the Municipal Council permitted the demolition request pursuant to Section 34(1) of the <i>Ontario Heritage Act</i> .

This report will be reviewed by CACP and all input/feedback will be incorporated into the final draft of this HIA.

2. Policy Framework

The authority to request an HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the Provincial Policy Statement (2020) and the City of London's Official Plan: *The London Plan* (June 23, 2016).

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated Provincial Policy Statement (2020) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. In general, the Provincial Policy Statement recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Pursuant to Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." The 2020 Provincial Policy Statement issued under the authority of the *Planning Act* defines "conserved" as "means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision designated and available for the purposes of this definition."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development or site alteration that affects a cultural heritage resource. Using tools such as heritage impact assessments, municipalities and approval authorities can further enhance their own heritage preservation objectives.

Furthermore, a policy in Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.3, states "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it had been demonstrated that the heritage attributes of the protected heritage property will be conserved."

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. municipality may also "list" a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest.

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06) outlines the requirements and criteria that municipalities must use to determine whether a property has cultural heritage value or interest at the municipal level. This regulation was created to ensure a consistent approach to the identification of heritage properties under the *Ontario Heritage Act*. A property must meet at least one of the criteria outlined in the regulation to be considered a property of cultural heritage value or interest at the municipal level.

Ontario Regulation 10/06 provides the Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06) outlines the requirements and criteria that the province must use to determine whether a property has cultural heritage value or interest at the provincial level. This regulation was created to ensure a

consistent approach to the identification of heritage properties under the *Ontario Heritage Act*. A property must meet at least one of the criteria outlined in the regulation to be considered a property of cultural heritage value or interest at the provincial level.

Section 22 of the *Ontario Heritage Act* outlines the relationship between the real property and the Ontario Heritage Trust in terms of easements and covenants. Section 22.4 states where there is a conflict between an easement or covenant entered into by the Trust and Section 33 or 34, the easement or covenant shall prevail.

A Heritage Alteration Permit approval is required for the Subject Property pursuant to Section 33 of the *Ontario Heritage Act*. Section 33 of the *Ontario Heritage Act* outlines the process under which proposed alterations, demolition, or removal of properties designated under Part IV must follow, including the statutory process for appeals.

2.3 The London Plan

The London Plan sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources.

Specifically related to heritage conservation, *The London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the city. The following General Cultural Heritage Policies are applicable to this project:

(565_) New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

(566_) Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation can be considered.

(567_) In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes."

(568_) Conservation of whole buildings on properties on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.

(569_) Where, through the process established in the specific Policies for the Protection Conservation and Stewardship of Cultural Heritage resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

(586_) The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

(590_) Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.

(591_) Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

2.3.1 Secondary Plan, London Psychiatric Hospital Lands

The Secondary Plan known as the London Psychiatric Hospital Lands Secondary Plan (LPHSP) Official Plan Amendment 510 was adopted on October 3, 2011, by the City of London for the Former Hospital Lands pursuant to City of London By-Law No. C.P. – 1284 (rp) – 283.

The LPHSP prepared by the City of London is currently under amendment. The purpose of the Secondary Plan is to establish a vision, principles, and policies for the LPH property and adjacent lands as a vibrant residential community which incorporates elements of sustainability, mixed use development, heritage conservation, rapid transit support, walkability, and high-quality urban design. The Secondary Plan is to be the basis for the review of planning applications and constitutes Official Plan policy (City of London 2016).

In relation to Cultural Heritage, the following principle applies, “Retain as much of the identified cultural and heritage resources of the area as possible.” The Secondary Plan also has the following objectives:

- a. “Celebrate the area’s built and cultural heritage
- b. “Create a distinct urban community that builds upon the heritage significance of the property.
- c. “Create a strong sense of places that relates to the heritage character of the property.
- d. “Conserve the heritage designated buildings and landscape.
- e. “Conserve the cultural heritage landscape.
- f. “Encourage sustainable re-use of heritage buildings.”

(City of London 2016: 20.4.1.4).

The Secondary Plan includes a Community Structure Plan that illustrates the heritage buildings, the Allée, and the cultural heritage landscape of the Subject Property that shall be conserved.

3. Summary of Background Research and Analysis

The Subject Property is historically located within with a portion of Lot 8, Concession 1, in the former Township of London, Middlesex County.

3.1 Historical Overview

3.1.1 London Asylum

Three hundred (300) acres of land were purchased in 1869 for a price of 67 dollars an acre for the construction of the London Asylum for the Insane (London Asylum) (UWO, 2009). Eighteen months after the purchase of the land, the London Asylum opened its doors in 1870 (UWO, 2009). The facility in London was constructed to replace the older facilities located in Malden and Orillia.

The first superintendent of the facility was Dr. Henry Landor and he was an advocate for compassionate care. Landor believed in the “restorative influence of a rural setting and the practical use of moral therapy” (UWO, 2009). Landor was such an advocate for the compassionate care that he convinced the Province of Ontario to purchase an additional 100 acres of land and built comfortable cottages for the long-term patients (UWO, 2009).

In the 19th century, the London Asylum was located outside of the City of London limits and was designed to be largely self-sufficient which meant that in 1870 the campus included buildings such as a bakery, a mortuary, a barn, and a place of worship. In the early 20th century, a skating rink and the Recreation Hall were added for the enjoyment of both the staff and the patients. Many of the London Asylum’s staff members and the superintendent lived on the campus (UWO, 2009).

This large institution was built following the Kirkbride Plan and moral therapy treatment as patients were to be placed in a natural environment with a significant amount of farmland and parkland (UWO, 2009). Dr. Landor believed it was important to incorporate paintings on the walls of the Asylum and repaint walls to brighten up the Asylum. The new institution was self-sufficient and had farming operations with stables, greenhouses, orchards, fields full of crops, and a root house for storage (UWO, 2009). The London Asylum’s fourth superintendent, Dr. William Robinson, was also a strong believer in the Kirkbride Plan and praised the curative effects of solariums, which were built during his time as Superintendent (UWO, 2009).

In the 20th century, the attitudes towards mental health changed, which in the 1930s resulted in a change in control of all mental health care facilities in Ontario from the Inspector of Prisons and Public Charities to the Department of Health (UWO, 2009). Due to this change, the London Asylum was renamed the Ontario Hospital for the Mentally Ill in 1932 and was later changed in 1968 to the London Psychiatric Hospital (UWO, 2009). The London Psychiatric Hospital was renamed St. Joseph’s Regional Mental Health Care London in 2001.

Table 2 provides a chronological overview of the advancements made on the Subject Property between 1869 and 1914.

Table 2: Chronology of the Subject Property

Date	Historical Event
1869	<ul style="list-style-type: none"> 300 acres of land for the London Asylum is purchased
1870	<ul style="list-style-type: none"> The London Asylum opened The buildings on the property at this time include: <ul style="list-style-type: none"> Main Building Bakery Mortuary Barn Greenhouses Place of Worship
1873	<ul style="list-style-type: none"> The first cottage was built in the Gothic revival style and featured pointed arches, decorative castellations and large bay windows³.
1884	<ul style="list-style-type: none"> The stand-alone Chapel of Hope is constructed by the patients
1890s	<ul style="list-style-type: none"> Original farm buildings are demolished
1894	<ul style="list-style-type: none"> The Horse Stable is constructed
Late 19 th century	<ul style="list-style-type: none"> The Potting Shed is constructed
1900	<ul style="list-style-type: none"> Tree-Lined Avenue is built and the original entrance to the hospital grounds is completed
1902	<ul style="list-style-type: none"> The Infirmary Building is constructed
Circa 1920	<ul style="list-style-type: none"> The Recreation Hall is constructed
1932	<ul style="list-style-type: none"> The London Asylum is renamed the Ontario Hospital for the Mentally Ill
1953	<ul style="list-style-type: none"> Implement Storage is constructed
1954	<ul style="list-style-type: none"> Implement Shed is constructed
1956	<ul style="list-style-type: none"> Root house & Granary is constructed Powerhouse is constructed
1962	<ul style="list-style-type: none"> Laundry is constructed Pump House is constructed
1962-1964	<ul style="list-style-type: none"> Modern-style Psychiatric Hospital is constructed
1968	<ul style="list-style-type: none"> The Ontario Hospital for the Mentally Ill is renamed the London Psychiatric Hospital
Circa 1970	<ul style="list-style-type: none"> The Main building is demolished
2001	<ul style="list-style-type: none"> The London Psychiatric Hospital was renamed St. Joseph's Regional Mental Health Care London
2014	<ul style="list-style-type: none"> St. Joseph's Regional Mental Health Care London is closed, and its patients were relocated to a different facility
2019	<ul style="list-style-type: none"> Old Oak purchased 850 Highbury Avenue North from the Ontario government.

