



Heritage Impact Assessment

1425 Creamery Road
City of London, ON

Dancor Construction

December 2024



Zelinka Priamo Ltd.

LAND USE PLANNERS

EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by Dancor Construction (“the client”) to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed development of the lands known municipally as 1425 Creamery Road (hereinafter referred to as the “subject lands”) for a “Transport Terminal” consisting of a 1-storey, 15,000ft² industrial building, outdoor storage/parking of trucks and trailers, maneuvering areas, loading docks, pedestrian sidewalks, landscaping, standard vehicular parking areas and bicycle parking. Surface treatment is planned to be recycled asphalt. Access to the subject lands is proposed along Dundas Street.

The subject lands are located adjacent to 2907 Dundas Street, which are listed on the *City of London Register of Cultural Heritage Resources*. As such, an HIA is required to determine if the identified listed built heritage resource will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the lands use planning process. Consideration must be given to the conservation of all forms of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This HIA involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding rezoning approval. This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified listed heritage resource; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified listed heritage resources.

The HIA determined that there are no potential indirect impacts to adjacent properties resulting in vibration impacts from construction activities. Due to the identified listed cultural heritage resource’s siting, no direct impacts are anticipated with respect to visual impacts from the proposed development.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	3
1.1 Purpose	3
1.2 Subject Lands.....	3
2.0 BUILT HERITAGE RESOURCE ASSESSMENT CONTEXT	6
2.1 Policy Framework	6
2.1.1 <i>The Planning Act</i>	6
2.1.2 <i>The Provincial Planning Statement, 2024</i>	6
2.1.3 <i>The London Plan</i>	7
2.2 Impact Assessment Criteria	8
3.0 IMPACT ASSESSMENT	10
3.1 Proposed Development	10
3.2 Assessment of Impacts.....	11
4.0 MITIGATION, IMPLEMENTATION, AND MONITORING	13
4.1 Potential Mitigation Measures	13
4.2 Mitigation Discussion	13
5.0 RECOMMENDATIONS	14
6.0 REFERENCES	15

1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by Dancor Construction (“the client”) to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed redevelopment of the lands known municipally as 1425 Creamery Road (hereinafter referred to as the “subject lands”) for a consisting of a 1-storey, 15,000ft² industrial building, outdoor storage/parking of trucks and trailers, maneuvering areas, loading docks, pedestrian sidewalks, landscaping, standard vehicular parking areas and bicycle parking. The proposed development is to be located on an irregularly-shaped parcel of land located at the northwest corner of Creamery Road and Dundas Street on the periphery of London’s municipal boundary, near the County of Middlesex.

1.1 Purpose

The purpose of this HIA is to determine if the identified listed built heritage resource will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of all heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified listed heritage resource; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified heritage resources.

1.2 Subject Lands

The subject lands have an area of approximately 10.9ha (26ac), a lot frontage of approximately 160m (524ft) along Creamery Road, and a depth of approximately 332m (1,089ft). The subject lands are currently vacant (**Figure 1**).

Figure 1 – Subject Lands



The property is bound by a Canadian Pacific Railway (CPR) corridor to the north, Creamery Road to the east, Dundas Street to the south, and a light Industrial parcel to the west.

Surrounding land uses include light industrial uses to the north; vacant lands zoned for industrial uses to the west; light industrial uses to the southwest; agricultural and rural residential uses to the south; and, a vacant lot planned for industrial uses, rural residential and commercial recreation to the east.

Notably, 2907 Dundas Street, a listed heritage property, is located directly to the south of the subject lands ('Study Area').

The study area includes the one adjacent property to the subject lands, at 2907 Dundas Street (**Figure 2**), that is listed on the *City of London Register of Cultural Heritage Resources*.

2907 Dundas Street (**Figures 3-4**) is a 1-storey, Ontario Cottage style single-detached dwelling with a hipped roof and centred door flanked by single sash and transom windows. The single-storey dwelling is composed of primarily of brick with the foundation constructed primarily out of old stone and mortar. Notably, as seen in **Figure 4**, to the rear of the dwelling is a wood veranda and a small bell chamber to the top of the dwelling.

