



**Legacy Village Heritage Impact  
Assessment – 850 Highbury  
Avenue North, London ON**

Final Report

November 16, 2022

Prepared for:

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# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

## Limitations and Sign-off

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**David Wesenger**, BES



## **Executive Summary**

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue North, in the City of London (the City), Ontario. The property is subject to a Zoning By-law amendment, and a draft Plan of Subdivision. Old Oak received City Council approval for Official Plan Amendment on June 14, 2022. The purpose of the amendment was to delete and replace the London Psychiatric Hospital Secondary Plan (LPHSP) to bring it into alignment with the vision of a Transit Village under The London Plan. The next phase for the development, is to secure the zoning for the lands and complete the process for the divisions of lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act*. The purpose of this HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City of London (the City), and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The impacts associated with the proposed development site plan, land use changes, and stormwater and sewer trunk lines changes were evaluated in this HIA. The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented for each proposed undertaking.

### **Site Plan and Land Use Changes**

- **Site Plan Controls:** isolation of heritage features from construction activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include, at a minimum, the installation of temporary fencing around heritage features.
- **Vibration Assessment:** an engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable).



## LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken. It is also recommended that a Tree Preservation Plan be prepared by an ISA certified arborist prior to any construction or grading.

- **Design Guidelines:**
  - Allée and Ring Road Zone: it is recommended that the layout of the existing curving road be maintained on the east side of the circular drive and Allée, if possible, as a pedestrian walkway within the heritage Block 52 adjacent to the Recreation Hall.
  - Campus Zone: it is recommended that the tree replacements for the north/south tree line, north of the Infirmary, be undertaken in Blocks 32 and 33 to line Street C. Tree replacements should be suitable hardy cultivars.
- **Commemoration Plan:** in connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration and interpretative materials to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone.

### Stormwater and Sanitary Trunk Line Upgrades

- **Tree Monitoring:**
  - Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the LPH Lands, London, Ontario, Scoped OHT Tree Assessment (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
  - Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.
- **Tree Replacements:** for the direct impacts related to the proposed tree removals, trees should be replaced in consultation with the ISA certified arborist, or a qualified professional based on the following recommendations:
  - Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
  - Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut





# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

## Adherence to the Strategic Conservation Plan

- The SCP prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.

*The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*



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# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

## Abbreviations

CHVI	Cultural Heritage Value or Interest
CPR	Canadian Pacific Railway
HCEA	Heritage Conservation Easement Agreement
HIA	Heritage Impact Assessment
LPH	London Psychiatric Hospital
LPHSP	London Psychiatric Hospital Secondary Plan
MTCS	Ministry of Tourism, Culture and Sport
OHT	Ontario Heritage Trust
OP	Official Plan
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
SCP	Strategic Conservation Plan



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Introduction  
November 16, 2022

## 1 Introduction

### 1.1 Study Purpose

Old Oak Properties Inc. (Old Oak) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the former London Psychiatric Hospital (LPH) located at 850 Highbury Avenue, in the City of London (the City), Ontario (Figure 1). The property is subject to a Zoning By-law amendment, and a draft Plan of Subdivision. Old Oak received City Council approval for Official Plan Amendment on June 14, 2022. The purpose of the amendment was to delete and replace the London Psychiatric Hospital Secondary Plan (LPHSP) to bring it into alignment with the vision of a Transit Village under The London Plan (see Sections 2.1.3 and 2.1.4). The next phase for the development, is to secure the zoning for the lands and complete the process for the divisions of lands. The property is subject to a Heritage Conservation Easement Agreement (HCEA) between Old Oak and the Ontario Heritage Trust (OHT) and is also designated under Part IV of the *Ontario Heritage Act* (By-law No. L.S.P.-3321-208). The purpose of this HIA is to address the impacts of the proposed site plan, land use changes, and stormwater and sanitary trunk line changes. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of heritage resources.

A separate Strategic Conservation Plan (SCP) has been prepared for the property for the use of Old Oak, the City, and OHT to guide future development at the site, identify conservation strategies for significant built and cultural heritage landscape attributes, outline requirements for monitoring and maintenance of the heritage resources, and provide a framework for when Heritage Alteration Permits and Heritage Impact Assessments are required (Stantec 2021).

The objectives of this HIA are as follows:

- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Statements of cultural heritage value
- Site description
- Description of the proposed undertaking



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Introduction

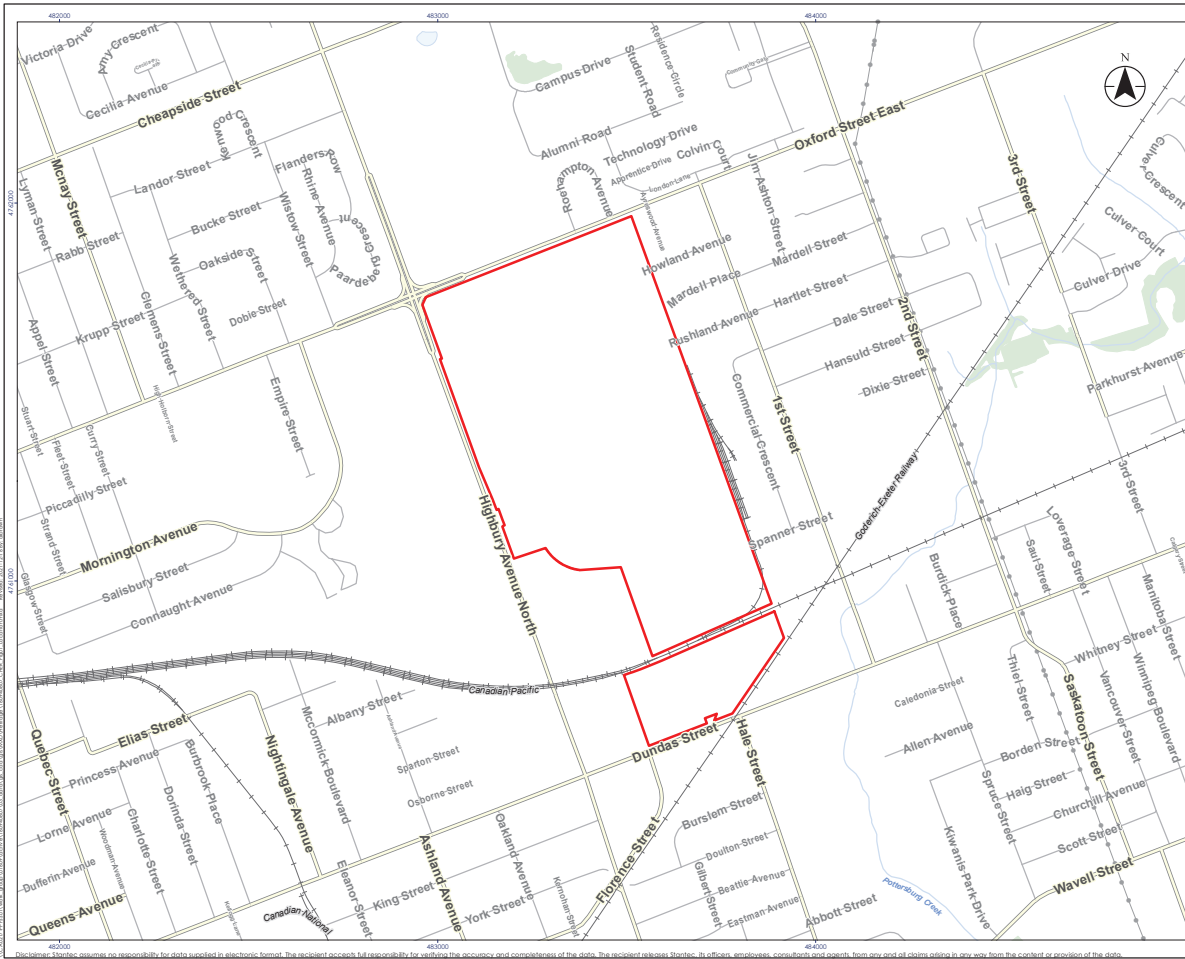
November 16, 2022

- Assessment of impacts of the proposed undertaking on the identified cultural heritage value
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

For the purpose of this HIA, the Study Area comprises the municipal property boundary of 850 Highbury Avenue North (Figure 1 and Figure 2). The property includes four heritage structures (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable), a modern 1964 hospital complex, modern outbuildings, an allée, internal roadways, open lawns, and matures trees.



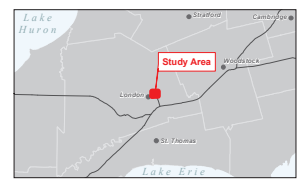




- Legend**
- Study Area
  - Major Road
  - Minor Road
  - Hydro Line
  - Railway
  - Watercourse
  - Municipal Boundary, Lower
  - Waterbody
  - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.



Project Location: City of London  
 Prepared by AB on 2021-12-16  
 Independent Review by LW on 2021-12-16

Client/Project: OLD OAK PROPERTIES  
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT  
 850 HIGHBURY AVENUE NORTH

Figure No.: 1  
**Site Location**

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- Legend**
- Study Area
  - Chapel of Hope
  - Horse Stable
  - Infirmary
  - Recreation Hall
  - Railway



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
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Figure No. **2**

Site: **Study Area**

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Methodology  
November 16, 2022

## 2 Methodology

### 2.1 Policy Framework

#### 2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990)

#### 2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved 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 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments*



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Methodology  
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Under the PPS definition, significant means:

*In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Under the PPS, “protected heritage property” is defined as follows:

*property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

(Government of Ontario 2020)

## 2.1.3 City of London Official Plan

The City is currently working with two official plans (OP). The London Plan was adopted by City Council and approved by the province in 2016. The London Plan was appealed by numerous parties and remains partially under appeal. The London Plan identifies four Transit Villages, including the London Psychiatric Hospital Transit Village. A Transit Village is to:

“be exceptionally designed, high-density mixed-use urban neighbourhoods connected by rapid transit to the Downtown and each other. They will be occupied by extensive retail and commercial services and will allow for substantial office spaces, resulting in complete communities. Adding to their interest and vitality, Transit Villages will offer entertainment and recreational services as well as public parkettes, plazas and sitting areas. All of this will be tied together with an exceptionally designed, pedestrian-oriented form of development that connects to the centrally located transit station.”

(City of London 2021b: 199)

All heritage policies and definition appeals have been resolved and now are enforced (City of London 2021a). The City’s *The London Plan* also contains the following general objectives regarding cultural heritage resources:

1. “Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.





# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Methodology  
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2. “Conserve London’s cultural heritage resources so they can be passed on to our future generations.
3. “Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.”

(City of London 2021b: 138)

*The London Plan* contains the following policy with regard to development within or adjacent to designated and listed heritage properties:

“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.”