3.1.2 Built Structures and Landscapes

The following subsections provide a historical overview of the heritage buildings located on the Subject Property documented in the *Conservation Plan Final: London Psychiatric Hospital London, Ontario* (Julian Smith & Associates

³It is unknown whether or not the cottages were located within 850 Highbury Avenue North

Architects. 2008), DRAFT *Legacy Village Heritage Impact Assessment – 850 Highbury Avenue North, London* and in the *Designation By-Law L.S.P. 3321-208* for the London Psychiatric Hospital.

3.1.2.1 Horse Stable

The two-storey buff brick Horse Stable was built in 1894 as the London Asylum was in need of additional agricultural storage space. Agricultural work was seen as very important to patient therapy and community self-sufficiency. The Horse Stable is the last remaining building on the Subject Property that was built by Dr. Richard Maurice Bucke, the second Superintendent.

As of March 2022, the Horse Stable is vacant and mothballed.

3.1.2.2 The Chapel of Hope

Religion was an important part of moral therapy treatment and the one-and-a-half storey buff-brick Chapel of Hope was constructed in 1884 by patient labour as part of their treatment plan. The Chapel of Hope is designed in the Gothic Revival style. Dr. Bucke petitioned the provincial government to fund the construction of the church. The church was originally built as an Interdenominational chapel and was later converted to a Catholic place of worship. In 1965, the church was converted back into an Interdenominational chapel.

Regular church services were part of treatment at the London Asylum with religious services held in the general recreation facilities prior to the Chapel's construction. The London Psychiatric Hospital is the only mental health facility in Ontario that has a stand-alone Chapel.

As of March 2022, the Chapel of Hope is vacant and mothballed.

3.1.2.3 Infirmary Building

The buff-brick Infirmary Building was built in 1902 with a combination of architectural styles including the Beaux-Arts Classicism, Edwardian Classicism and Colonial Revival. Throughout the years, the Infirmary was also known as the 1902 Building, Exam Building, Bucke Research Institute, and Outpatient Department and Admitting Hospital, was built to accommodate patients who needed more enhanced medical care and offered dormitories and individual rooms for patients and common rooms and sunrooms. Dr. Bucke, with the help of provincial architect Francis R. Heakes, designed the Infirmary Building to similar facilitates found in the United States. In 1908, the building was converted to use as a reception hospital for new and short-term patients. These short-term patients might stay for a few months to a few years, and had access to advanced treatments such as showers, massages, and continuous baths.

As of March 2022, the Infirmary Building is vacant and mothballed.

3.1.2.4 Recreation Hall

This two-story brown brick Classical Revival style building was built circa 1920 and was used to host recreational activities for patients and staff including a basement level swimming pool (now filled in) and a stage for performances.

As of March 2022, Recreation Hall is vacant and mothballed.

3.1.2.5 Landscapes

The institution complex today has been reduced from its original identify as a large self-sufficient community with extensive farmland, to a smaller urban campus. The original 19th century layout with its primary entrance along the tree-lined avenue from Dundas Street to the south, has been overlaid with a late 20th century hospital complex accessed from Highbury Avenue to the west.

Today the four heritage features, are still tied together by some of the original road layout and broad landscape features. It still retains its axial layout and generous grounds which still alludes to its 19th century designers.

4. Statements of Cultural Heritage Value and Interest

Both the *Northern HCEA* and the designating by-law have been included in **Section 4.1** and **Section 4.2** verbatim from their sources.

4.1 Designation By-Law L.S.P. 3321-208 – Statement of Cultural Heritage Value or Interest

The Statement of Cultural Heritage Value and Interest was excerpted directly from the *Designation By-Law L.S.P. 3321-208* for the London Psychiatric Hospital (850 Highbury Avenue North).

Historical Reasons

The first asylum in southwestern Ontario was set up in 1860 at Fort Malden, Amherstburg, as a branch of the Toronto Asylum, which was already overcrowded. Dr. Henry Landor was appointed superintendent of Fort Malden, a former military barracks converted into an asylum to house inmates and incurables. After Confederation in 1867, politicians decided to build an asylum two miles outside the London city limits. The Asylum was modeled on Thomas Kirkbride's landmark Pennsylvania Asylum. The London Asylum for the Insane opened at the present site November 18, 1870 on 300 acres of farmland. The hospital grew in size and by 1914 there were 1,130 patients. In 1968 the hospital was renamed the London Psychiatric Hospital. The hospital was joined to St. Thomas Psychiatric Hospital to operate under a single administration in 1995. The original main hospital building was demolished in 1975.

Dr. Richard Maurice Bucke was the second superintendent of the London Asylum for the Insane (1877 to 1902). Acting on his convictions that the mentally ill respond favourably to humanitarian and sympathetic treatment, he elaborated on the efforts of his predecessor, Dr. Henry Landor, to provide therapeutic activity for patients by making the asylum into a working farm. Bucke provided improved farm facilities and he created grounds that were more ornamental. He implemented an elaborate plan for the beautification of the grounds, in keeping with his theory that beautiful surroundings were conducive to mental health and provided many social occasions. He also reduced the use of alcohol and mechanical constraints as means of controlling patients. His innovative ideas are reflected in the buildings and grounds of the London Psychiatric Hospital.

Architectural Reasons

Tree-lined Avenue (entrance off Dundas Street)

Built under Bucke's supervision, (circa 1900) the original entrance to the hospital grounds is a two-lane avenue with a centre walkway lined with eight rows of elm trees. (Three rows of trees on either side of the lanes and one row on either side of the walkway) Some trees have been replaced with coniferous varieties, but the form remains the same. It forms a magnificent vista north from Dundas Street to where the original hospital building stood and is still on axis with the 1902 Infirmary building further back. This was the site for patient picnics on Sundays.

Infirmary Buildings

Also known as the 1902 Building, Exam Building, Bucke Research Institute, Outpatient Department and Admitting Hospital, this tall Victorian three storey yellow brick building with a hip roof, is a classical example

of balance and symmetry. The central surgical block is attached by two passageways to mirror-image side pavilions, each featuring a gabled projection and cupola. This classical organization is appropriately accompanied by numerous classical details like the corner quoins, the plain pediment over the front entrance, voussoirs over windows and a semi-circular window on the second level above the front entrance. Huge skylights provided light for the surgical suite on the third floor. Entrance steps have closed brick railings.

Recreation Hall

This two-storey brown brick building was built around 1920 and was used to host recreational activities for patients including a basement level swimming pool (now filled in) and a stage for performances. The building has gable ends with a wide plain frieze and molding with return eaves over broad pilasters at the south end and a pediment at the north end. There are four small wings, two at each end, with pediment gables. The metal roof has two ventilators. The auditorium windows on the sides are large and tall, and are set in semi-circular headed brick panels, and each has 40 panes arranged in nine sections. The double door centre entrance way has an eight-light transom, windowed doors, small lanterns to each side, high wide front steps, and a canopy supported by chains.