Figure 2 – Study Area



Figure 3 - 2907 Dundas Street, Front View



Figure 4 – 2907 Dundas Street, Side View



2.0 BUILT HERITAGE RESOURCE ASSESSMENT CONTEXT

2.1 Policy Framework

2.1.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Ontario Land Tribunal shall have regard to matters of provincial interest, such as:

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

2.1.2 The Provincial Planning Statement, 2024

The *Provincial Planning Statement (PPS) 2024*, issued under the authority of Section 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and protection of natural resources. All planning applications required to be consistent with these policies. The PPS has several provisions relating to heritage conservation.

The relevant policies for the conservation of cultural heritage features are contained in Section 4.6 – Cultural Heritage and Archaeology, and as such, state the following provisions:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.2 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.4 Planning authorities are encouraged to develop and implement:

b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

Under the PPS definition, ‘built heritage resource’ means:

Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.

Under the PPS definition, 'conserved' means:

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 should be included in these plans and assessments.

Under the PPS definition, 'significant' in regards to cultural heritage and archaeology means:

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.

2.1.3 The London Plan

The property 2907 Dundas Street is a listed heritage property on the *City of London Register of Cultural Heritage Resources*. The City's Official Plan, *The London Plan*, sets out 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.

The London Plan defines adjacency as:

"sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource"

The following general objectives from *The London Plan* regarding cultural heritage resources also apply:

554_In all of the planning and development we do, and the initiatives we take as a municipality we will:

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

Under *The London Plan* definition, 'cultural heritage resource' means:

A human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.

The following design objective from *The London Plan* is applicable:

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

2.2 Impact Assessment Criteria

The impact assessment on cultural heritage resources is based on the impacts as defined by *Infosheet #5 Heritage Impact Assessments and Conservation Plans* prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 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 cause destruction or alteration of the cultural heritage resource, but may include:

- **Shadows** created 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 context or a significant relationship.
- **Obstruction** of significant views or vistas within, from, or of built and natural features.
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource.

In addition, the potential for indirect impacts from vibration resulting from construction activities should be considered. For the purpose of this HIA, this impact has been categorized under “land disturbances”. Although the impacts of vibration on listed heritage buildings are not thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development (M. Crispino, 2001; Ellis, 2003) and consideration should be given to this potential impact. If left unaddressed, it could result in long-term issues for the maintenance, use, and conservation of the listed heritage resource.