(City of London 2021b: 143)

## 2.1.4 Secondary Plan, London Psychiatric Hospital Lands

The purpose of the LPHSP 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 OP 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.”



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Methodology  
November 16, 2022

(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 that shall be conserved (Figure 3).

## 2.2 Background History

As the HCEA provides a detailed historical overview of the property, and numerous background studies have been completed on the LPH, no background history is included in this HIA. The full HCEA and City's designation by-law are included in Section 3.

## 2.3 Field Program

A site visit to review existing conditions of the property's exterior and landscape was undertaken on June 15, 2021 by Meaghan Rivard, Senior Heritage Consultant, Lashia Jones, Senior Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist, all with Stantec.

## 2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability 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 within, from, or of built and natural features*



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Methodology  
November 16, 2022

- *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 soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

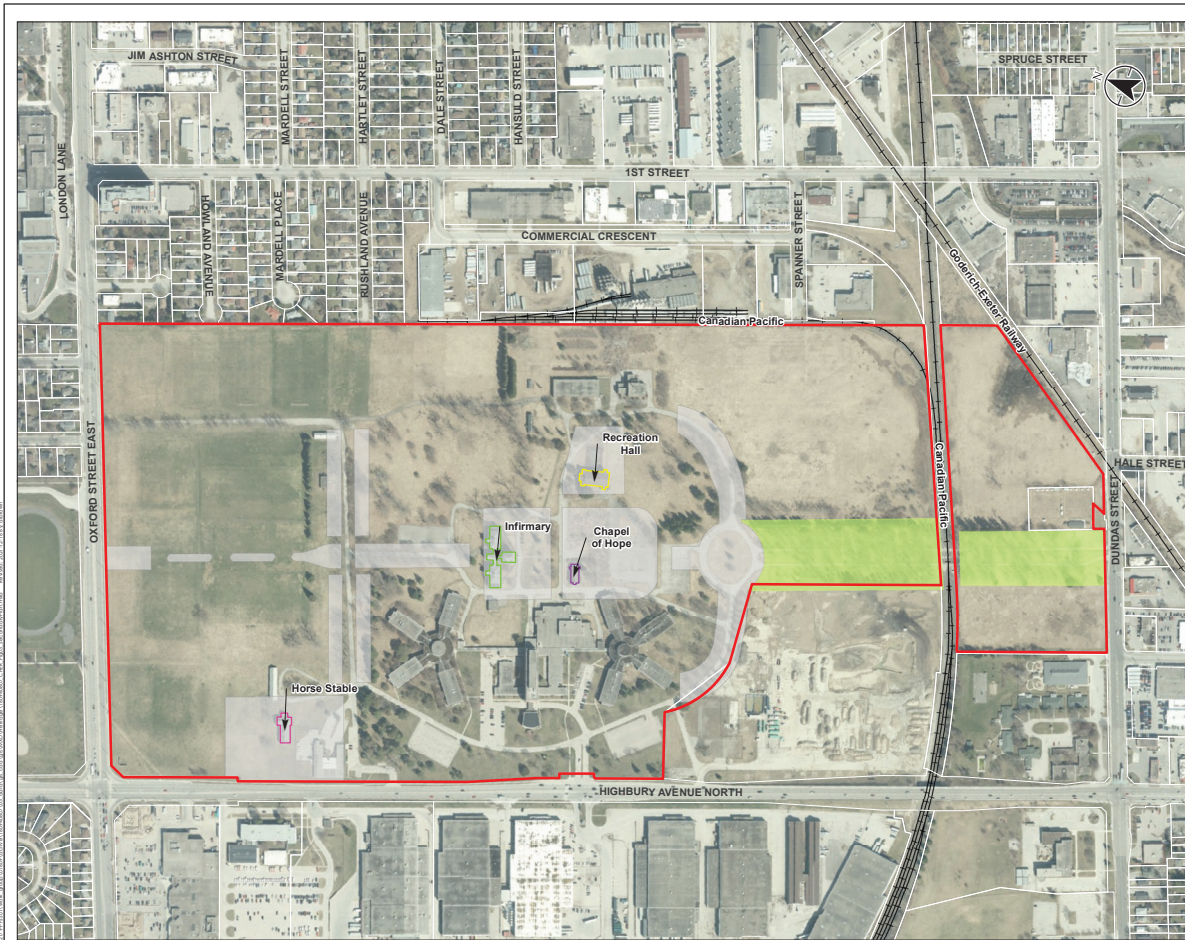
## 2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MTCS Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)





- Legend**
- Study Area
  - Central Tree Allée
  - Significant Cultural Heritage Landscape to be Conserved
- Buildings to be Conserved**
- Chapel of Hope
  - Horse Stable
  - Infirmary
  - Recreation Hall
  - SingleStreetCentreline parcels
  - Railway



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
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  3. Cartography © First Base Solutions, 2021. Imagery Date, 2020.



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Figure No.: 3  
 Title: London Psychiatric Hospital Secondary Plan, Cultural Heritage Framework

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# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Statement of Cultural Heritage Value  
November 16, 2022

## 3 Statement of Cultural Heritage Value

### 3.1 Overview

This SCP is based on the two OHT HCEA for the property dated January 16, 2019 (OHT 2019a, 2019b). As the site is bisected by the CPR Line, the parcels north and south of the CPR line each have a separate HCEA (see Section 3.2). The north HCEA includes four buildings: Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall (Figure 4). There are also cultural heritage landscape elements broken into three zones: The Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. The south easement includes the Allée that extends north from Dundas Street East to the historic main campus.

The property is also designated by the City under Part IV of the OHA (By-law No. L.S.P.-3321-208). As the SCP is based on the two OHT HCEA, the designating by-law is included in Section 3.3 for reference when approvals are required from the City. The identified heritage attributes in the designating by-law are similar to those in the two OHT HCEA. Both identify the Horse Stable, Chapel of Hope, Infirmary, Recreation Hall, and the treed Allée as having cultural heritage value.

Both the HCEA and the designating by-law have been included in Sections 3.2 and 3.3 verbatim from their sources.

The property is legally described as being Part of Lot 8, Concession 1, Geographic Township of London. The north parcel is PIN 08106-0158 (LT) subject to easement over Parts 2, 4, 5, 9, 10, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 34, 36, 38, 39 & 40 on Plan 33R-20053, City of London, County of Middlesex. The south parcel is PIN 08106-0147 (LT) designated as Parts 1 to 8 on Plan 33R-19935, City of London, County of Middlesex.

### 3.2 OHT Easement

#### 3.2.1 North Heritage Conservation Easement Agreement

##### 3.2.1.1 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 bounded by Highbury Avenue North, Oxford Street East, Dundas Street East and a Canadian Pacific Railway spur line. The Former Hospital Lands contain a



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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 (built 1884), Horse Stable (built 1894), Infirmary (built 1902), and the Recreation Hall (built 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 Allée. 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 20<sup>th</sup> 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 led to the development of occupational therapy after the First World War.



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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 Allée 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 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 his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

### **3.2.1.2 Background**

#### **Historic Value**

Prior to the 19<sup>th</sup> 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



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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 standalone 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 Bucke 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 "shellshock", 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 1,200 patients. Maintaining a peaceful and idyllic setting for patients was difficult for the superintendents due to the overcrowding. Many common and sun rooms were used as wards to accommodate patients instead of places of rest and relaxation.



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R.M Bucke is the most well-known and controversial superintendent at the London Psychiatric Hospital 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, medical services, training nurses, therapies, property and facilities maintenance and medical study 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 Bucke. It is a 1½ 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 altar 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.



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### 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 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 tail 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. The central block features a pediment with an oculus window, a central rectangular shaped tripartite window flanked with 6-paned windows. 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 setback 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 Allée 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





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become the home to several businesses and industries along Highbury Avenue North and Dundas Street East and 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 of mental health care. The main building, airing yard, portions of the root house represent the era in the 19<sup>th</sup> century when use of the Kirkbride Plan and self-sufficiency were 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 Buildings 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



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## 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 arched buff-brick lintels and stone sills
- Louvred ventilators atop the flanking wards
- Pediments, dormer and Bull's eye windows of the wards
- The single round-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 rounded-arched window in the gable





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## Description of Cultural Heritage Landscape Features

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

1. **The Allée and Ring Road Zone:** This zone contains the grand tree-lined Allée 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 Allée stretching south to Dundas Street.
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 Allée and Ring Road Zone

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

- The 470-metre tree-lined Allée that extends from the CPR 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 from Dundas Street East to provide a serene and rural setting
- Strategically planted trees including the row of black walnut trees along east/west interior roadway leading to the Horse Stable



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- 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

## 3.2.2 South Heritage Conservation Easement Agreement

### 3.2.2.1 Statement of Cultural Heritage Value or Interest

#### Description of Historic Place

The Property forms an integral part of the Allée that extends approximately 470 metres north from the historic main entrance to the Hospital Lands off Dundas Street East to a circular driveway and the remnants of a ring road. The Property encompasses that part of the Allée south of the Canadian Pacific Railway corridor.

The Allée was completed under the supervision of Superintendent Richard Maurice Bucke in 1900 and represents a distinctive and significant feature of the former London Psychiatric Hospital. Historically, it was used for gatherings such as picnics and parties. It formed the central north-south axis from the southern property line to the main institutional buildings and frames the views of those buildings. It was and still is bisected by the Canadian Pacific Railway line.

The Allée is composed of open space and remnants of the ornamental landscape that include plantings such as the rows of mature sugar maple and black walnuts trees which line the Allée. The rows of trees frame the views of the main institutional buildings at the north end of the Allée. The setback from Dundas Street East of the main campus of the former London Psychiatric Hospital Infirmary at the north end of the Allée provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

#### 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



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opened at Toronto, London, Kingston and Hamilton by 1871. Until the middle of the 20<sup>th</sup> 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) were 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 led 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 Allée 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 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



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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 his tenure and were due to his influence, including the Chapel of Hope, Stable, Infirmary and the Allée. Bucke is also a controversial figure and the source of great debate among historians and mental health professionals for his encouragement and use of gynecological surgeries on women for treatment of mental illness.

## Background

### Historic Value

Prior to the 19<sup>th</sup> 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.

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.



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## Contextual Value

As the central north-south axis for the Former Hospital Lands, the Allée physically and visually connects the historic main campus of the former London Psychiatric Hospital (comprised of the Chapel of Hope (1884), the Infirmary (1902), and the Recreation Hall (ca. 1920)) with the main entrance off Dundas Street East. The main campus is deliberately setback from the main entrance to provide a serene and rural setting – core to moral therapy and the Kirkbride Plan.