The Chapel

The Chapel of Hope was built by patients in 1884. Originally built as an Interdenominational chapel, it was later only a Catholic place of worship since the Protestant congregation had grown so large. In 1965 it was again made into an Interdenominational chapel. This Gothic revival brick structure has seven stone-capped buttresses on each side. It has four small dormers on each side of the gable roof, each featuring a trillium shaped stained-glass window. There are seven Gothic arch shaped stained glass windows on each side of the building and a large stained glass window behind the altar. The front entrance roof peak is capped with a carved stone ornament as is the two smaller side entrances

Horse Stable

The 1894 horse barn located on the hospital grounds is close to Highbury Avenue North and Oxford Street. It is the last remaining building of the farmyard built by Bucke. Built of white brick, whitewashed at the base and with a slate roof, the barn is the last of three original buildings. It was obviously intended to be functional rather than decorative but its almost monumental size, its nearly regular fenestration, its classical proportions and the picturesque effect produced by the ventilation cupolas make it a strikingly handsome building, as well as a meaningful symbol of the last vestige of the hospital's significant agricultural past.

4.2 OHT Heritage Conservation Easement Agreement

The Statement of Cultural Heritage Value and Interest was excerpted directly from the *Northern HCEA* for the London Psychiatric Hospital (850 Highbury Avenue North).

The Subject Property is not located within the Southern *Heritage Conservation Easement Agreement* for the London Psychiatric Hospital (850 Highbury Avenue North) and therefore will not be included in this HIA.

4.3 Northern Heritage Conservation Easement Agreement – Statement of Cultural Heritage Value or Interest

Description of Historic Place

The former London Psychiatric Hospital is located at 850 Highbury Avenue North on a 26.3- hectare (65-acre) parcel of land in the City of London. The rectangular-shaped property is bound by Oxford Street East to the north, the CPR Railway and a construction zone to the south, Highbury Avenue North to the west and a residential zone and industrial zone to the east. The Former Hospital Lands contain a complex of 23 buildings and a number of landscape features. Four of the buildings have been identified as having provincial heritage value: The Chapel of Hope (1884), Horse Stable (1894), Infirmary (1902), and the Recreation Hall (ca.1920). A number of landscape features have been identified as having provincial heritage value. These include remnants of a ring road and a circular drive, open space, remnants of an ornamental landscape containing mature plantings of black walnut trees and the grand, tree lined Allee. The facility opened in 1871 as the London Asylum for the Insane and operated under a number of names over the course of its history including the Ontario Hospital London, London Psychiatric Hospital and Regional Mental Health Care Centre.

Statement of Provincial Significance for the London Psychiatric Hospital

The London Psychiatric Hospital represents the theme of mental health treatment. Large government run institutions such as the one in London transformed treatment of individuals with mental illness to a province-wide system. Four public asylums had opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20th century, institutionalization of individuals with mental illness and developmental disabilities was a common practice and form of treatment. These institutions were self-sufficient, located in rural areas adjacent but outside of urban areas where patients lived and received treatment. The rural location of the London Psychiatric Hospital was part of "moral therapy"; an approach to the care and treatment of mental illness popular in the mid to late nineteenth century. Moral therapy promoted activities such as gardening, woodworking, games, sewing and reading in addition to medical care. Religion was also an important aspect of moral therapy and Superintendent R.M. Bucke had the Chapel of Hope constructed using patient labour, which was also part of the treatment. As mental health care and treatments evolved, the grounds of the London Psychiatric Hospital transformed. The practice of moral therapy and use of the Kirkbride Plan (i.e., all activities take place in one centralized building) was replaced by the idea that specialized facilities for each activity were needed for patients and staff. It was at this time that the Infirmary Building was constructed as part of Superintendent R.M Bucke's modernization of the facility. The ideals of moral therapy contributed to the development of occupational therapy after the First World War.

The London Psychiatric Hospital is the only mental health facility in Ontario that has a standalone chapel. The Chapel of Hope was a core to providing moral therapy treatment. The London Psychiatric Hospital is associated with an era of mental health care when the government was constructing self-sufficient institutions built in strategic locations throughout the province. The large, segregated, self-sufficient institutional campus represents a rare aspect of Ontario's history and is no longer used to treat individuals with mental illness.

The Allee with mature trees and the large imposing Victorian-era Infirmary contribute to the property's visual and aesthetic importance. The Infirmary is monumental in size and the most substantial building remaining on site. Its prominent features include the tall chimneys, central block and symmetrical wings. The Infirmary's haunting Victorian architecture has allured photographers and videographers who capture the intrinsic aesthetic beauty of the building. The horse stable also contributes to the aesthetic importance of the property and is the last remaining building associated with the property's agricultural past. It retains a significant amount of its original design aesthetic including its distinctive ventilators. The large scale of the building and

quality of materials of the stable show the importance of agriculture and nature-based therapy to the London Psychiatric Hospital.

Superintendent Richard Maurice Bucke (1837-1902) was a significant figure and contributor to mental health treatment in Canada. Bucke held the post of Superintendent from 1877 until his death in 1902 and made several important contributions to patient treatment and the design and layout of London Psychiatric Hospital. Bucke developed recreational and occupational therapy programming as part of treatment, eliminated the use of restraints and ended the use of alcohol as a treatment – all progressive reforms for his time. Superintendent Bucke also had a significant impact on the design and layout of the site. Many of the significant heritage features that remain today were built under this tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allee. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynaecological surgeries on women for treatment of mental illness.

Background

Historic Value:

Prior to the 19th century, people with mental illnesses were housed in jails, workhouses, or the family home and many had no choice but to live on the streets. The Victorian era saw social change and came to depend upon institutions to solve the social problems of the day. Large institutions were supposed to be places of refuge where patients were separate from the rapidly changing outside world. The London Psychiatric Hospital followed the Kirkbride Plan and moral therapy treatment – patients were to be placed in a natural environment with a significant amount of farm and parkland. When opened in 1871, the London Psychiatric Hospital was located on 300 acres just outside city limits. The City of London was chosen as the location for a new institution partially due to the influence of John Carling - Ontario's first commissioner of public works. He directed the construction of the institutions on land he had sold to the government in 1870.

The institution was self-sufficient and significant farming operations were located on the northern portions of the site with stables, greenhouses, orchards, fields full of crops and a root house for storage. While various employment opportunities were available at the London Psychiatric Hospital, patient labour was used as part of moral therapy treatment and as a way of keeping costs down. In the early years patient labour was separated by gender—men worked in the field and tended to the animals while women worked in the laundry, cleaned and sewed. There were numerous clubs, sporting events, annual picnics and other special occasions for patients and staff thus giving the London Psychiatric Hospital a sense of community.

Religion was an important part of moral therapy treatment and the new chapel was constructed by patient labour as part of their treatment plan. The Chapel was built in 1884 at the behest of Dr. Bucke who petitioned the provincial government to fund its construction. Regular church services were part of treatment at the London Asylum with religious services held in the general recreation facilities prior to the Chapel's construction. The London Psychiatric Hospital is the only mental health facility in Ontario that has a stand-alone Chapel

The Infirmary or Exam Building completed in 1902 was intended to house patients who needed more enhanced medical care and offered dormitories and individual rooms for patients and common rooms and sunrooms. Superintendent Bueke toured similar facilities in the United States and helped design the building plan with provincial architect Francis R. Heakes. In 1908 the building was converted to use as a reception hospital to house new and short-term patients. These short-term patients might stay for a few months to a few years, and had access to advanced treatments such as showers, massages, and continuous baths.

