

Infill, Intensification and Integration Of Significant Cultural Landscapes in Major Redevelopment Plans

A Case Study of the Former London Psychiatric Hospital
London, Ontario

LONDON PSYCHIATRIC HOSPITAL LANDS **SECONDARY PLAN**



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CONTEXT



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CONTEXT



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- 77.1 hectares (180 acres) in size.
- Active CP Rail line transects the site.
- Existing residential, commercial and industrial areas surround the site.



PROCESS



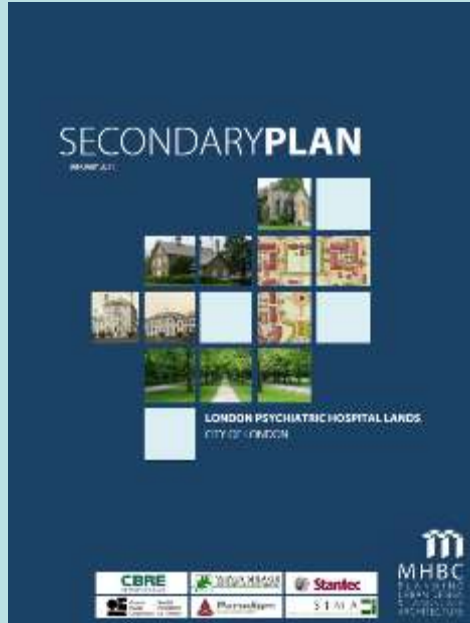
PROCESS

- Public engagement
- Education
- Special studies
- Innovation

OUTCOME

SECONDARY PLAN

- Provides more detailed policies and designs that the (more general) City's Official Plan
- Encourages a comprehensive look at development within a part of the City
- Estimates population and related services needed by the population
- Accounts for physical constraints (e.g., wetlands, pipelines, streams) that would act as a barrier to development
- Identifies Natural/Cultural Heritage Features and proposes ways to conserve these features
- Proposes a strategy for developing in a logical and cost effective manner