## Description of Cultural Heritage Landscape Features

The Cultural Heritage Landscape Features of the Property referred to in this Agreement include, but are not limited to, the following highlighted elements of the Property which contribute to its Provincial heritage value:

The Allée:

- Rows of mature trees including sugar maples and walnuts
- Open space between the rows of trees allowing for views of the main campus
- Views of the historic main campus framed by the Allée
- Dual laneways located in the centre of the Allée running parallel to the rows of trees

## 3.3 Designating By-law

### 3.3.1 Reasons for Designation – London Psychiatric Hospital (850 Highbury Avenue)

#### 3.3.1.1 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.



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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, 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.

### **3.3.1.2 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 Building**

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



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nine sections. The double door centre entrance way has eight-light transom, windowed doors, small lanterns to each side, high wide front steps, and a canopy supported by chains.

### **The Chapel**

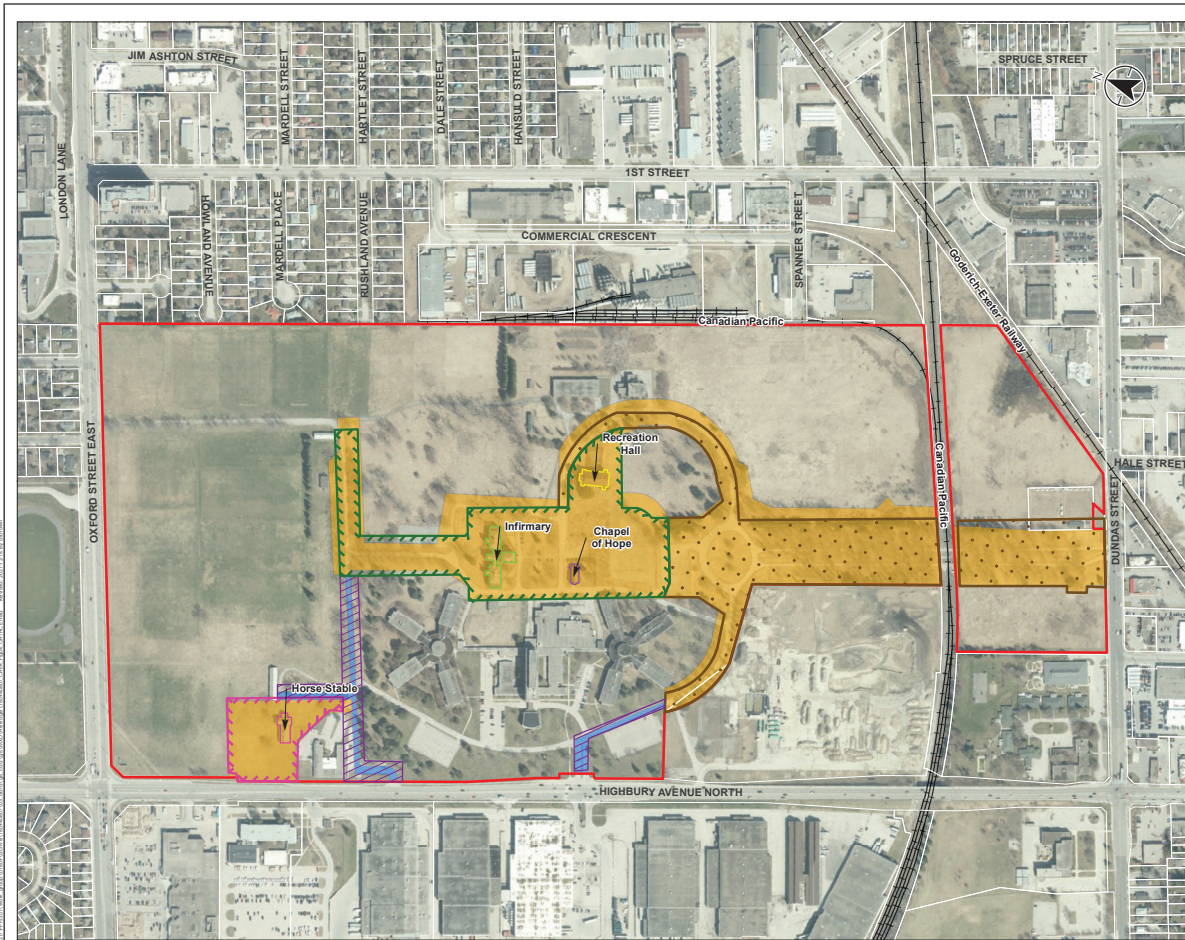
The Chapel of Hope was built by patients in 1884. Originally built as an Interdenominational chapel, it was later only a Catholic place of worship since the Protestant congregation had grown so large. In 1965 it was again made into an Interdenominational chapel. The Gothic revival brick structure has 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 and Oxford Street. It is the last remaining building of the farmyard built by Bucke. Built of white brick, white washed at the base 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.







- Legend**
- Study Area
  - Access Lands
  - Allée and Ring Road Zone
  - Campus Zone
  - Chapel of Hope
  - Horse Stable
  - Horse Stable Zone
  - Infirmary
  - Recreation Hall
  - OHT Access Easement
  - OHT Easement Lands
  - Railway



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base facilities produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021, and © City of London, 2021.
  3. Cartography © First Base Solutions, 2021. Imagery Date, 2020.



Project Location: City of London  
 Prepared by AB on 2021-12-16  
 Independent Review by LW on 2021-12-16

Client/Project: OLD OAK PROPERTIES  
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT  
 850 HIGHBURY AVENUE NORTH

Figure No.: 4  
 Site: Ontario Heritage Trust Heritage Conservation Easement

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# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Site Description  
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## 4 Site Description

### 4.1 Introduction

A brief overview of the property is included below, and a full condition assessment is included in the SCP. The former LPH opened in 1871, as the "Asylum for the Insane, London". It was the first purpose-built mental health facility in Ontario. The former LPH is situated at 850 Highway Avenue North, in the City of London, Ontario (Figure 1). It is bounded to the west by Highbury Avenue North, to the south by Dundas Street East, to the north by Oxford Street East, and to the east by a mixture of commercial, industrial, and residential development. The property is broken into two property parcels as it is bisected by an east-west CPR line. The site contains a range of hospital and agricultural buildings dating from the late-19<sup>th</sup> to the mid-20<sup>th</sup> centuries. The property has an area of 58.13 hectares (143.64 acres).

### 4.2 Heritage Features

The heritage features on the property include the Horse Stable, Chapel of Hope, Infirmary, and the Recreation Hall. Each building is currently mothballed with boarded-up windows and doors.

The Horse Stable is a two-storey building with an intersecting gable roof clad with asphalt shingles (Photo 1 to Photo 4). The roofline has a series of five ventilators along the ridges of both gable roof sections. The structure has a T-shaped plan and a local buff (white) brick exterior laid in a common bond. Its east elevation has a one-storey section with a gable roof, asphalt shingles, and a buff brick chimney (Photo 5). The Horse Stable has segmental arched window and door openings with buff brick voussoirs. Most of the windows have stone sills. The west elevation has a boarded-up hayloft door. The structure has a parged stone foundation.



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**Photo 1: Horse Stable looking northwest**



**Photo 2: Horse Stable looking northeast**



**Photo 3: Horse Stable looking east**



**Photo 4: Horse Stable looking south**



**Photo 5: Horse Stable looking southwest**



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The Chapel of Hope is a one- and one-half storey structure with a gable roof, parapet walls, asphalt shingles, and three buff brick chimneys (Photo 6). The roof has a series of four trefoil dormers on its north and south sides. Its front (west) elevation is topped with a stone trefoil finial. The chapel has a local buff brick exterior laid in a common bond with brick parapets at each end. The chapel has a rectangular plan and is flanked by two small entrance wings with hipped roofs. The front elevation has a projecting entrance with central pointed arched wood entrance door. The gabled roof entrance is topped with stone capping and has stone band detailing. The entrance door has a pointed arch voussoir. The south and north elevations have seven bay side walls with buttresses, each with stone capstones (Photo 7 and Photo 8). Each elevation also has a transept entrance with a gable roof. The chapel exterior has pointed arched windows and double-lancet stained-glass windows that have been boarded-up. Its east elevation has a large arched sanctuary window opening and bull's eye window (Photo 9). Windows have pointed voussoirs and cut lug sills. The exterior has five entrance doors each set in a pointed arched opening with buff brick voussoir.



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**Photo 6: Chapel of Hope front (west) elevation looking northeast**



**Photo 7: Chapel of Hope south elevation looking east**



**Photo 8: Chapel of Hope north elevation looking south**



**Photo 9: Chapel of Hope rear (east) elevation looking west**

The Infirmary has a symmetrical composition with central administration block with a rear central pavilion and corridors that are attached to east and west wings (Photo 10). Its central administration block is a three-storey structure on a raised basement with a hipped roof with central skylight, asphalt shingles, and three buff brick chimneys (Photo 11). The front (south) façade of the block has a central projecting entrance topped with a wood detailed pediment, wood second floor pilasters, a large rounded arched window, and a dentilated wood cornice. The central entrance is accessed by a set of concrete steps with yellow brick walls and stone capstones. The two-storey wings each have a hip roof with asphalt shingles (Photo 12 and Photo 13). The south elevation of the wings each have a projecting central bay with pediment, bull's eye window, bellcast louvred ventilators, and hipped roof dormers. The structure has a local buff brick exterior with buff brick detailing with decorative buff brick quoins. The building has a dentilated





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cornice. The east and west wing end each have rectangular wood sun porches. The east sun porch collapsed in June 2021 (Photo 14). The north elevation is more simplified with projecting bays, hipped dormers, and tall chimneys (Photo 15 to Photo 17). Exterior windows are mostly in flat-headed openings with flat arch buff-brick lintels and stone sills. The exterior has a few semi-circular window openings. The Infirmary has nine entrances. The structure has a rubblestone foundation topped with courses of rough faced stone.



**Photo 10: Infirmery south elevation looking northwest**



**Photo 11: Infirmery south elevation of Administration Block looking north**



**Photo 12: Infirmery south elevation of east wing looking north**



**Photo 13: Infirmery south elevation of west wing looking northeast**



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**Photo 14: East porch collapse in June 2021**



**Photo 15: Infirmary north (rear) elevation looking southwest**



**Photo 16: Infirmary rear elevation of east wing looking south**



**Photo 17: Infirmary rear elevation of central pavilion and west wing looking southwest**

The Recreation Hall is a one-storey structure with gallery and basement. The structure has a gable roof with slate roofing and asphalt shingles, and modern ventilators (Photo 18). The building has a central block with four flanking wings (Photo 19 and Photo 20). It has a reddish-brown brick exterior laid in a common bond with stone detailing including a single course of rough faced stone. The front (north) façade has a symmetrical frontispiece with pediment and decorative woodwork. The frontispiece has a central bull's eye window with brick surround. The front façade has a central entrance with an overhang. The entrance is accessed by concrete stairs and a concrete ramp with metal railings. The four flanking wings each have pedimented rooflines with decorative woodwork. The exterior mostly has flat-headed window openings with brick voussoirs, except for the front façade that has two semi-oval openings and the south





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elevation that has a semi-circular window opening (Photo 21). The Recreation Hall has five entrances.