Following the First World War, a large number of Canadian veterans were admitted to London Psychiatric Hospital suffering from psychological effects of the war. They were treated for "shell-shock" for which symptoms are now associated with post-traumatic stress disorder. Overcrowding was an issue at the London Psychiatric Hospital and by 1924 it accommodated almost 1200 patients. Maintaining a peaceful and idyllic setting for patients was difficult for the superintendents due to the overcrowding. Many common rooms and sunrooms were used as wards to accommodate patients instead of places of rest and relaxation. Richard Maurice Bucke is the most well-known and controversial superintendent at the London Psychiatric Hospital, known in part for his encouragement and use of gynecological surgeries on women. Some argue the surgeries were an attempt by Bucke to find a successful treatment for his patients, but there seems to be little merit of such surgeries on mentally ill women. Upon his death, the use of gynecological surgery came to an end at London Psychiatric Hospital. The London Psychiatric Hospital is also associated with eight superintendents who were the chief administrators and medical directors of the London Psychiatric Hospital from 1870-1970. They had an array of responsibilities including supervising staff, administering medical services, training nurses, offering therapies, conducting property and facilities maintenance and the medical supervision of all patients.

These institutions evolved to providing occupational and vocational therapies. In the early 1960s, new medications were developed to treat mental illness thereby starting the de-institutionalization process. While these drugs might not cure patients suffering from mental illness, they helped reduce and control symptoms allowing patients to be discharged and to live in the community. The move away from institutionalization to community living made these large, self-sufficient facilities obsolete.

Architectural Value:

Chapel of Hope

The Chapel of Hope was built in 1884 by patient labour under instruction by Superintendent Bueke. It is a one-and-a-half storey buff-brick structure in the Gothic Revival style and features two chimneys at the east and west elevation. The gable roof is interrupted with four dormers on the north and south elevations with trefoil shaped windows. The side walls feature seven gothic-arched stained-glass windows separated by buttresses. The stained-glass window over the alter features a combination of religious and London Psychiatric Hospital images.

Horse Stable

The Horse Stable was built in 1894 under the direction of Superintendent Bucke and the scale and quality of materials shows the importance of agriculture to the self-sufficiency and practice of moral therapy at London Psychiatric Hospital. It is a large two-storey buff brick building. There are two intersecting gable roof sections and five ventilators along the apex to provide ventilation and give the building a distinct silhouette. The segmental arched window openings (bricked over) have brick voussoirs and most have stone sills. The eaves have tongue and groove soffits. A large second storey board-and-batten door provides access to the hay loft on the building's west elevation.

The Infirmary

The Infirmary is an imposing building with a combination of architectural styles popular in the Victorian-era including Beaux-Arts Classicism, Edwardian Classicism, Italianate and Colonial Revival. The Infirmary is constructed of local buff brick with a central administration block with two recessed symmetrical wards on either side (one for men and one for women). The three-storey central block sits on a raised basement. It has a hipped roof with a central skylight to the operating theatre and tall distinctive chimneys. The main front entrance is topped with a pediment supported by pilasters, a large rounded arched window and two smaller rounded-arched windows and a dentilated cornice. The symmetrical wards are connected to the central block by a narrow corridor. The wards feature Colonial Revival influence seen in the projecting central bay with a

pediment and quoins, ventilators, dormer windows and dentilated cornice. The sun porches at the end of each wing were originally in the shape of a trapezoid. The current ones are rectangular and date from 1945. The rear (north) elevation of the Infirmary is simplified with projecting bays, dormer windows and tall chimneys. All of the window openings are flat-arched and many of the double-hung wood-sash windows survive. The exception is a singular rounded-arch window on both ward facades above an off-centered entrance door.

Recreation Hall

The Recreation Hall was constructed in 1920 and is located directly east of the Chapel of Hope. It was constructed in a Classical Revival style of reddish-brown brick laid in common bond. It features a symmetrical façade frontispiece, a central block and two flanking wings (**Image 5**). The central block features a pediment with an oculus window and a central rectangular shaped tripartite window flanked with 6-paned window. The flanking wings feature a rounded-arched window. The brickwork that surrounds the windows is dark brown and extends well beyond the base of the window. Each of the six multi-paned rectangular wood windows are divided into three parts on the side-walls and set within a shallow rounded-arched niche. The austere rear elevation features quoining and a singular rounded-arched window in the gable.

Contextual Value:

The London Psychiatric Hospital is deliberately set back from the main street to provide a serene and rural setting; core to moral therapy and the Kirkbride Plan. The historic main entrance to the former Hospital Lands is off Dundas Street East where the Allee leads visitors from the street and into the complex of institutional buildings. The former Hospital lands were originally surrounded by a rural farming landscape. They are now bordered by three extremely busy thoroughfares (Highbury Avenue North, Oxford Street East and Dundas Street East) and the surrounding neighbourhood has evolved to become the home to several businesses and industries along Highbury Avenue North and Dundas Street East along with a residential subdivision to the east.

Archaeological Value:

The London Psychiatric Hospital has archaeological value due to the below-ground resources associated with the evolution mental health care. The main building, airing yard, and portions of the root house represent the era in the 19th century when self-sufficiency was the norm at these large-scale government run mental health institutions.

Description of the Heritage Features

The Heritage Features referred to in this Agreement are comprised of the exteriors of the Building on the Protected Lands which include, but are not limited to the following highlighted elements which contribute to their heritage value:

The Horse Stable:

- General massing and two intersecting gable roof sections
- "T" -shaped footprint
- Local buff brick (also called white brick)
- Five roof ventilators
- Brick chimney (east elevation)
- Location of existing segmental-arched window and door openings
- Brick voussoirs and stone sills above and below window openings
- Board-and-batten upper access doors to hay loft (west elevation)

Chapel of Hope:

- Local buff brick construction
- Gable roof topped with a finial
- Double-lancet stained-glass windows
- Large stained-glass window above the altar depicting religious Imagery and scenes from the London Psychiatric Hospital
- Bull's eye window with quatrefoil muntin in the gable end
- Seven bay side walls with buttresses
- Trefoil dormers
- Chimneys

The Infirmary:

- Local buff brick construction
- Symmetrical composition - tall three-storey central administration block on a raised
- Basement centre block flanked by two identical wards with rectangular wood verandahs
- Main front entrance topped with a pediment supported by pilasters, a large rounded arched
- Window and two smaller rounded-arched windows and dentilated cornice
- Tall chimneys and skylights atop the hipped roof of the central block
- Dentilated cornice around the entire building
- Double-hung wood-sash windows
- Flat arch buff-brick lintels and stone sills
- Louvered ventilators atop the flanking wards
- Pediments, donor and Bull's eye windows of the wards
- The single rounded-arched window of the ward's façade
- Decorative buff-brick quoins at the end walls and separating the slightly projecting bays of
- the wards
- The simplified rear (north) elevation with projecting bays, dormers, and chimneys
- Sun porches at the end of each ward

Recreation Hall:

- Reddish-brown brick construction
- Symmetrical façade frontispiece – a central block and two flanking wings.
- Central block with pediment, oculus window, a central rectangular shaped tripartite
- Window flanked with 6-paned window
- Flanking wings feature a rounded-arched window with decorative dark-brown brickwork
- Extending well beyond the base of the window,
- Side walls with six multi-paned rectangular wood windows divided into three parts and
- Set within a shallow rounded-arched niche
- Raised basement with multi-paned windows
- Projecting bays on the side wall with a pediment, quoins, entrance door and six-over-six
- Wood-sash windows
- Rear elevation features quoins and a rounded-arched window in the gable

Description of Cultural Heritage Landscape Features

The provincially significant cultural heritage landscape on the Protected Lands is composed of three zones:

1. **The Allee and Ring Road Zone:** This zone contains the grand tree-lined Allee that stretches from the historic entrance at Dundas Street East northward to the circular drive and ring road that connects the

Infirmary, the Chapel of Hope and the Recreational Hall. With its open spaces and rows of mature trees, it evokes a designed rural setting and framed vista for the key institutional buildings of the Hospital which are set back from the main entrance off Dundas Street East.