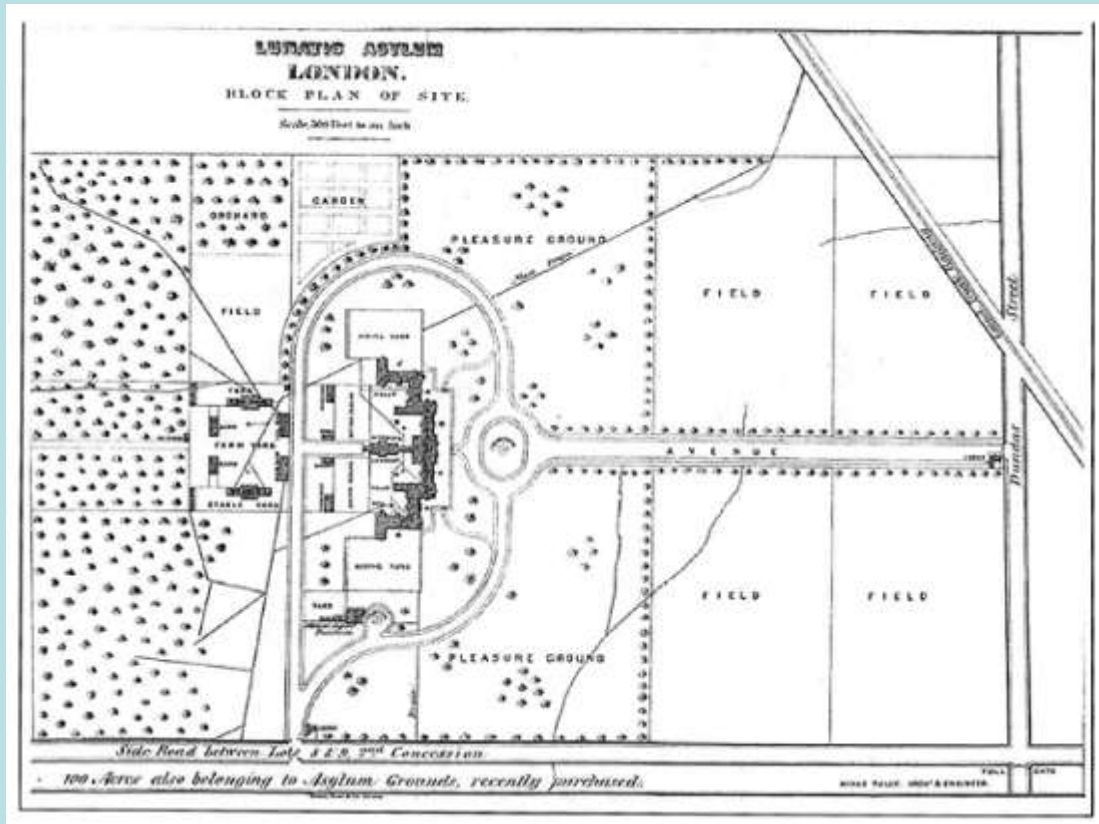


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HISTORY

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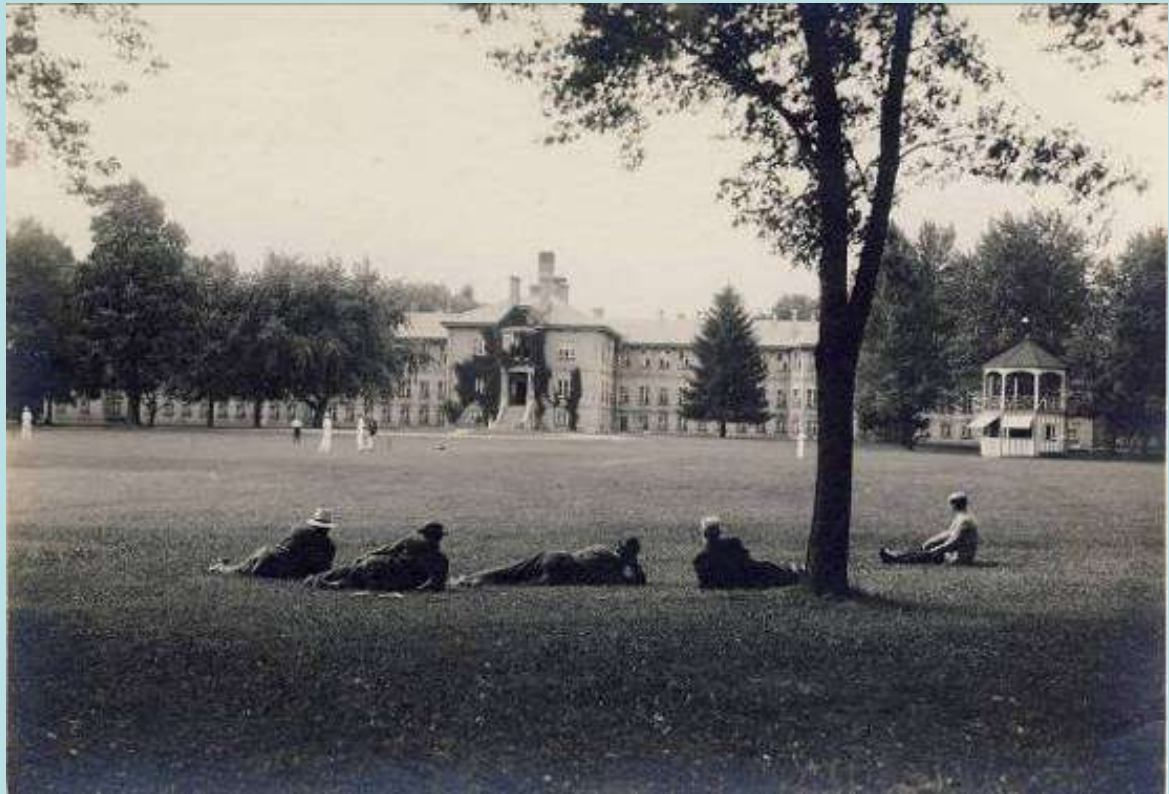


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HISTORY