**Photo 18: Recreation Hall front (north) elevation looking south**



**Photo 19: Recreation Hall west elevation looking east**



**Photo 20: Recreation Hall east elevation looking west**



**Photo 21: Recreation Hall south elevation looking north**

## 4.3 Cultural Heritage Landscape Features

The cultural heritage landscape comprises three zones; the Allée and Ring Road Zone, the Campus Zone, and the Horse Stable Zone. Two former west and east driveways extend north and south between Dundas Street East and the Ring Road (Photo 22 and Photo 23). These driveways include a 470 metre tree-lined Allée composed of sugar maples and walnut trees (Photo 24 and Photo 25). The Ring Road is an asphalt paved circular drive with internal green space. It connects to the former driveways to the south, and the curved roadways west to Highbury Avenue north, and east to the Recreation Hall and Infirmary. The roadway is bordered in open grassed areas and mature trees.



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The Campus Zone surrounds the Chapel of Hope, Recreation Hall, and Infirmary. The south side of the Infirmary has an open grassed lawn with mature plantings and a concrete pathway (Photo 30 and Photo 31). Curved asphalt roadways connect the buildings. A roadway north of the Infirmary is tree-lined and connects to an east/west roadway that leads to the Horse Stable (Photo 32 to Photo 34). This roadway has a row of mature black walnut trees. The Horse Stable Zone is an open space surrounding the Horse Stable with mature sugar maples and walnut trees (Photo 35).



**Photo 22: East tree-lined Allée looking north from Dundas Street**



**Photo 23: West tree-lined Allée looking north from Dundas Street**



**Photo 24: East tree-lined Allée looking north to Infirmary and Ring Road**



**Photo 25: West tree-lined Allée looking north towards Ring Road**





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**Photo 26: Ring Road looking south towards Allée**



**Photo 27: Ring Road looking north**



**Photo 28: Driveway towards Ring Road looking southeast**



**Photo 29: Driveway towards Ring Road looking southeast**



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**Photo 30: Open space to the south of the Infirmary looking northeast**



**Photo 31: Open space to the south of the Infirmary looking northwest**



**Photo 32: Campus Zone tree-lined driveway looking south towards Infirmary**



**Photo 33: Campus Zone east/west roadway looking west**





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**Photo 34: Campus Zone east/west roadway looking east**



**Photo 35: Open space surrounding Horse Stable with mature trees on north side**



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## 5 Impact Assessment

### 5.1 Description of Proposed Undertaking

The proposed development is intended to be a residential area which acts as a transition zone between the industrial areas west of Highbury Avenue North integrated and an existing low-density community to the east. The proposed subdivision plan consists of the following land uses and areas: low density residential (Lots 1-30), medium density residential (Blocks 31-38), medium density/mixed use (Blocks 39-40), high density/mixed use (Blocks 41-48), heritage (Blocks 49-54), institutional (Block 55), parkland (Block 56), open space (Blocks 57-58), stormwater management (Block 59), private roads (Block 60), future development (Block 61) Road Widening (Blocks 62-63), 1' reserve (Block 64), and proposed roads (Appendix A). Densities within the subdivision will transition from the highest densities along the arterial roads (Highbury Avenue North and Oxford Street East) and dropping from west to east across the site. The proposed site plan, with the overlay of the HCEA and LPHSP, is included on Figure 5.

The property is currently designated for a range of land uses, including: multi-family, medium density residential, high density residential, office/residential, regional facility, and open space in the 1989 OP. The property is designated Transit Village, and Green Space in the London Plan. The property is currently zoned Regional Facility in the City of London Zoning By-law. The proposal intends to re-designate under the 1989 OP and rezone the property to facilitate development consistent with the policies of the London Plan Transit Village Place Type policies. The proposed land uses are included on the zoning plan in Appendix B.

The property requires stormwater and sanitary trunk sewer upgrades in the Allée and Ring Road Zone, along Street A and the east side of the Allée. The existing sewer and maintenance holes within the Allée and Ring Road area are to be abandoned due to poor condition. The new storm water sewer and sanitary trunk sewer lines will connect to the stormwater management facility (SWMF) in Block 59 on the proposed site plan. The proposed servicing corridors will follow the proposed rights-of-way in a phased approach.

This work also requires the shift of Street A on the west side of the Ring Road due to necessary grade change to maintain an overland flow route towards the proposed SWMF. The road curve of Street A is also non-compliant with the City's radius design standard for a neighbourhood connector road. This will result in some tree removals. Tree removals are also anticipated along the west side of Street H, with the proposed construction of a retaining/floodwall. An overview of the trees that may be impacted are



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included in Table 5.1. Tree information, including species, condition, and rating were taken from the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment*. Most of the impacted trees include ratings 'B', 'C', and 'D.' There is one value rating 'A' tree (tag #748), proposed for removal on the southeast side of Ring Road/Street A, that the arborist recommended for preservation. Value rating 'B' trees are fairly valuable and were recommended for preservation. Value rating 'C' trees are neutral value and were recommended for limited consideration for preservation. Value rating 'D' trees are undesirable as they are in poor condition (Ron Koudys Landscape Architects Inc. 2021: 9).

**Table 5.1: Trees Proposed for Removal**

Tree Tag #	Location	Species	Condition	Tree Rating
434	Southeast side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating 'D'
435	Southeast side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating 'D'
436	Southeast side of Ring Road/Street A	Elm	poor	Tree Area Value Rating 'D'
481	Northeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
482	Northeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
504	Northeast side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating 'C'
514	Northwest side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating 'D'
515	Centre of Ring Road	Royal Red Norway Maple	good	Tree Area Value Rating 'C'
516	Centre of Ring Road	Colorado Blue Spruce	good	Tree Area Value Rating 'C'
517	Centre of Ring Road	Royal Red Norway Maple	good	Tree Area Value Rating 'C'
518	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'



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<b>Tree Tag #</b>	<b>Location</b>	<b>Species</b>	<b>Condition</b>	<b>Tree Rating</b>
519	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
520	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
521	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
522	Southwest side of Ring Road/Street A	Horse Chestnut	poor/hazard	Tree Area Value Rating 'C'
523	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
524	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
525	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
526	Southwest side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating 'C'
527	Southwest side of Ring Road/Street A	Horse Chestnut	fair	Tree Area Value Rating 'C'
528	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
529	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
530	Southwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'C'
531	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
532	Southwest side of Ring Road/Street A	Horse Chestnut	good	Tree Area Value Rating 'C'
533	Southwest side of Ring Road/Street A	Horse Chestnut	poor/fair	Tree Area Value Rating 'C'
534	Southwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'C'



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Tree Tag #	Location	Species	Condition	Tree Rating
635	Northwest side of Ring Road/Street A	Norway Maple	good	Tree Area Value Rating 'B'
636	Northwest side of Ring Road/Street A	Austrian Pine	good	Tree Area Value Rating 'B'
637	Northwest side of Ring Road/Street A	Norway Maple	fair	Tree Area Value Rating 'B'
638	Northwest side of Ring Road/Street A	Red Maple	good	Tree Area Value Rating 'B'
640	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'B'
641	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	poor	Tree Area Value Rating 'B'
643	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'B'
644	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
646	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'B'
702	Northwest side of Ring Road/Street A	Silver Maple	fair/good	Tree Area Value Rating 'D'
705	Northwest side of Ring Road/Street A	Norway Maple	hazard	Tree Area Value Rating 'D'
706	Northwest side of Ring Road/Street A	Horse Chestnut	poor	Tree Area Value Rating 'D'
707	Northwest side of Ring Road/Street A	Red/Silver Maple hybrid	hazard	Tree Area Value Rating 'D'
748	Southeast side of Ring Road/Street A	Red/Silver Maple hybrid	good	Tree Area Value Rating 'A'
753	Southeast side of Ring Road/Street A	Red/Silver Maple hybrid	fair/good	Tree Area Value Rating 'D'
755	East side of Allée	Red/Silver Maple hybrid	poor	Tree Area Value Rating 'D'



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<b>Tree Tag #</b>	<b>Location</b>	<b>Species</b>	<b>Condition</b>	<b>Tree Rating</b>
756	East side of Allée	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'D'
757	East side of Allée	Red/Silver Maple hybrid	poor/fair	Tree Area Value Rating 'D'
758	East side of Allée	Red/Silver Maple hybrid	poor/fair	Tree Area Value Rating 'D'
759	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
760	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
761	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
762	East side of Allée	Northern Catalpa	poor	Tree Area Value Rating 'D'
763	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
764	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
765	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
766	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
767	East side of Allée	Northern Catalpa	good	Tree Area Value Rating 'D'
776	East side of Allée	Red/Silver Maple hybrid	fair	Tree Area Value Rating 'D'
777	East side of Allée	Red/Silver Maple hybrid	good	Tree Area Value Rating 'D'
778	East side of Allée	Elm	fair	Tree Area Value Rating 'D'





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## 5.2 Assessment of Impacts

### 5.2.1 Potential Direct and Indirect Impacts

Table 5.2 provides an overview of potential direct and indirect impacts related to the proposed undertaking including the site plan, land use changes, and stormwater and sanitary trunk lines upgrades described in Section 5.1. Where impacts are anticipated, 'A' is listed in the column. Where there may be potential for indirect impacts, 'P' is listed in the column. Where no impacts to heritage or cultural heritage landscape features are anticipated, 'N' is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the position of the identified heritage attributes. Where this is the case, 'N/A' is entered in the table. Further discussion is found in subsequent sections.