2. The Campus Zone: *This zone contains three (3) buildings associated with the London Psychiatric Hospital of provincially significant heritage value: the Infirmary, the Chapel of Hope and the Recreational Hall as well as associated open spaces, landscape and plantings. These elements are located within a ring road at the end of a long Allee stretching south to Dundas Street East.*

3. The Horse Stable Zone: *This zone is comprised of open space, mature trees and unobstructed views of all sides of the horse stable.*

The Cultural Heritage Landscape Features of the Allee and Ring Road Zone

The Cultural Heritage Landscape Features of the Allee and Ring Road Zone include, but are not limited to, the following highlighted elements:

- *The 470-metre tree-lined Allee that extends from the Canadian Pacific Railway Line and intersects with the circular drive*
- *Circular drive with internal green space and east/west access to the ring road*
- *Remnants of the ring road*
- *Mature trees that border the ring road on both sides*

The Cultural Heritage Landscape Features of the Campus Zone

The Cultural Heritage Landscape Features of the campus Zone include, but are not limited to, the following highlighted elements:

- *The location of the provincially significant buildings: Chapel of Hope, Infirmary and Recreation Hall within the landscape*
- *Their deliberate setback of the from the Dundas Street East to provide a serene and rural selling*
- *Strategically planted trees including the row of black walnut trees along east/west interior roadway leading to the Horse Stable*
- *North/south tree-lined roadways framing a view of the north (rear) elevation of the Infirmary*
- *The open space of the lawn with mature plantings directly south of the Infirmary*

The Cultural Heritage Landscape Features of the Horse Stable Zone

The Cultural Heritage Landscape Features of the Horse Stable Zone include, but are not limited to, the following highlighted elements:

- *Mature trees including sugar maples and walnuts*
- *Surrounding open space providing unobstructed views of all four elevations of the Horse Stable*

5. Assessment of Existing Conditions

5.1 Introduction

A field review of the Subject Property was undertaken by Liam Ryan, Cultural Heritage Planner, with AECOM on August 18, 2021, and Tara Jenkins on March 08, 2022, Cultural Heritage Specialist, Lead with AECOM from the public rights-of-way of Highbury Avenue North and from an accessible portion of the Subject Property, in order to document the landscape and built heritage features that are anticipated to be impacted by the project.

This section will only assess the existing conditions of the portions of the Subject Property that have the potential to be adversely impacted by the project. The heritage features of the Subject Property that have the potential to be impacted are the Horse Stable Zone and the Horse Stable. The Chapel of Hope, the Infirmary Building, the Recreation Hall, the Allée and Ring Road Zone and the Campus Zone, are not anticipated to be impacted by the project and therefore were not accessed in this section.

5.2 Description of Surrounding Context

The Subject Property is a large rectangular property that is comprised of open lawns, parking areas, winding paved and graveled service roads and a range of both hospital and agricultural buildings dating from the late 19th century to the mid-20th century that are associated with the former LPH. Excluded from the parcel (not within the Subject Property) but forming part of the original facility grounds, is 840 Highbury Avenue North, a former large commercial/industrial plaza. Currently, 840 Highbury Avenue North is a vacant lot.

The landscape of the Subject Property can be interpreted as vacant institutional lands. The lands initially housed the former LPH in the nineteenth, twentieth and twenty-first centuries. Since the closure of the London Psychiatric Hospital in 2014, the lands have suffered from decay, vandalism, and re-naturalization.

5.3 The Horse Stable

The Horse Stable is a two-story common bond buff brick building with a T-shaped plan and an intersecting gable roof clad in slate shingles (**Photograph 1**). The roofline has a series of five cupolas that would have provided ventilation to the interior of the building. Vergeboard can be found within the eaves. The Horse Stable has boarded up segmentally arched windows with buff brick voussoirs and stone sills. In addition, a number of windows on the north elevation have been bricked over completely (**Photograph 2**). The east elevation of the building includes a 1-story ell with a gable roof and buff brick chimney (**Photograph 3**). The west elevation contains a boarded-up hayloft (**Photograph 4**).

The Horse Stable has been mothballed as a means of protecting the structure. The mothballing has kept the structure in very good condition. In addition, the Horse Stable shows no signs of breaking and entering and very little amount of vandalism (graffiti).



Photograph 1:
South elevation of the Horse Stable
(AECOM, 2021)



Photograph 2:
North elevation of the Horse Stable
(AECOM, 2021)



Photograph 3:
East elevation of the Horse Stable
(AECOM, 2021)



Photograph 4:
West elevation of the Horse Stable
(AECOM, 2021)

5.4 The Horse Stable Zone

The Horse Stable Zone consists of the 1894 Horse Stable, open space (manicured lawn), a mature sugar maple, and walnut trees (**Photograph 5** and **Photograph 6**). A downed powerline is located within the Horse Stable Zone and is the only sign of decay or deterioration in the zone (**Photograph 7**). Currently, the open space of the Horse Stable Zone allows for unobstructed views of all elevations of the Horse Stable, including from Highbury Avenue North (**Photograph 8** and **Photograph 9**).



Photograph 5:

View of the Horse Stable Zone, illustrating the surrounding open space mature trees, looking northwest
(AECOM, 2021)



Photograph 6:
View of the Horse Stable Zone, illustrating the mature trees, looking southwest
(AECOM, 2021)



Photograph 7:

View of the Horse Stable Zone, illustrating the surrounding open space, looking west
(AECOM, 2021)



Photograph 8:

View of the Horse Stable Zone, illustrating the unobstructed view of the Horse Stable from the ROW, looking east
(AECOM, 2022)



Photograph 9:

View of the Horse Stable Zone, illustrating the unobstructed view of the Horse Stable from the ROW, looking east
(AECOM, 2022)

6. Impact Assessment

6.1 Description of the Proposed Project

The 50% Detailed Design (**Figure 4-1**, **Figure 4-2** and **Figure 4-3**) shows that the east side of Highbury Avenue North will be widened to accommodate the infrastructure improvements including dedicated transit lanes, sidewalks and curbs. The current edge of the right-of-way of Highbury Avenue North will be widened to accommodate dedicated transit lanes, sidewalks and curbs to a maximum of 13.70 m within the western edge of the Subject Property. This will cause impacts to the Subject Property in the form of land disturbance and alteration.

The 50% Detailed Design shows that the proposed BRT system will acquire a small portion (1,140 m²) of the open space (manicured lawn) of the Horse Stable Zone along the northwestern boundary of the Subject Property. The open space is a heritage attribute of the Horse Stable Zone. The Horse Stable Zone is protected under the Ontario Heritage Trust's *Northern HCEA* for the former London Psychiatric Hospital. Therefore, along with impact to the boundary of the Horse Stable Zone, the open space will be directly impacted by the Project. The other heritage attributes of the Horse Stable Zone, which include the Horse Stable and the mature sugar maple and walnut trees will not be impacted by the Project. No other heritage attributes of the Subject Property are anticipated to be directly adversely impacted.

The 50% Detailed Design also shows a direct impact in the form of land disturbance to the Access Lands of the Ontario Heritage Trust's *Northern HCEA*. The Access Lands are laneways that lead to the three zones from Highbury Avenue North. The Access Lands are not protected under the Agreement and are not heritage attributes of the Subject Property. The protected lands are composed of the lands of the three zones only. The road widening will take a maximum of 13.70 m of the two the Access Lands; the lane connecting the Horse Stable Zone to the Campus Zone and the access lane connecting Highbury Avenue North to the Allée and Ring Road Zone.