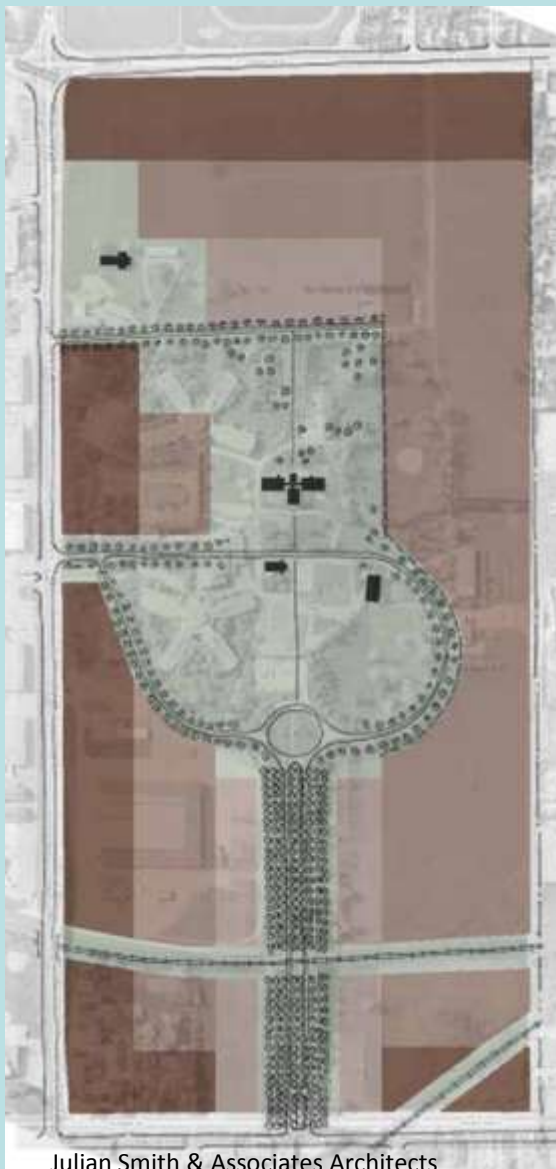


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PROCESS



Julian Smith & Associates Architects



Conservation Plan 2004

Shading is used to indicate progressively higher height limits.