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**Table 5.2: Overview of Potential Direct and Indirect Impacts**

Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Horse Stable	NA	NA	NA	P	NA	NA	P	<p>The proposed site plan and land use plan (Appendix A), show the Horse Stable within a heritage block (<b>Error! Reference source not found.</b> B). There are no anticipated direct impacts to identified heritage features. Proposed adjacent to the Horse Stable, is high density/mixed use blocks to the north and south, and a medium density residential block to the east. This has the potential for isolation impacts as the heritage feature will be isolated from its surrounding historical context. There are two non-heritage buildings within 20 metres of the Horse Stable that are proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. The adjacent roadways and residential/mixed use blocks also have the potential for land disturbances related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Chapel of Hope	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan, show that the Chapel of Hope will remain within a heritage block (Appendix A and <b>Error! Reference source not found.</b> B). There are no anticipated direct impacts to identified heritage features. While adjacent medium density blocks are proposed, the structure will not be isolated as it will retain a historical connection with the adjacent Infirmary and Recreation Hall, both within heritage blocks. With the proposed adjacent roadways and medium density blocks there is potential for land disturbances related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>



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Infirmary	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan show that the Infirmary will remain within a heritage block (Appendix A and <b>Error! Reference source not found. B</b>). There are no anticipated direct impacts to identified heritage features. While adjacent medium density blocks are proposed to the north, west, and east, the structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Recreation Hall, both within heritage blocks. Street C will also retain open views to the north elevation of the Infirmary from Oxford Street East. While the open space areas south of the Infirmary will retain open views from the south to the structure. There is a non-heritage building related to the 1964 complex within 35 metres of the Infirmary that is proposed to be demolished. Given the proximity there may be potential for land disturbances related to demolition activities. With the proposed adjacent roadways and residential blocks there is the potential for land disturbances related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>
Recreation Hall	NA	NA	NA	NA	NA	NA	P	<p>The proposed site plan and land use plan show the Recreation Hall will remain within a heritage block (Appendix A and <b>Error! Reference source not found. B</b>). There are no anticipated</p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>direct impacts to identified heritage features. While there is proposed medium density residential blocks south and north of the structure, the structure will not be isolated as it will retain a historical connection with the adjacent Chapel of Hope and Infirmary, both within heritage blocks. The proposed parkland area to the east also offers a continued recreation connection to the structure. With the proposed adjacent roadways and medium density blocks there is the potential for land disturbances related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Allée and Ring Road Zone	A	P	NA	NA	NA	NA	P	<p>The proposed stormwater and sanitary trunk sewer upgrades, the Street A changes, and retaining/flood wall on the west side of Street H will directly impact trees within the Allée and Ring Road Zone. The Street A changes will impact some trees that have a value rating 'B' and were recommended for preservation. The roadway layout of Ring Road will also be slightly altered related to Street A (Appendix A). One value rating 'A' tree (tag #748) will be impacted. The site plan also includes the removal of two small roadways on the north side of the circular drive. These roadways were not identified as heritage attributes in the Allée and Ring Road Zone. These roadways will be replaced with open space in Block 53 and will connect with the heritage attribute in the adjacent Campus Zone, that of open space directly south of the Infirmary. The proposed construction activities also have the potential for indirect impacts related to land disturbances.</p> <p><b>Therefore, measures must be prepared to mitigate potential direct and indirect impacts.</b></p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Campus Zone	A	NA	NA	NA	NA	NA	P	<p>There will be no direct impacts to the significant buildings or the black walnut trees in the zone. The open space of the lawn to the south of the Infirmary will be maintained. There are anticipated impacts to the north/south tree-lined roadway north of the Infirmary. Street C on the site plan is laid out over the existing driveway and its adjacent trees. These trees were identified as value rating 'C', recommended for limited consideration for preservation. From a heritage perspective, mitigation measures should be prepared to limit the impacts to the identified attribute of a tree-lined roadway.</p> <p>The overall roadway layout will remain the same, except for the removal of one roadway, between the Infirmary and the Chapel of Hope (Appendix A). This roadway was not identified as a heritage attribute in the Campus Zone. The removed roadway will be replaced with open space within the heritage block, in connection with the heritage attribute of open space directly south of the Infirmary.</p> <p>While medium density blocks are proposed adjacent to the Campus Zone, 7.060 hectares (17.4 acres) will remain</p>





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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>heritage and open space between Dundas Street East and the Infirmary to try to retain the serene setting and limit any isolation impacts. The rural setting of the buildings will be lost with the proposed development. With the proposed adjacent roadways and medium density blocks there is the potential for land disturbances for the buildings and black walnut trees related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>



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Heritage and Cultural Heritage Landscape Features	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The Horse Stable Zone	NA	NA	NA	NA	P	NA	P	<p>The proposed site plan and land use plan show the Horse Stable Zone will remain within a heritage block (Appendix A and <b>Error! Reference source not found.</b> B). High density/mixed use blocks to the north and south, and a medium density residential block to the east are proposed to be adjacent to the Horse Stable Zone. This will result in a reduction in unobstructed views of three elevations of the Horse Stable. The west view from Highbury Avenue North will be maintained, while some views from the south and east will remain from Rushland Avenue and Howland Avenue, and the open space Block 58 (Appendix A). There will be an anticipated impact to the view from the north with the high density/mixed use Block 45. With the proposed adjacent roadways and building blocks there is the potential for land disturbances for the sugar maples and walnuts related to construction activities.</p> <p><b>Therefore, measures must be prepared to mitigate potential indirect impacts.</b></p>



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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## 5.2.2 LPH Secondary Plan

The City has requested a review of certain sections of the LPHSP to determine if there are possible impacts to heritage and cultural heritage landscape features on the property due to proposed amendments to the secondary plan. Table 5.3 provides an overview discussion of LPHSP sections, its proposed amendments, and a discussion on impacts.

**Table 5.3: LPH Secondary Plan Amendment Impacts**

LPH Secondary Plan Section	Discussion
20.4.2.1 Community Plan Structure	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. Objective V includes “A larger setting shall be established around the Horse Stable to provide agricultural context and maintain open views of the building” (City of London 2016). It should be noted that as per a City directive, the Horse Stable Zone decreased in size, with the movement of Rushland Avenue into the zone to allow for a signalized intersection at the east-west connection with the roadway south of the Canada Post office at 955 Highbury Avenue North. While the roadway introduction into the Horse Stable Zone decreases its setting size, Rushland and Howland Avenues do maintain open views to the building (Appendix A). <b>This section will have no impacts to the heritage and cultural heritage landscape features.</b>
20.4.2.2 Cultural Heritage Landscape	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. More intensive development is proposed around the perimeter of lands, with medium density, heritage blocks, and open space in the middle of the property. The proposed street layout in the site plan (Appendix A) builds on the historic road patterns. This section only has one minor grammatical change. <b>No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</b>



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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LPH Secondary Plan Section	Discussion
20.4.2.3 Heritage Landmarks	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Central Treed Allée, Infirmary Building, Chapel of Hope, Horse Stable, and Recreation Hall will be conserved. This section only has one minor grammatical change. <b>No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</b>
20.4.2.5 Nodes and Corridors	This section is consistent with the proposed undertaking and the conservation of the heritage and cultural heritage landscape features. The proposed Transit oriented corridor runs the west side of the property adjacent to Highbury Avenue North and the north side of the property adjacent to Oxford Street East. The Horse Stable Zone will be maintained. The proposed amendment changes do not impact any of the heritage or open space areas. <b>No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</b>
20.4.2.6 Linkages and Transportation System	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The Allée will be closed to vehicular traffic and will serve only as a pedestrian corridor. While the circular drive and portions of the Ring Road will be integrated with new street networks. As depicted on the site plan, most of the original layout of the circular drive and Ring Road will be maintained, with slight changes to meet City roadway standards (Appendix A). <b>This section will have no impacts to the heritage and cultural heritage landscape features.</b>
20.4.2.8 Urban Design Priorities	This section is consistent with the proposed undertaking and the conservation of heritage and cultural heritage landscape features. The development pattern is to focus on the property’s heritage and cultural heritage landscape features. The north-south axis of the property will remain a key organizing element for future road patterns. This section shows no amendments to the original plan. <b>This section will have no impacts to the heritage and cultural heritage landscape features.</b>



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

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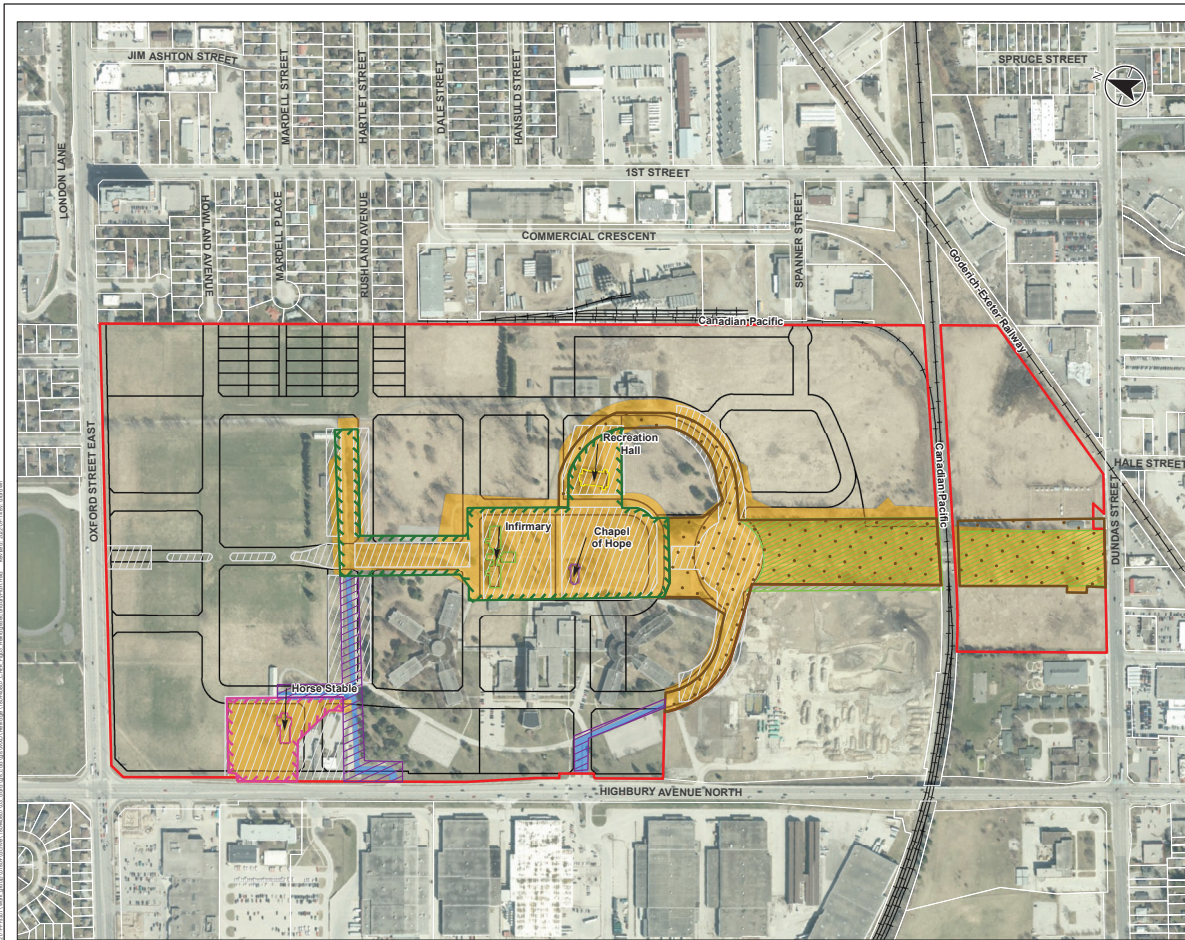
LPH Secondary Plan Section	Discussion
20.4.3.1(V) Character Area Land Use Designations/ Heritage Area	This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. This section shows no amendments to the original plan. <b>This section will have no impacts to the heritage and cultural heritage landscape features.</b>
20.4.3.6 Heritage Area Designation	This section is consistent with the proposed undertaking and the conservation of heritage and cultural landscape features. The section encourages adaptive re-use of heritage features as long as their significant heritage attributes are not negatively impacted by a change. The amendment change is in relation to specific identified uses for the buildings. This change allows for more adaptive re-use options for the heritage buildings. <b>No impacts to the heritage and cultural heritage landscape features due to the proposed amendment.</b>