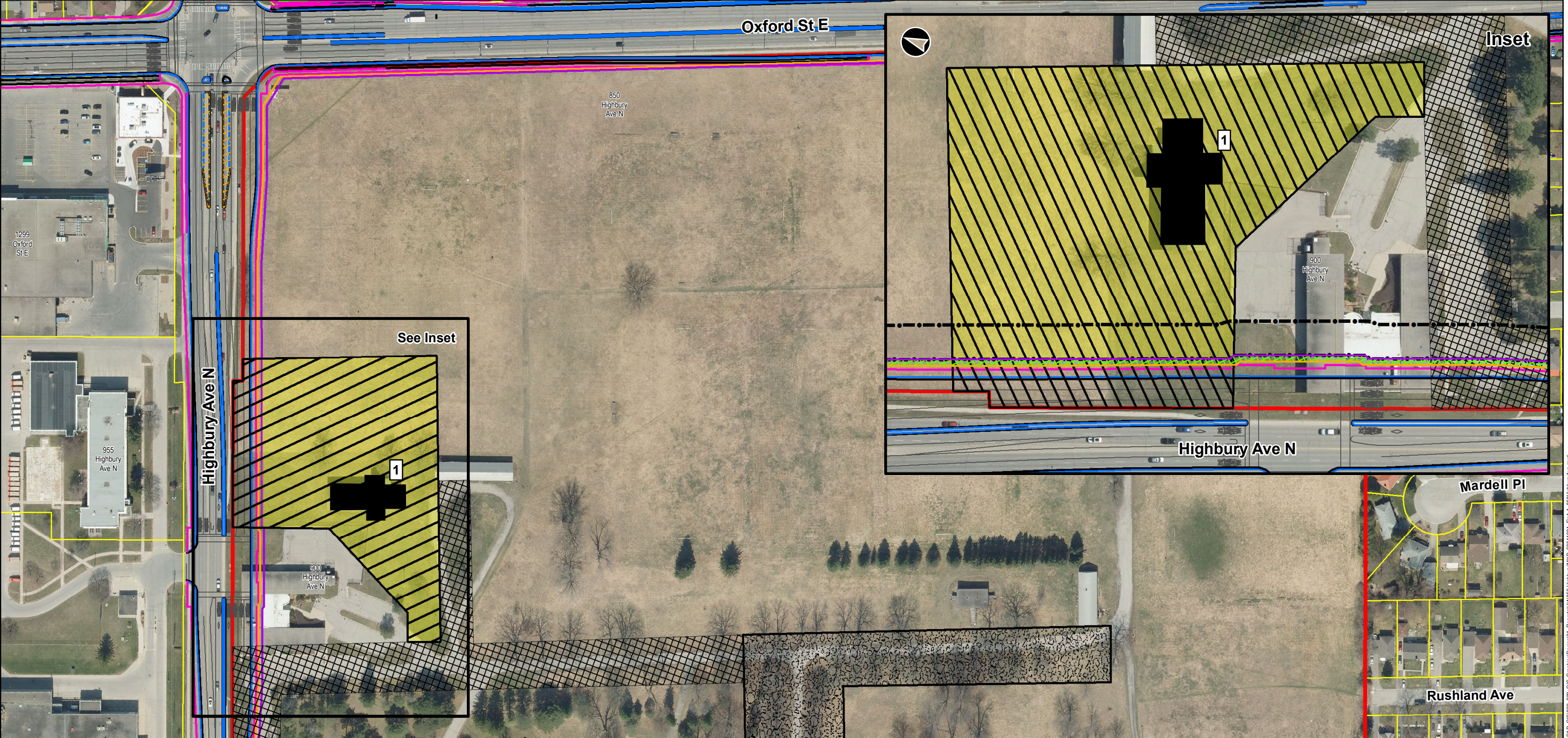
The 50% Detailed Design also shows a direct impact to the Ontario government building at 900 Highbury Avenue within the Subject Property. It should be noted that a demolition request for the removal of eight (8) buildings that do not contribute to the CHVI of 850 Highbury Avenue North, the former London Psychiatric Hospital Lands are not identified as heritage attributes in the designating by-law. The demolition request was made by Old Oak Properties who is redeveloping portions of the Subject Property. The demolition request includes the former Ontario government building which is currently overlaid by the new proposed right-of-way boundary for this BRT project (**Figure 4-1**, **Figure 4-2** and **Figure 4-3**).

CACP received the Staff report for the demolition request of the eight non-heritage buildings on the Subject Property on May 26, 2022 and the Staff report was supported to permit the demolition of the non-heritage-built resources on the Subject Property. After support of CACP, the request was presented to the Planning and Environment Committee (PEC) on May 30, 2022. PEC supported Staff's recommendations. On June 14, 2022, the Municipal Council permitted the demolition request pursuant to Section 34(1) of the *Ontario Heritage Act*. The Resolet included the permission to demolish the former Ontario government building at 900 Highbury Avenue. Therefore, although the 50% Detailed Design overlays the former Ontario government building at 900 Highbury Avenue, it will be demolished as part of the Old Oak Properties and not because of this Project. It is presumed the building will be removed prior to the beginning of construction of the BRT system at this location. It should be noted that the terms and conditions of the demolition includes construction fencing and buffering of sensitive areas be implemented.

In addition to the eight non-heritage buildings that the Municipal Council permitted to be demolished, a demolition request has been made for the remaining three non-heritage buildings. These three buildings include the (1) garage, (2) pump house and water storage and (3) south pavilion building. The request was consulted at the CACP meeting

on September 14, 2022. The request will be presented to the PEC on October 3, 2022, and the Municipal Council on October 17, 2022.

The remainder of the impacts of the Project on the Subject Property consists of the minimal property acquisition along Highbury Avenue North consisting of manicured lawns and trees outside the Ontario Heritage Trust protected zones and are not heritage attributes of the Subject Property. This impact is due to the road widening. The road widening will cause an indirect impact to the property in the form of land disturbance and a will not change the overall land use for that portion of the property. There are no bus stop platforms proposed on the Subject Property, as the infrastructure improvements within the property only consist of sidewalks and curbs.



Legend

- Easement Limit/Limit of Disturbance
- Proposed new ROW/Property Line
- Edge of Pavement
- Curb
- Fence
- Lane Markings
- Sidewalk

- Temporary Easement
- Parcel Boundary
- Subject Property
- Platform
- Edge of Zone of Influence (11 m Vibration Zone)
- No-Go Zone
- Designated Buildings
- 1 - Horse Stable

Cultural Heritage Landscape Features

- The Campus Zone
- The Horse Stable Zone

Access Lands

- Access Lands

HERITAGE IMPACT ASSESSMENT

850 Highbury Ave.

CITY OF LONDON RT - EAST LINK

Map of the 50% Detailed Design and the Subject Property

01020406080100120140

Meters

DATUM: NAD 1983 UTM Zone 17N

October 2022

1:2,000
* when printed 11"x17"

Source: MNR 2020
Image: City of London 2021, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User

AECOM

Figure 4-1

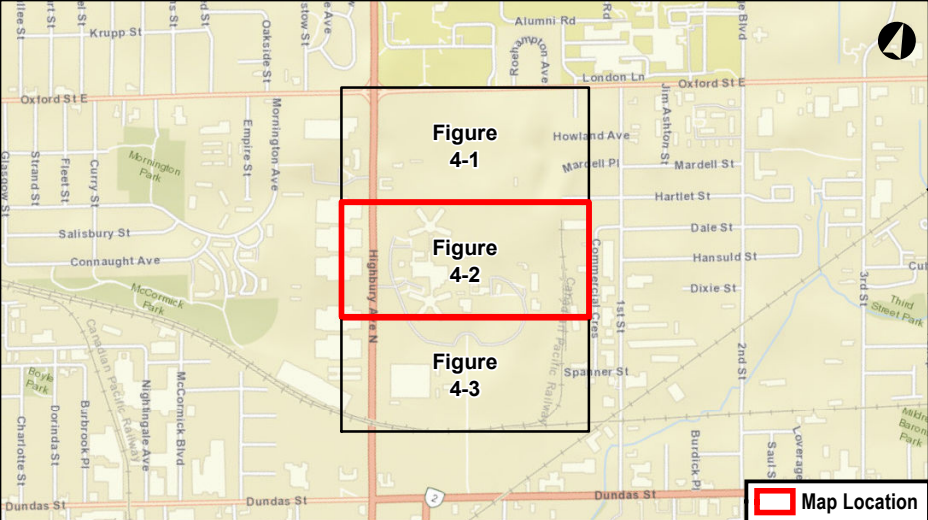
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Legend