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PUBLIC ENGAGEMENT



PROCESS



London Grid
Early-Mid 20th Century



Loops & Cul-de-sacs
Mid-Late 20th Century



New Urbanism / Modified Grid
Late 20th Century - Present

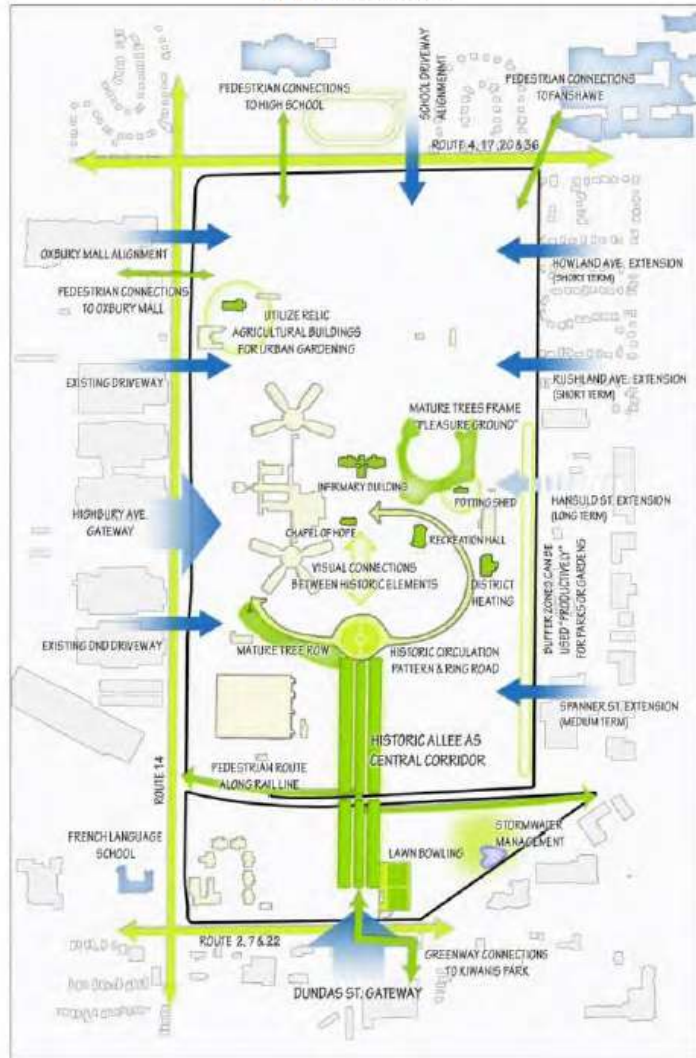
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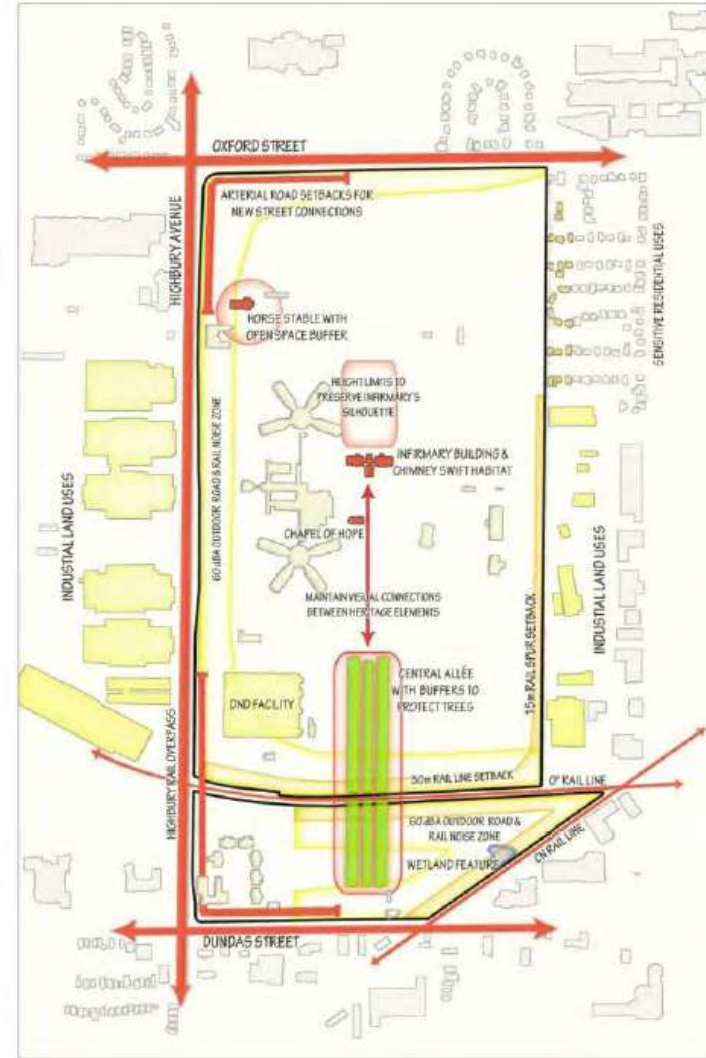


PROCESS

Opportunities



Constraints



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Vision and Land Use Concepts

PROCESS



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Vision Statement

PROCESS

“ The redevelopment of the London Psychiatric Hospital shall reflect the historic significance of the site by creating an urban village with a strong pedestrian focus enhanced by ample public green spaces that link places to live, work and play. The community will embrace sustainable development principles that place priority on multi-model transportation choices integrated with a diverse range of land uses, lifestyle and cultural opportunities.”