## 5.3 Discussion of Impacts

The impact assessment determined the potential for direct and indirect impacts related to the site plan, land use changes, and the stormwater and sanitary trunk sewer upgrades. Direct impacts are anticipated with the Street A and C, and Ring Road changes, including tree removals and Ring Road layout alterations. No direct impacts were anticipated for any of the heritage features. Indirect impacts are anticipated for the Horse Stable and Horse Stable Zone. With proposed adjacent high and medium density residential/mixed-use blocks the Horse Stable will be isolated from the other heritage features and its former open space environment. This adjacent development also has the potential to impact views to the Horse Stable from the north. The demolition and construction activities related to the proposed site plan has the potential for land disturbances related to vibration impacts. Construction of the proposed development may involve heavy vehicles on-site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect historic concrete and masonry foundations of the adjacent buildings or cultural heritage significant trees. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings and trees. A review of City specified LPHSP sections determined that the proposed amendments will have no impacts on the heritage and cultural heritage landscape features.







**Legend**

- Study Area
- Access Lands
- Allée and Ring Road Zone
- Campus Zone
- Chapel of Hope
- Horse Stable
- Horse Stable Zone
- Infirmary
- Recreation Hall
- Draft Plan
- Railway
- OHT Heritage Conservation Easements**
- OHT Access Easement
- OHT Easement Lands
- Secondary Plan Considerations**
- Central Tree Allée
- Significant Cultural Heritage Landscape to be Conserved



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base facilities produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021, and © City of London, 2021.
  3. Orthomageary © First Base Solutions, 2021. Imagery Date: 2020.



Project Location: City of London  
 Prepared by AB on 2022-09-14  
 Independent Review by LW on 2022-09-14

Client/Project: OLD OAK PROPERTIES  
 LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT  
 850 HIGHBURY AVENUE NORTH

Figure No.: 5  
 Title: Draft Plan with Heritage Areas

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Mitigation Options  
November 16, 2022

## 6 Mitigation Options

### 6.1 Potential Mitigation Measures

As identified in Section 5, the proposed undertaking has the potential to result in direct and indirect impacts to identified heritage and cultural heritage landscape features. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section 2.5) have been explored below.

Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

**Alternative development approaches:** The proposed development will have positive impacts on the property, as the vacant and mothballed buildings will be adaptively re-used and remain *in situ*. The positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, alternative development approaches are not applicable.

**Isolating development and site alteration from significant built and natural features and vistas:** The proposed development has isolated heritage and cultural heritage landscape features from new development through the use of heritage and open space blocks. The heritage, open space, and parkland blocks account for 10.444 hectares (25.81 acres) out of the total 58.129 hectares (143.64 acres) property or 18% of the total property. This also corresponds with the significant cultural heritage landscape and central tree allée to be conserved in the LPH Secondary Plan. An open space block extending north from Dundas Street connects with the heritage blocks with the Chapel of Hope, Infirmary, and Recreation Hall, maintaining an open heritage area. As recommended in the SCP and LPH Secondary Plan, the use of commemoration and interpretative planning is a way to continue a connection between the built heritage and cultural heritage landscape features. This may include interpretative plaques, signage, public art, walking tours, or healing gardens.

The one block that may be isolated due to development is the Horse Stable at the northwest portion of the property. Historically, the Horse Stable was always set away from the other psychiatric hospital buildings and from the Infirmary by other hospital buildings and trees. It is currently separated from the Infirmary and Chapel of Hope by the 1964 hospital complex. To mitigate any isolation impact to the Horse Stable, commemoration in the Horse Stable zone is recommended including the use of



## LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Mitigation Options  
November 16, 2022

historical photographs, maps, and site plans. These can be addressed in the preparation commemoration plan as recommended in the SCP for the property.

**Design guidelines that harmonize massing, setback, setting, and materials:** The proposed undertaking will result in the property transitioning from a former psychiatric hospital property to a mixed-use and residential development. As indicated in Section 20.4.3.6 (II) of the LPH Secondary Plan, “All development adjacent to the Heritage Area designation will be developed with sensitivity to the cultural heritage landscape and its component parts” (City of London 2016). Any design guidelines for new structures will be examined at a later stage of the development application process and a separate HIA(s) will be prepared. It is recommended that design guidelines be used for the Horse Stable Zone that harmonize its historic land use. As indicated in Section 20.4.3.6 of the LPHSP, it is recommended that the open area surrounding the Horse Stable be utilized for education facilities related to horticultural or agricultural pursuits and/or community gardens to maintain the historic context of the building (City of London 2016).

Design guidelines can be considered for the tree removals and their replacement on the property. As recommended in the SCP for the Allée and Ring Road Zone, replace trees with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock. Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut. For the Campus Zone, the SCP recommended that trees be replaced with suitable hardy cultivars in the same locations as original trees or nearby locations depending on stump and root zone limitations. As the north/south treelines cannot be within their original locations, they could instead be planted adjacent to Street C in Blocks 32 and 33.

Design guidelines could also be implemented for the proposed Ring Road changes related to the site plan and stormwater and sanitary trunk line upgrades. The proposed Street A on the west side of the circular drive and the Allée will only be slightly shifted to the north causing a minimal impact. The proposed Street A on the east side of the circular drive and the Allée is to be more squared as intersects with Street B (Appendix A and Figure 5). The curved layout of the Ring Road on the east side of the circular drive and Allée could be maintained as a pedestrian pathway in the heritage Block 52 adjacent to the Recreation Hall. Commemoration could also be utilized in this area to provide historic site plans and photographs on the Ring Road and its changes over time.

**Limiting height and density:** Height and density of the proposed development has been limited to the extent that it avoids identified cultural heritage resources. This mitigation has been implemented in the proposed site plan. The higher density blocks are located to the outside of the proposed development along Highbury Avenue North and Oxford Street East (**Error! Reference source not found. B**). As indicated in S



## LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Mitigation Options  
November 16, 2022

ection 20.4.3.6 (II) of the LPH Secondary Plan, “Permitted building heights will be the lowest adjacent to the cultural heritage landscape and greatest in locations further from the cultural heritage landscape” (City of London 2016). This mitigation measure has already been considered as part of the site plan based on the HCEA and LPH Secondary Plan.

**Allowing only compatible infill:** The proposed development is residential/mixed use in nature. While allowing only compatible infill would mitigate the proposed impacts to the heritage and cultural heritage features, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable. As indicated above, the positive impacts of the development outweigh the negative direct and indirect impacts related to the proposed undertaking. Thus, allowing only compatible infill is not applicable.

**Reversible alterations:** Given that the proposed development retains the heritage features *in situ* and does not directly impact the heritage features, reversible alterations are not required.

**Buffer zones, site plan control, and other planning mechanisms:** Proposed development is within 50 metres of heritage and cultural heritage landscape features, and they are at risk for indirect impacts resulting from demolition and construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered and developed by a licensed Engineer preferably with heritage experience. As suggested in the LPHSP, under Section 20.4.4.7(ii), a Tree Preservation Plan is recommended to protect individual species during construction and grading activities against indirect impacts (City of London 2016).



Recommendations  
November 16, 2022

## **7 Recommendations**

The proposed undertaking has the potential for direct and indirect impacts to the heritage and cultural heritage landscape features of the property. Based on the impacts, it is recommended that the following mitigation measures be implemented related to the site plan and land use changes, and the stormwater and sanitary trunk line upgrades.

### **7.1 Site Plan and Land Use Changes**

#### **7.1.1 Site Plan Controls**

In order to prevent negative indirect impacts from construction activities, the heritage features (Horse Stable, Chapel of Hope, Infirmary, and Recreation Hall) should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to the construction team leads. Physical protective measures should include at a minimum the installation of temporary fencing around heritage features. Depending on the proximity of construction activities, additional measures may be required, such as stabilization of heritage features in close proximity to construction work.

#### **7.1.2 Vibration Assessment**

An engineer familiar with assessing vibration effects will review any demolition and construction activities that are to occur within 50 metres of heritage features (Infirmary, Chapel of Hope, Recreation Hall, and Horse Stable). If required, at the discretion of the Engineer, strategies to mitigate possible indirect vibration effects to a heritage feature will be taken.

#### **7.1.3 Design Guidelines**

##### **7.1.3.1 Allée and Ring Road Zone**

To mitigate the impact of the Ring Road layout changes on the east side of the circular drive and Allée, it is recommended that the layout of the existing curving road be maintained, if possible, as a pedestrian walkway within the heritage Block 52 adjacent to the Recreation Hall.



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Recommendations  
November 16, 2022

## 7.1.3.2 Campus Zone

To mitigate the impact of the tree removals for the alignment and construction of Street C, it is recommended that Street C be lined with trees between the medium density residential Blocks 32 and 33. Tree replacements should be suitable hardy cultivars.

## 7.1.4 Commemoration Plan

In connection with the recommendations in the SCP, a Commemoration Plan should be prepared for the property. Related to this HIA, commemoration to mitigate direct and indirect impacts is recommended within the Horse Stable Zone and Allée and Ring Road Zone. Within the Horse Stable Zone interpretative and commemoration materials are recommended to mitigate any indirect isolation impacts, including the use of historic site plans and photographs. Within the Allée and Ring Road Zone, commemorative and interpretative material is recommended to mitigate direct impacts to the layout of Ring Road: this should include a historic site plan and photographs.

## 7.2 Stormwater and Sanitary Trunk Upgrades

### 7.2.1 Tree Monitoring

Old Oak has retained an ISA certified arborist for the proposed development. For indirect impacts relation to construction activities the following mitigation measures are recommended:

- Installation of tree preservation fencing around any Value rating 'A' and 'B' trees as per the *LPH Lands, London, Ontario, Scoped OHT Tree Assessment* (Ron Koudys Landscape Architects Inc. 2021). Any Value rating 'C' tree protection is at the discretion of Old Oak and the team's certified arborist.
- Tree protection fencing should be monitored on regular basis (i.e., daily) during the critical construction period to confirm it is in working order by the contractor. If any of the trees become damaged or the ground within the tree/root protection zone becomes compromised (i.e., compaction, spills, etc.) the certified arborist should be contacted immediately for inspection. Monthly inspection of tree preservation fencing by the team's certified arborist to confirm that it is undamaged and in working order. Visual inspection should occur to confirm that no materials have been stored beyond tree preservation fencing within the Tree or Root protection zone.



