London Psychiatric Hospital Lands – Collaboration for Project Success

Christina Beja, Senior Vice-President, Strategic Asset Planning, Infrastructure Ontario

Jim Yanchula, Manager of Community Planning and Urban Design, City of London

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London Psychiatric Hospital Lands – Key Facts

• Built in 1870 as a pioneering mental health facility in central London, Ontario
• Comprised of 160.75 acres, 23 buildings, including 4 heritage buildings
• Provincial Heritage Property of Provincial Significance
• Hospital to Vacate by December 31, 2014
Collaborative Effort / Mutual Goals

- Facilitated ongoing dialogue with the City of London to better coordinate work activities impacting both parties and identify mutual issues and opportunities.
- Established mutual goals including:
  - Innovative plan
  - Landmark Development for London
  - Demonstration of excellent stewardship by the Province
  - Strong heritage preservation
  - Excellent urban design
  - Marketability of resulting plan to development community
  - Desire to create value and see the plan implemented
Secondary Plan Process

- Desire to create a complete community
- Agreement to proceed with Secondary Plan was a break-through towards delivering a product that truly creates value for the public
- Detail and flexibility in the Secondary Plan creates value for the land and provides the market with options
Opportunities and Challenges

Fanshawe College
• City facilitated dialogue between IO and Fanshawe College to create a unique opportunity for a horticultural program.
• Different mandates and perspectives were overcome to realize the potential.

Soccer Fields
• City has a licence to use 26.2 acres of land for soccer fields.
• IO/City worked to overcome expectations that the land would always be used for soccer fields, and held discussions with the community for their support.
• The City’s licence expires October 2012, and they are looking into possible alternative sites.
• IO has offered an option to extend the licence for one more year if the City cannot find an alternative site.
Development and Next Steps

- Request for Qualifications & Request for Proposals for the new hospital development has been completed and construction is underway.
- Due diligence activities on the London Psychiatric Hospital site are ongoing, including environmental, archaeological, adaptive re-use, and heritage stewardship plan.
- City/IO will continue working together in a collaborative trust relationship on the disposition of the lands.

Without the POSITIVE, FLEXIBLE, and COLLABORATIVE approach we would have never been able to accomplish what we have to date.