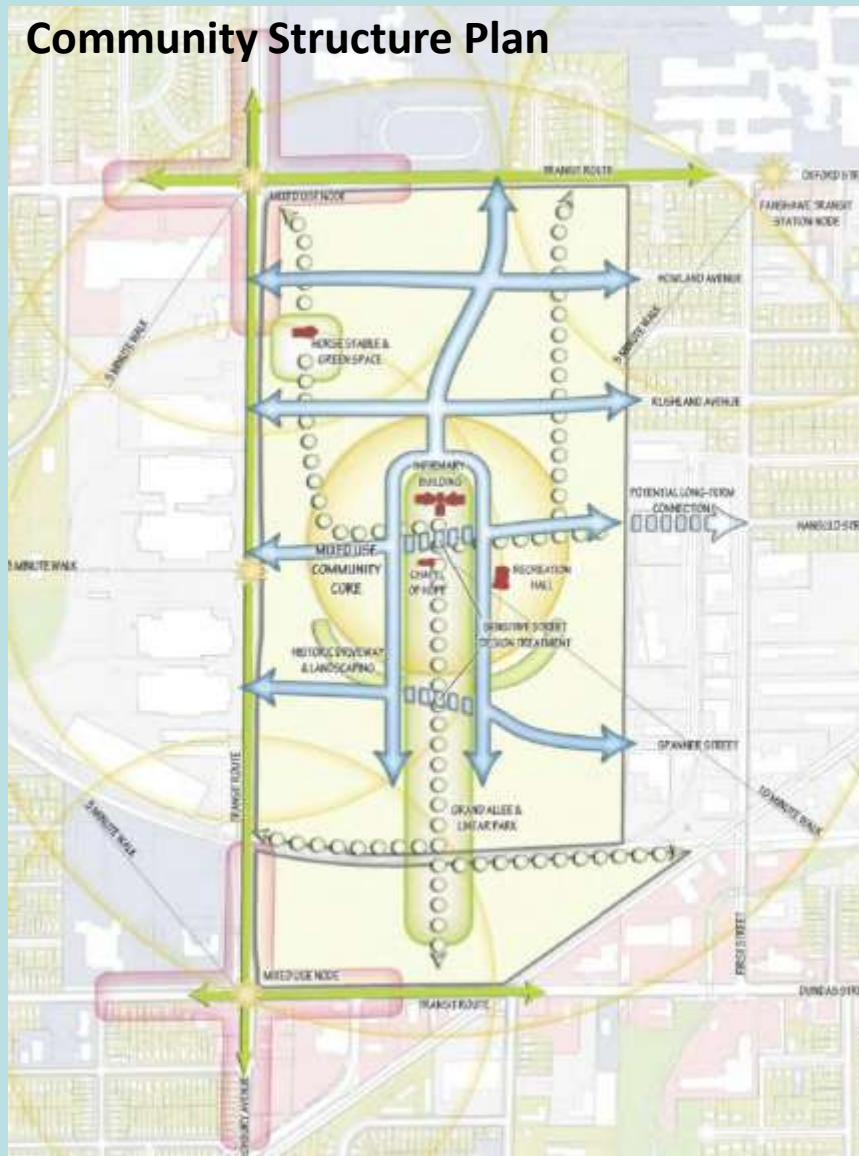


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PROCESS



Legend

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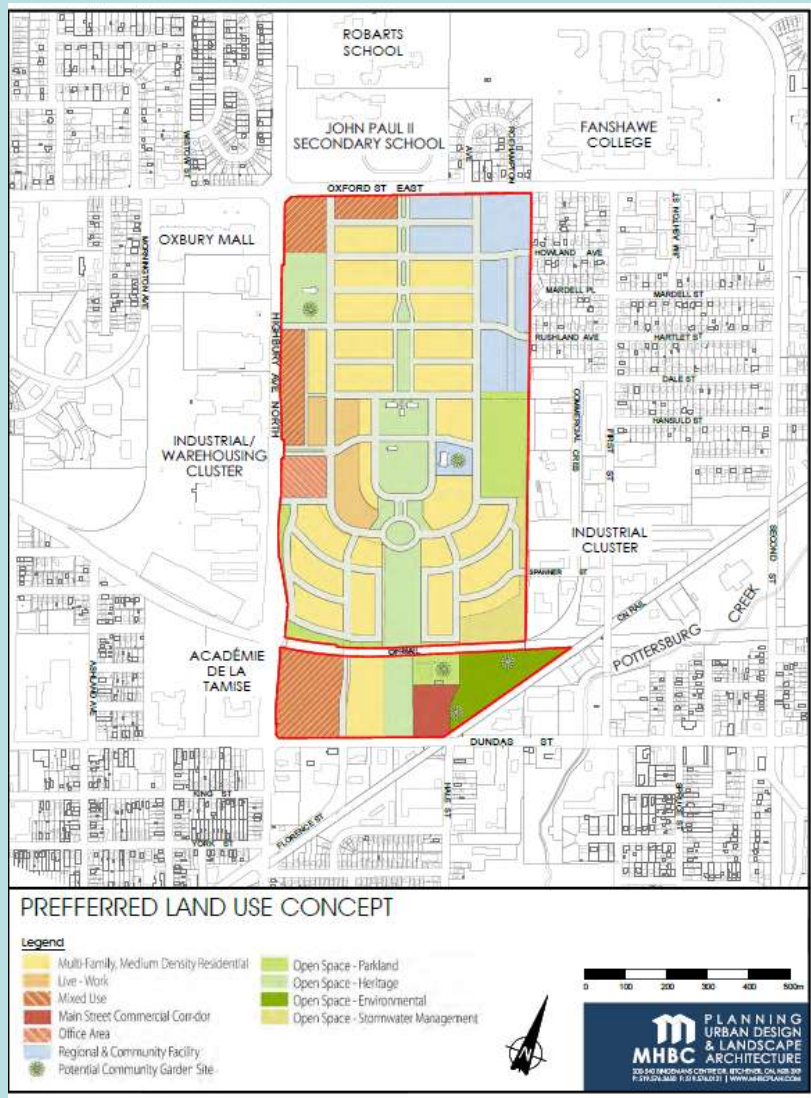
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SPECIAL STUDIES