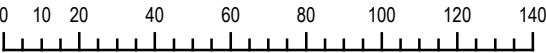
- Easement Limit/Limit of Disturbance
- Proposed new ROW/Property Line
- Edge of Pavement
- Curb
- Lane Markings
- Sidewalk
- Temporary Easement
- Parcel Boundary
- Subject Property
- Platform
- Designated Buildings
- 2 - Infirmary
- 3 - Chapel
- 4 - Recreation Hall

- Cultural Heritage Landscape Features**
- The Allée and Ring Road Zone
- The Campus Zone
- Access Lands**
- Access Lands



HERITAGE IMPACT ASSESSMENT
850 Highbury Ave.
CITY OF LONDON RT - EAST LINK

Map of the 50% Detailed Design
and the Subject Property



DATUM: NAD 1983 UTM Zone 17N

August 2022
P#:60641691

1:2,000
* when printed 11"x17"
V#:

Source: MNR 2020
Image: City of London 2021, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User

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Figure 4-2

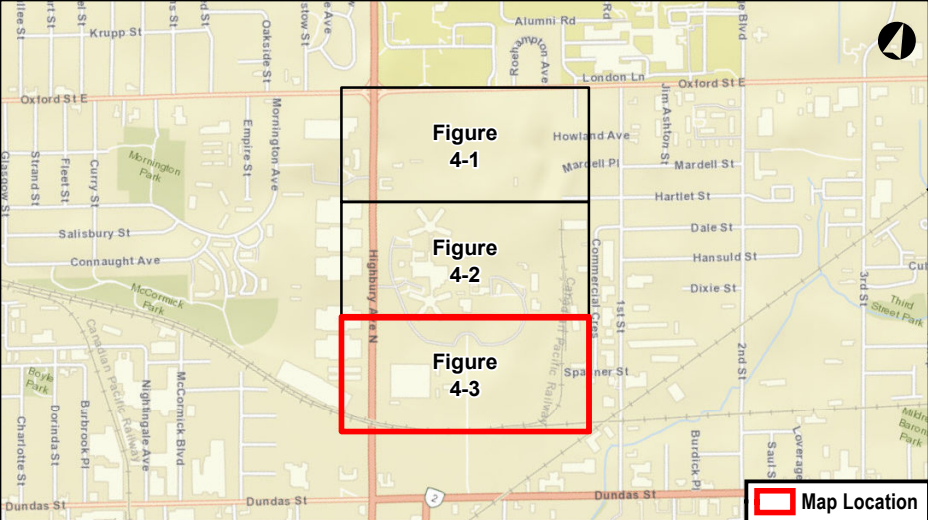
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Legend

- Easement Limit/Limit of Disturbance
- Proposed new ROW/Property Line
- Edge of Pavement
- Curb
- Lane Markings
- Sidewalk
- Temporary Easement
- Parcel Boundary
- Subject Property

- Cultural Heritage Landscape Features**
- The Allée and Ring Road Zone
 - The Campus Zone
- Access Lands**
- Access Lands



HERITAGE IMPACT ASSESSMENT
850 Highbury Ave.
CITY OF LONDON RT - EAST LINK

Map of the 50% Detailed Design
and the Subject Property

0 10 20 40 60 80 100 120 140

Meters

DATUM: NAD 1983 UTM Zone 17N

August 2022

1:2,000
* when printed 11"x17"

Source: MNR 2020
Image: City of London 2021, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User

P#:60641691

V#:

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Figure 4-3

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Date saved: 02/02/2022 11:09:24 AM User Name: calon

6.2 Assessment of Impacts

6.2.1 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) which include, but are not limited to:

- Destruction, removal or relocation of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance
- Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship
- Direct or indirect obstruction of significant views or vistas from, within, or to a built or natural heritage feature
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource⁴

The MCM document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This HIA identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) negative impact has a permanent and irreversible negative affect on the cultural heritage value or interest of a property, or results in the loss of a heritage attribute on all or part of the heritage property. Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a heritage property, including archaeological resources. An indirect negative impact is the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. A positive impact will conserve or enhance the cultural heritage value or interest and/or heritage attributes of the property.

6.2.2 Impact Assessment Approach

Based on the 50% Detailed Design, the Subject Property will be directly impacted by the proposed BRT system. The impact assessment of the proposed project in **Table 3**, below, presents the possible impacts in the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3).

The conservation of cultural heritage resources in planning is a matter of public interest. Changes to a roadway such as widening projects and modifications to intersections have the potential to adversely affect cultural heritage resources, by direct or indirect impacts during and after construction. Other landscape features associated with the heritage properties may experience displacement, such as temporary or permanent removal, if they are located within or close to the proposed right-of-way of the undertaking.

This HIA documents the assessment of anticipated construction impacts on the Subject Property as related to the 50% Detailed Design.

⁴ This HIA only examines impacts to above-ground cultural heritage resources within the Study Area. Archaeological resources are presented separating reporting.

The intention of the impact assessment contained in this HIA is to:

- Review the Detailed Design as it relates to the Subject Property;
- Identify the impacts as outlined in the *Ontario Heritage Toolkit* (MCM 2006) based on the 50% Detailed Design, on the Subject Property; and
- Provide mitigation measures to avoid or mitigate potential direct and indirect adverse impacts to the Subject Property, including its heritage attributes. The proposed mitigation measures inform the next steps of the project planning and design.

The following section presents the results of the impact assessment and outlines the potential impacts to the Subject Property based on the 50% Detailed Design.

6.2.3 Assessment of Impacts

Based on the 50% Detailed Design for the project, the Subject Property will be directly impacted. The impact assessment of the proposed project in **Table 3** utilizes presented the of possible impacts in the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3):

Table 3: Impact Assessment – Subject Property

Impact	Discussion of Impacts
Destruction, removal or relocation	<p>No direct adverse impact.</p> <p>Based on the 50% Detailed Design (Figure 4-1, Figure 4-2 and Figure 4-3), the road widening of Highbury Avenue North to accommodate dedicated transit lanes, sidewalks and curbs will not result in the demolition of or removal of any significant heritage buildings or significant landscape features within the Subject Property.</p> <p>The 50% Detailed Design shows that the proposed BRT system will only require the acquisition of a small portion (1,140 m²) of the open space (manicured lawn) located within the Horse Stable Zone. The heritage attributes of the Horse stable Zone, which include the Horse Stable, the matures trees, open spaces and the unobstructed view of the Horse Stable will not be completely destroyed, removed or relocated.</p>
Alteration	<p>Direct adverse impact- Horse Stable Zone</p> <p>Based on the 50% Detailed Design (Figure 4-1, Figure 4-2 and Figure 4-3), the road widening of Highbury Road North to accommodate the dedicated transit lanes, sidewalks and curbs will require property acquisition of a portion of open space (manicured lawn) within the Horse Stable Zone of the Ontario Heritage Trust <i>Northern HCEA</i> for the London Psychiatric Hospital. The open space is a heritage attribute of the Horse Stable Zone. Therefore, the proposed BRT system will result in the 1,140 m² of acquired open space within the Subject Property to be an alteration to the protected zone. The open space being acquired will remain “open” (albeit with a different surface material of concrete), as there are no built structures such as bus stop platforms located in the Subject Property. However, the acquisition changes the boundary of the open space of the protected zone itself. This is an alteration which is considered an adverse direct impact, however, is not a complete removal or destruction of the open space heritage attribute of the Horse Stable Zone.</p>