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

Recommendations  
November 16, 2022

## 7.2.2 Tree Replacements

For the direct impacts related to the proposed tree removals, the trees should be replaced with based on the following recommendations in consultation with an ISA certified arborist or a qualified professional:

- Replace with the same species, if possible, or sympathetic historic species of 100-millimetre sapling diameter caliber stock
- Alternative species should be considered to enhance biodiversity, such as hardy cultivars of Sugar maple, Red maple, American sycamore, London plain tree, and Persian walnut

## 7.3 Adherence to the Strategic Conservation Plan

The Strategic Conservation Plan (SCP) prepared for the site should be the overall guiding document for conservation of heritage and cultural heritage landscape features.



# LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

References  
November 16, 2022

## 8 References

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## LEGACY VILLAGE HERITAGE IMPACT ASSESSMENT – 850 Highbury Avenue North, London ON

### References

November 16, 2022

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Ontario Heritage Trust. 2019b. *Heritage Conservation Easement Agreement, London Psychiatric Hospital – South Parcel*. Easement on file at Stantec.

Rainer, J.H. 1982. Effects of Vibrations on Historic Buildings. *The Association for Preservation Technology*, XIV (1) 2-10.

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Wiss, J.F. 1981. Construction Vibrations: State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-181.



# **Appendices**



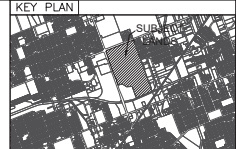
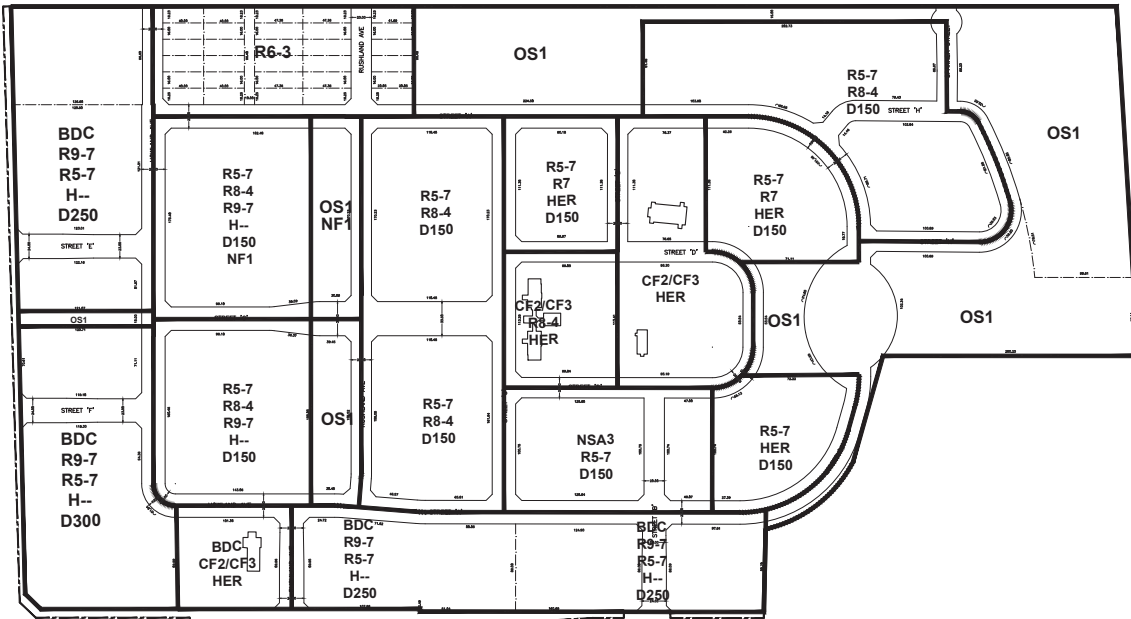
## **Appendix A Site Plan**





## **Appendix B Zoning Plan**





**DRAFT PLAN OF SUBDIVISION**  
 OF  
**LONDON CON 1 PT LOT 8**  
**33R-20053 PARTS 1 TO 40**  
 AND  
**33R-19935 PARTS 1 TO 8**  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown C) As shown  
 B) As shown H) Municipal water supply available  
 D) As listed below I) Sandy, Silty Clay  
 E) As shown J) All municipal services to be available  
 F) As shown K) As shown

PROPOSED LAND USES AND AREAS

LOW DENSITY RESIDENTIAL (LDR) - 100	1,000 sq. ft.
MEDIUM DENSITY RESIDENTIAL (MUR) - 100	10,000 sq. ft.
HIGH DENSITY RESIDENTIAL (HDR) - 100	1,000 sq. ft.
RECREATION (RE) - 100	1,000 sq. ft.
INDUSTRIAL (IND) - 100	1,000 sq. ft.
COMMERCIAL (COM) - 100	1,000 sq. ft.
OFFICE (OFF) - 100	1,000 sq. ft.
PROPOSED ROADS (PRO) - 100	1,000 sq. ft.
TOTAL	11,700 sq. ft.

OWNER'S CERTIFICATE  
 Old Oak Properties, Inc.  
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

NO.	REVISION	DATE	INITIAL

**ZELINKA PRISAMO LTD & Associates**  
 Planning Planners

310 McLaughlin Street, London, Ontario, N6C 4R4  
 Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: info@zpp.com

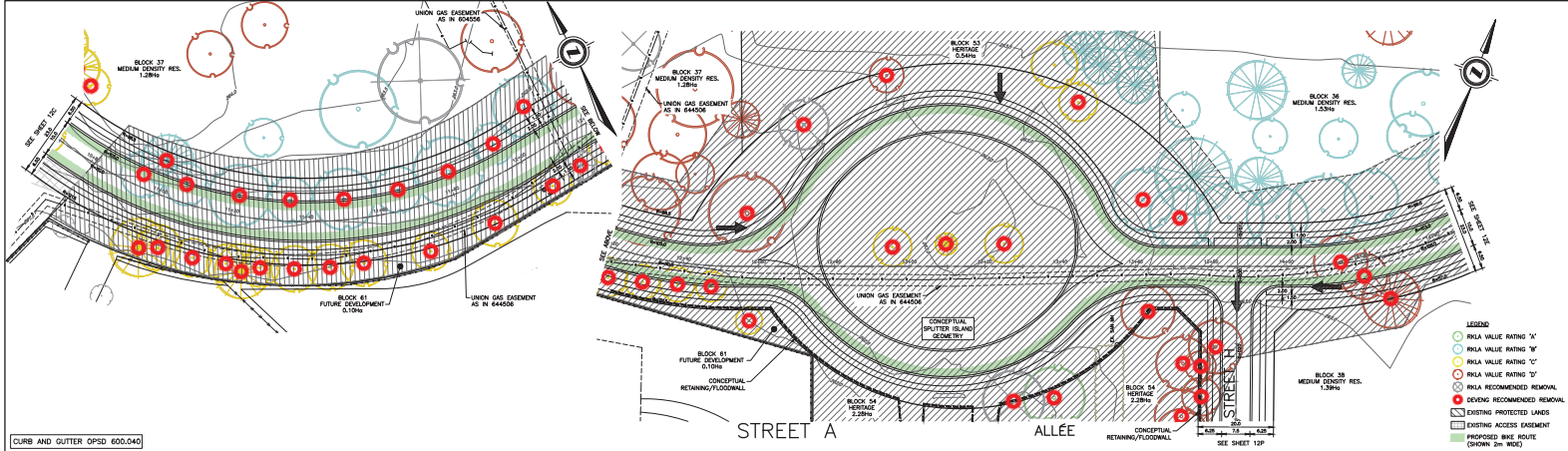
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## Appendix C Stormwater and Sanitary Trunk Line Drawings