- Opportunity and Constraints Plan
- Land Needs Study
- Urban Design Analysis Strategy
- Stage 3 Archaeological Assessment
- Phase 1 Natural Heritage Study
- Natural Heritage Study and Environmental Management Plan
- Preliminary Servicing Analysis Study
- Preliminary Noise and Vibration Assessment Report
- Final Noise and Vibration Assessment Report
- Financial Impact Analysis
- Sanitary and Water Servicing Analysis
- Stormwater Servicing Class Environmental Assessment
- Preliminary Traffic Impact Study
- Transportation Impact Study



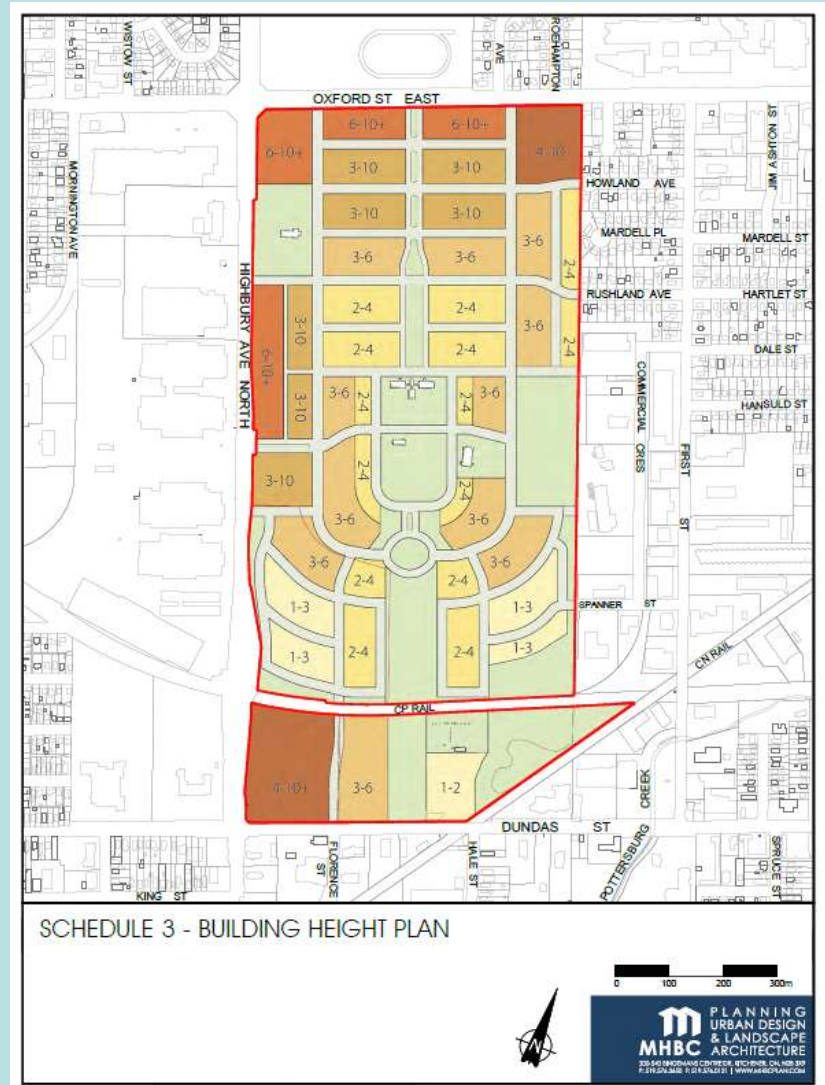
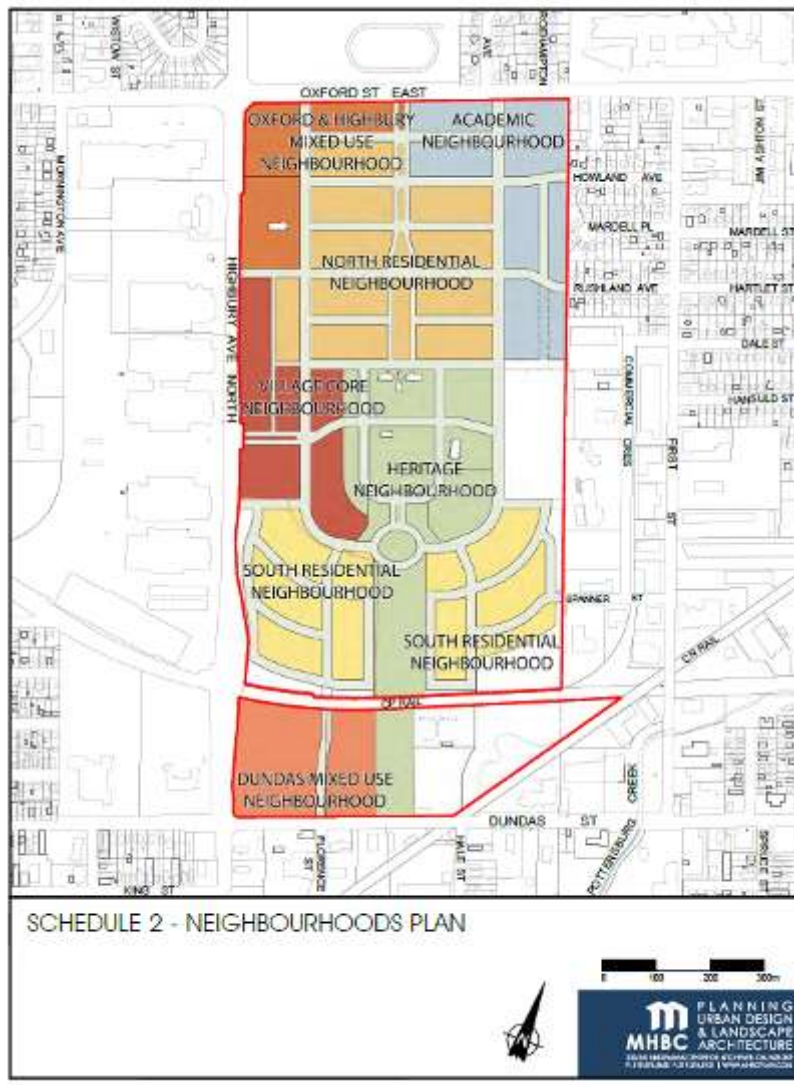
OUTCOME