Impact	Discussion of Impacts
Shadows	<p>No indirect adverse impact.</p> <p>The Project will not result in any negative shadow impacts on the Subject Property.</p>
Isolation	<p>No indirect adverse impact.</p> <p>The Project will not isolate any heritage attributes from its surrounding environment within the Subject Property.</p>
Direct or indirect obstruction of significant views	<p>No indirect adverse impact.</p> <p>The Project will not directly or indirectly obstruct or change the current views associated with all sides of the Horse Stable, which the views are heritage attributes of the Horse Stable Zone. These views include a view of the Horse Stable from Highbury Avenue North. Given the infrastructure improvements consist of road widening with sidewalks and curbs, these low-lying features will not obstruct views of the Horse Stable. There is no bus stop platform along this segment of Highbury Avenue North. Therefore, there is no indirect adverse impact to the Subject Property based on the 50% Detailed Design and does not require mitigation.</p>
A change in land use	<p>No indirect adverse impact.</p> <p>Based on the 50% Detailed Design (Figure 4-1, Figure 4-2 and Figure 4-3), the road widening will cause a change in land use to the Subject Property. The acquisition of a portion of the Horse Stable Zone for the road widening will alter the boundary of the Horse Stable Zone, reducing the land protected as open space around the Horse Stable building. The change in land use is an indirect impact resulting in the removal of a portion of the open space (manicured lawn) located within the Horse Stable Zone and changing it into a sidewalk, curb and roadway. The western boundary of the Horse Stable Zone will be reduced by 1,140 m² (marked on Figure 4.1 [inset] as the Proposed new ROW/Property Line). Although the land will be used now for transit purposes, there will be no built structures and the view of the Horse Stable Zone will remain “open”. The acquisition will not change the overall land use of the Horse Stable Zone. Therefore, the indirect impact is not adverse and does not require mitigation.</p> <p>In addition, the current edge of the right-of-way along Highbury Avenue North will be widened to accommodate dedicated transit lanes, sidewalks and curbs to a maximum of 13.70 m along the western edge of the Subject Property. The acquisition will not change the overall land use of the portion of the Subject Property along Highbury Avenue North. Therefore, the indirect impact is not adverse and does not require mitigation.</p>
Land disturbance	<p>No indirect adverse impact – Vibration</p> <p>Evaluation of impacts related to vibration activities requires assessment based on identification of specific construction methods proposed to be used, distance between the sensitive receptor (i.e. a cultural heritage resource) and the construction activity, and anticipated vibration levels (mm/s). According to the Noise and Vibration Analysis Memorandum for the London BRT, East London Link, “buildings of extremely susceptible to vibration damage – e.g. fragile, historic</p>

Impact	Discussion of Impacts
	<p>buildings” (Horse Stable) would require an 11 m setback (known as the Zone of Influence⁵) from the edge of the construction work (i.e. the edge of sidewalk) if the project were to proceed without pre-construction building inspections and construction vibration monitoring. The Horse Stable is beyond the zone of influence and therefore will not face indirect adverse impacts. Therefore, no further work is required.</p> <p>No indirect adverse impact- Grading</p> <p>The land located between the current right-of-way and the Temporary Easement Limit/Limit of Disturbance has the potential to be impacted by grading activities. Grading will result in the removal of several trees and a portion of the manicured lawn along the western boundary of the Subject Property. The trees along the western boundary of the property are not heritage attributes of the property. The portion of land within the new right-of-way will be graded for new sidewalks and curbs. The portion of land within the temporary easement will be returned to pre-construction conditions (i.e., manicured lawn). Given that an area of land measuring to a maximum of 13.70 m into the property will be graded, the grading is considered minor in nature and therefore, is not considered an adverse indirect impact to the Subject Property.</p> <p>In addition, there will be bridge widening construction work on Highbury Avenue South, which includes construction of retaining walls. The bridge work is not located within the boundary of 850 Highbury Avenue South and therefore the retaining walls are not anticipated to cause adverse indirect impact to the Subject Property.</p>

6.2.4 Summary of Impacts

The proposed East London Link section of the London BRT Project is anticipated to directly adversely impact the Subject Property through the alteration of the open space (manicured lawn) located within the Horse Stable Zone of the Ontario Heritage Trust’s *Northern HCEA* associated with the former London Psychiatric Hospital lands. The open space (manicured lawn) is a heritage attribute of the Horse Stable Zone, therefore the alteration to that portion of the property will require further mitigation.

The Project will not directly or indirectly obstruct or change the current views associated with all sides of the Horse Stable, which is heritage attribute of the Horse Stable Zone. The Horse Stable located within the Horse Stable Zone will not be indirectly adversely impacted by vibration as the structure is beyond the zone of influence (11 m) and therefore will not face indirect adverse impacts.

The remaining portion of the Subject Property will not be indirectly or directly adversely impacted by the Project, despite a change in land use and grading for a small portion of land along the western boundary of the Subject Property. The Project will not change the overall land use of the Subject Property, nor will it cause indirect adverse impacts due to grading on any heritage attributes. In addition, the Project will not isolate any heritage attributes from its surrounding environment or result in any negative shadow impacts on the Subject Property.

Therefore, only the Horse Stable Zone will be directly adversely impacted by the proposed East London Link section of the London BRT Project.

⁵ The zone of influence is defined as the area of land (including buildings) within or adjacent to a construction site where vibration levels are expected to exceed the recommended FTA building damage criteria.

7. Mitigation Strategy and Recommendations

7.1 Mitigation Strategy

The Subject Property is currently designated Part IV by the City of London under the *Ontario Heritage Act* as a property of cultural heritage value or interest under By-law L.S.P. 3321-208. In addition, the property contains a Secondary Plan for the Former Hospital Lands and the Subject Property has a Heritage Conservation Easement registered in the property.

Based on the results of the field review, the Statement of Cultural Heritage Value for the property, and an analysis of impacts of the proposed undertaking, the proposed work on the east side of Highbury Avenue North will alter a portion of the open space (manicured lawn) within the Horse Stable Zone. Given the open space is a heritage attribute of the property, this is a direct adverse impact to the CHVI of the Subject Property. As such, further mitigation is required to protect the CHVI of the Subject Property and the Horse Stable Zone. A mitigation strategy was created for the acquisition, alteration and change in land use of the open space (manicured lawn) located within the Horse Stable Zone, while ensuring the protection of the other heritage attributes of the Horse Stable Zone (see **Section 7.2**). The acquisition and change in land use of the remaining portion of the western boundary of the Subject Property will not change the overall land use of the portion of the Subject Property along Highbury Avenue North, nor will it impact the CHVI or any other heritage attributes of the property. Therefore, the remainder of the Subject Property will not be adversely impact and no further mitigation is required.

7.2 Recommendations

Based on the results of this HIA and the assessment of impacts (**Table 3**) and the following recommendations can be made for the Subject Property:

1. Direct adverse impacts are anticipated to the open space (manicured lawn) of the Horse Stable Zone, a heritage attribute/feature of the Subject Property as a result of the proposed undertaking. Approval from the Ontario Heritage Trust, in the form of an Alteration Request, is required pursuant to the North HECA. Approval from the City of London, in the form of a Heritage Alteration Permit, is required pursuant to Section 33, *Ontario Heritage Act*.
2. Ensure there is minimal intervention in the Horse Stable Zone and avoid any further direct impacts to the heritage attributes of the Horse Stable Zone (the Horse Stable, mature trees, and the unobstructed view of the Horse Stable). The mitigation strategy requires the below:
 - Establish a no-go-zone (buffer zone) to the remainder of the Horse Stable Zone. Ensure no equipment transverse the protected zone. Include the no-go zone in the site control plan for the project.
 - Erect temporary construction fencing around the no-go zone of the Horse Stable Zone, which includes the Horse Stable and the mature trees prior to construction
 - Remove the temporary protective fencing post construction
 - Include the Horse Stable Zone protection in the site control plan for the project

8. Sources

Primary and Secondary Sources:

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