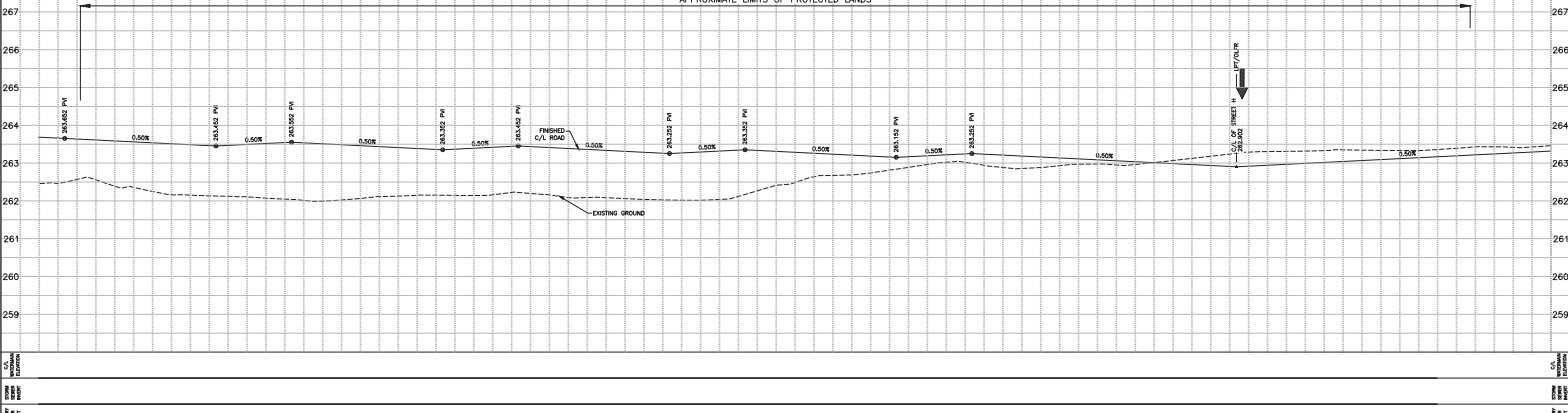






CURB AND GUTTER OPSD 600.040

APPROXIMATE LIMITS OF PROTECTED LANDS

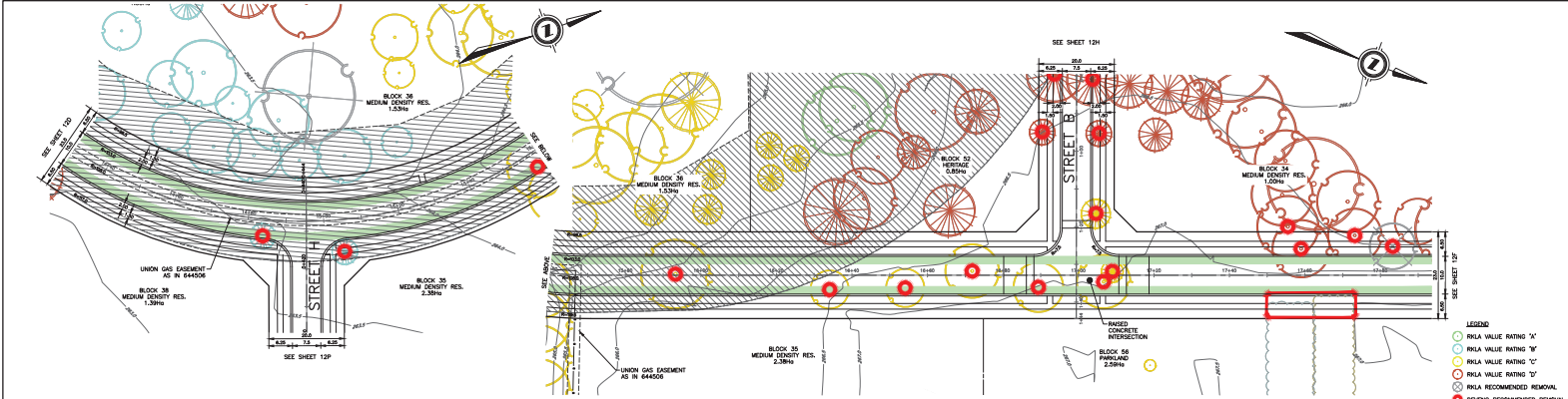


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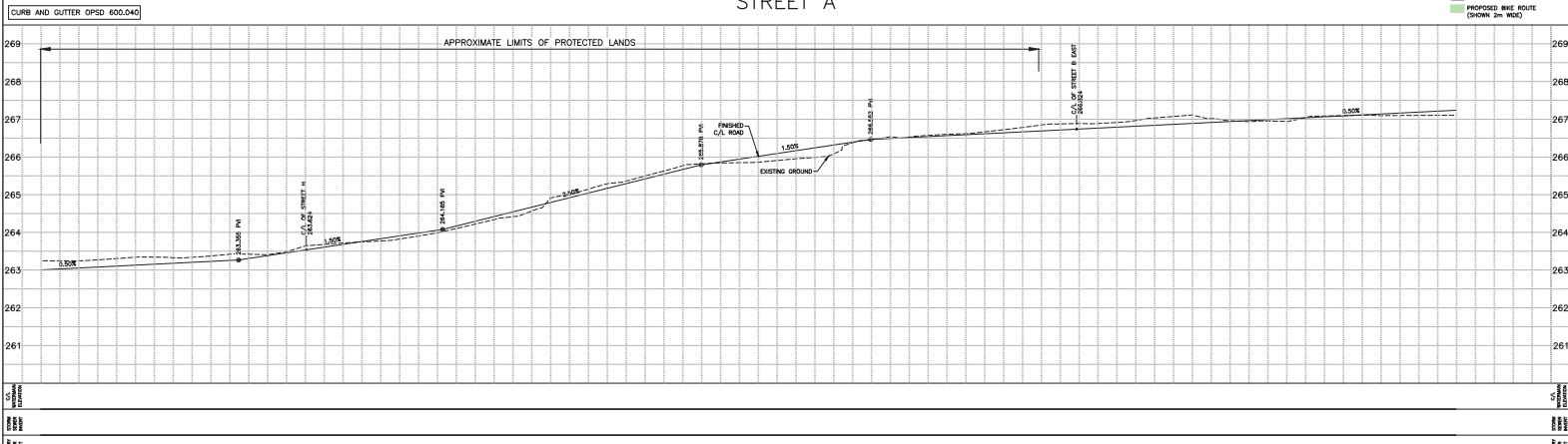
development engineering CONSULTING CIVIL ENGINEERS

PRELIMINARY DO NOT USE FOR CONSTRUCTION

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 DEL19-009 SHEET 12D



STREET A



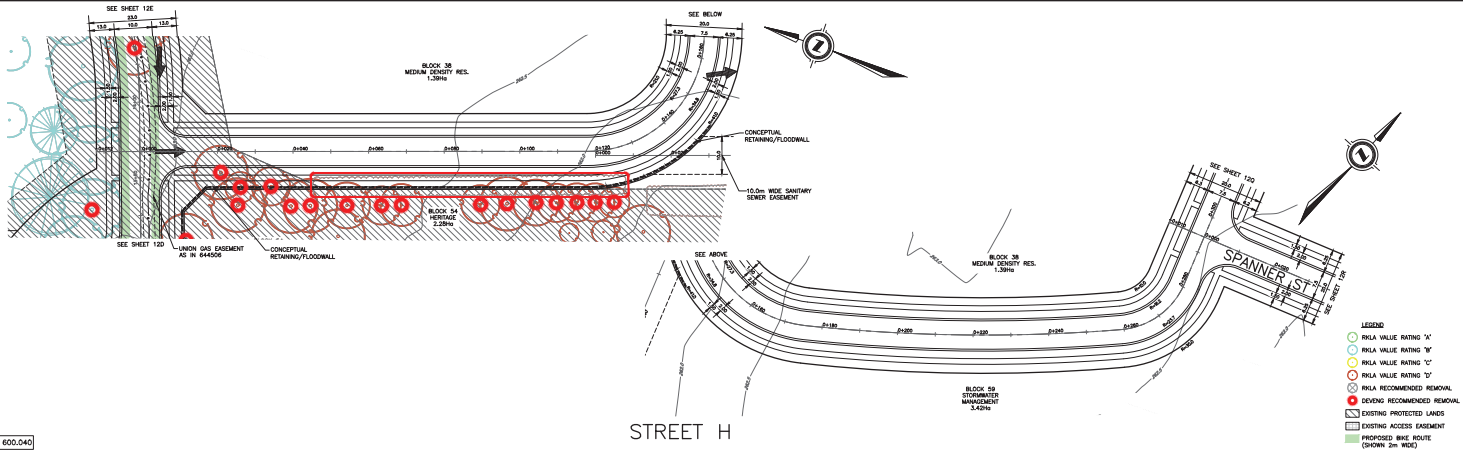
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11/16/2019	REVISIONS			11/16/2019	REVISIONS		
11/17/2019	REVISIONS			11/17/2019	REVISIONS		
11/18/2019	REVISIONS			11/18/2019	REVISIONS		
11/19/2019	REVISIONS			11/19/2019	REVISIONS		
11/20/2019	REVISIONS			11/20/2019	REVISIONS		
11/21/2019	REVISIONS			11/21/2019	REVISIONS		
11/22/2019	REVISIONS			11/22/2019	REVISIONS		
11/23/2019	REVISIONS			11/23/2019	REVISIONS		
11/24/2019	REVISIONS			11/24/2019	REVISIONS		
11/25/2019	REVISIONS			11/25/2019	REVISIONS		
11/26/2019	REVISIONS			11/26/2019	REVISIONS		
11/27/2019	REVISIONS			11/27/2019	REVISIONS		
11/28/2019	REVISIONS			11/28/2019	REVISIONS		
11/29/2019	REVISIONS			11/29/2019	REVISIONS		
11/30/2019	REVISIONS			11/30/2019	REVISIONS		

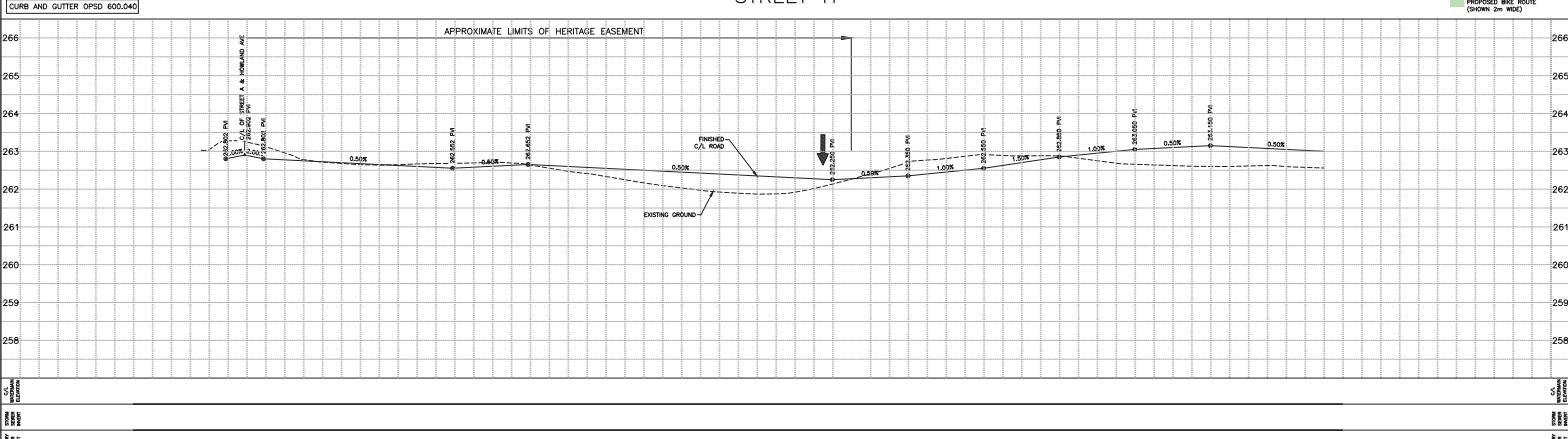
EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	Nr.	REVISIONS	DATE	CONSULTANT
					DESIGN BY: JWB	1	DESIGN FOR THE BUDGET	05/09/2019	DEWB
					DRAWN BY: JWB				
					CHECKED BY: JWB				
					DATE: 11/14/19				

CONSULTANT OR DIVISION	ENGINEER'S SIGNATURE	SCALE	PROJECT NO.
London Office 47 Addison St., Unit 71 (519) 474-8310		HORIZONTAL - 1:500 VERTICAL - 1:50 0.5" = 1'-0"	DEL19-009
Paris Office 371 McPhillips St., Unit 301 (519) 462-1441	development engineering CONSULTING CIVIL ENGINEERS		12E
			STREET A FROM STA. 1+425 TO STA. 1+800



STREET H



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DESIGN	DESIGNER'S SIGNATURE	SCALE	PROJECT NO.	SHEET NO.
					DESIGNED BY: J. J. J.	1	ISSUED FOR THE SANGHVI	05. 2022	DEVELOPMENT ENGINEERING	London Office 47 Addison St., N. Unit 71 (519) 474-8310		HORIZONTAL - 1:500 VERTICAL - 1:50	LPH CAMPUS REDEVELOPMENT OLD OAK PROPERTIES	DEL19-009
					DRAWN BY: J. J. J.					Erick Office 31 McPhillips St., Unit 301 (519) 462-1441		MS P. REVISED FROM 12P.04	STREET H FROM STA. 0+000 TO STA. 0+280	12P

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