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OUTCOME

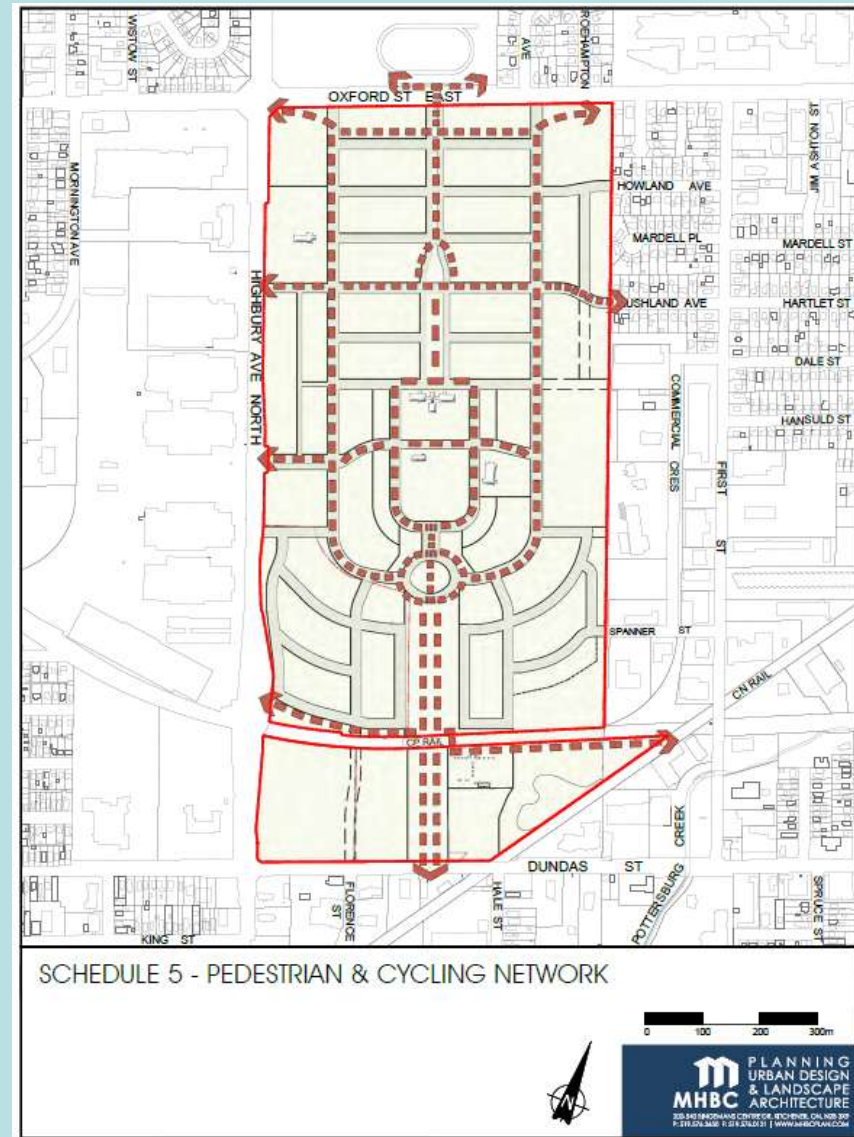
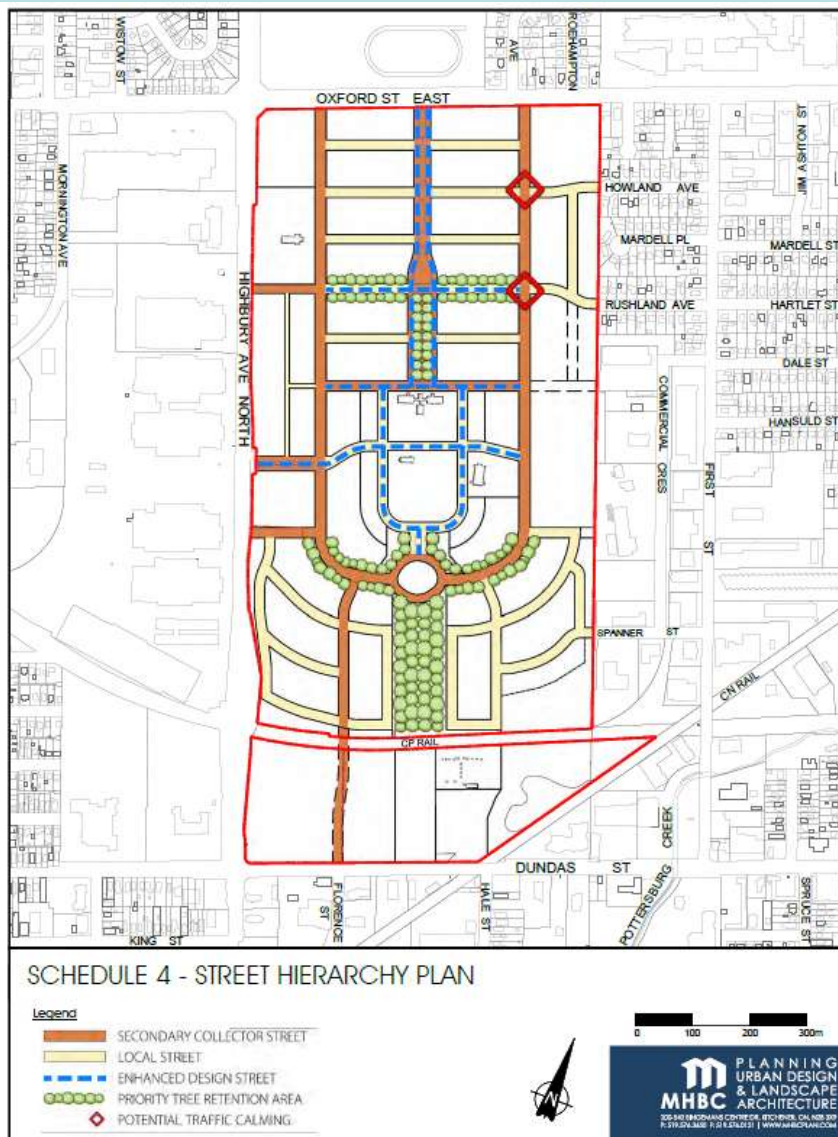


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OUTCOME

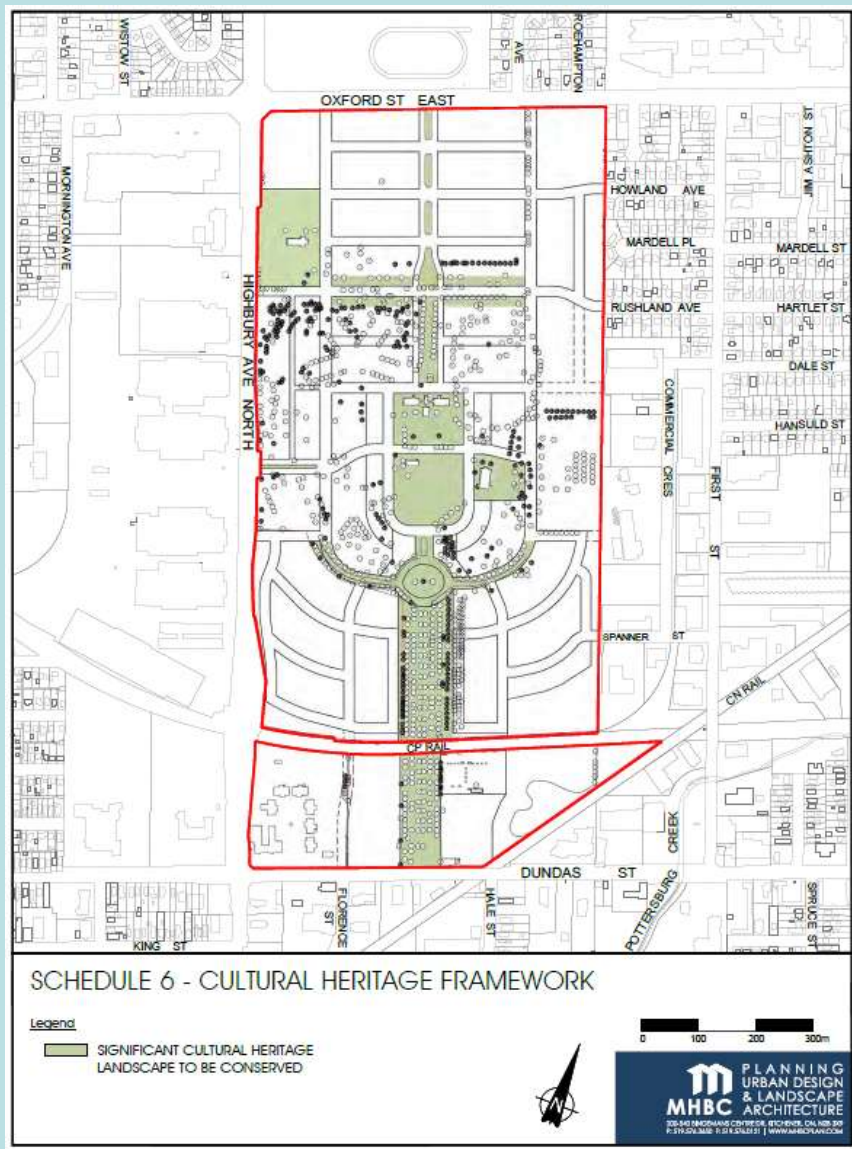


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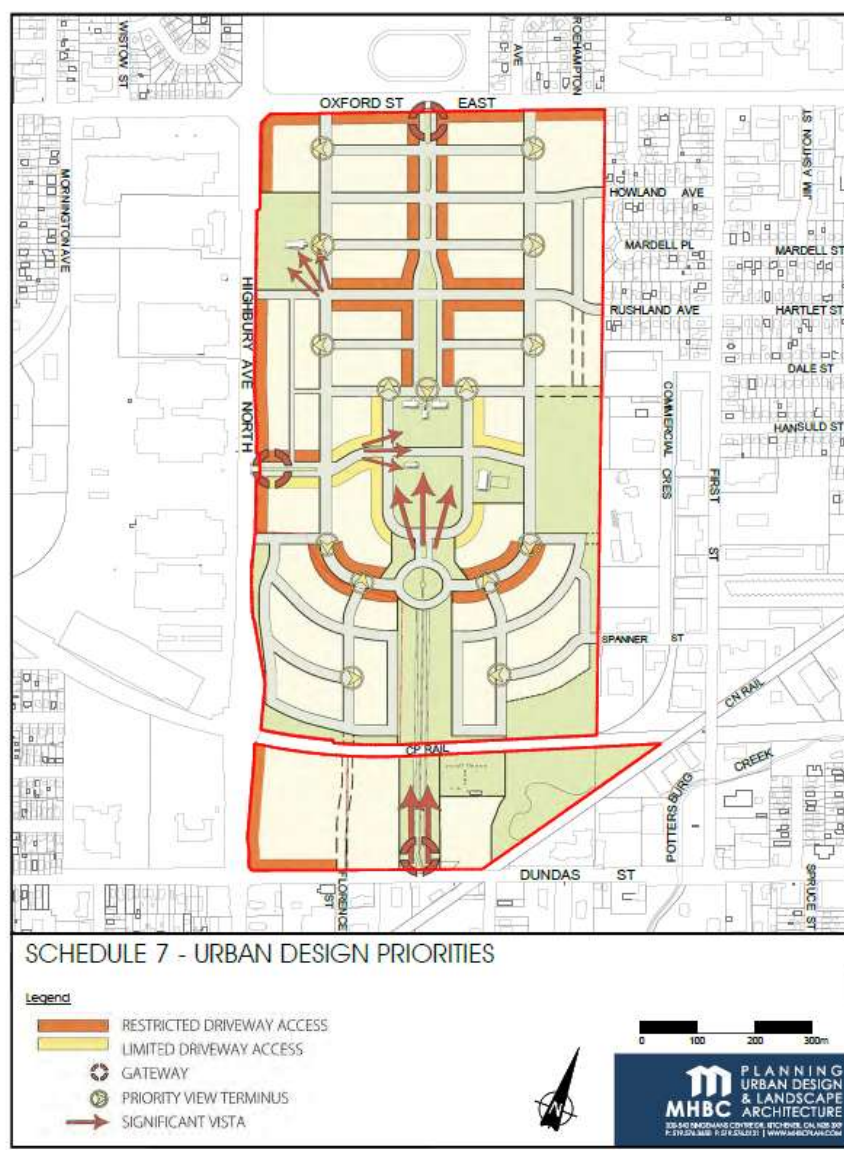
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PROVINCIAL POLICIES



- Infill
- Intensification
- Affordability
- Efficient Use of Infrastructure and Land
- Sustainability
- Employment
- Accessibility
- **Conserving Significant Cultural Landscapes**

Google Search : London Psychiatric Hospital Area Plan – City of London Ontario

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