3.0 IMPACT ASSESSMENT

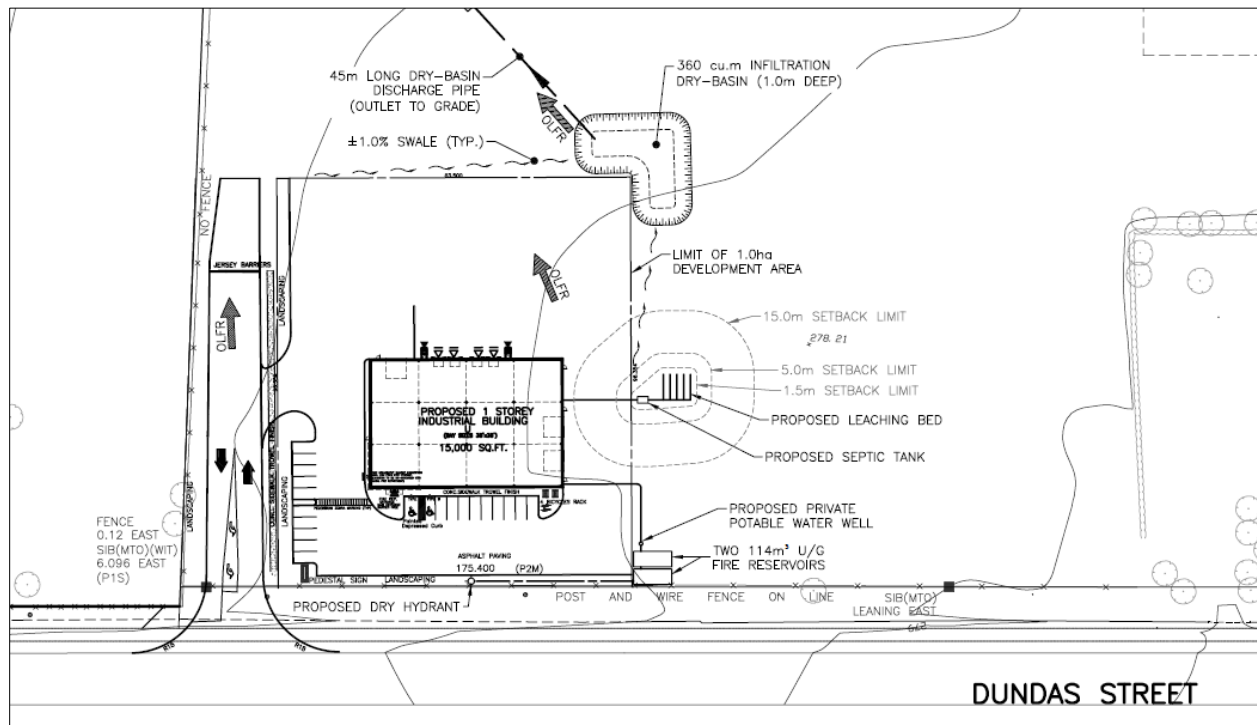
3.1 Proposed Development

The subject lands (1425 Creamery Road) are proposed to be redeveloped for a “Transport Terminal” consisting of a 1-storey, 15,000ft² industrial building, outdoor storage/parking of trucks and trailers, maneuvering areas, loading docks, pedestrian sidewalks, landscaping, standard vehicular parking areas and bicycle parking (**Figure 5**). Surface treatment is planned to be recycled asphalt. Access to the subject lands is proposed along Dundas Street.

It is not yet determined how many truck movements will occur on the site; however, Creamery Road and Dundas Street are planned to facilitate higher volumes of traffic and transport trucks in particular.

Servicing and stormwater management are proposed to be accommodated on site through a septic system, ground water well, and infiltration basin. More details are available in the “Supporting Submission Materials” section of the submitted PJR, as well as the Servicing Brief prepared by Development Engineering in support of the proposed Zoning By-law Amendment.

Figure 5 – Development Concept



3.2 Assessment of Impacts

The following discussion addresses anticipated and potential impacts of the proposed development on listed built heritage attributes of 2907 Dundas Street. Generally speaking, no direct impacts were identified for the property as the proposed development will be entirely restricted to the adjacent property at 1425 Creamery Road. Given this, the proposed development will not affect this listed heritage resource directly.

Further, the indirect impact on land disruption has little to no potential to reach beyond the extent of the proposed development and reach the adjacent heritage resource. Vibration effects are not expected to be experienced where construction activities are expected. While the impacts of vibration on listed heritage buildings are not thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development. It is unclear at this time how these factors could impact the heritage resources long-term.

No other indirect impacts on the listed heritage resources from the proposed developed were identified.

Isolation and obstruction typically deal with relationships between heritage resources and their associated views. The proposed development is located adjacent to 1425 Creamery Road and due to the typical form of "Transport Terminals", a small, 1-storey structure is proposed, thereby not creating any major impacts on views. The land use will be the same and complimentary to the existing surrounding uses.

A summary of these findings is included in Table 1 below. Where no impacts to heritage resources are anticipated, 'N' is listed in the 'Impact Potential' column. Where potential impacts to listed heritage resources are anticipated, 'P' is listed in the column.

Table 1 – Impact Assessment

Possible Impact	Proposed Development	Impact Potential
Destruction	The lands at 1425 Creamery Road are to be developed for a 1-storey terminal building. No destruction is proposed for the subject lands.	N
Alteration	Study Area buildings will be maintained as-is.	N
Shadows	Proposed height is complementary to the neighbourhood.	N
Isolation	No isolation of heritage attributes.	N
Obstruction	View from streetscape will not be significantly affected.	N
Land Use Change	Proposed land use is consistent with surrounding land uses.	N
Land Disturbance	Possible vibration from construction activities.	N

4.0 MITIGATION, IMPLEMENTATION, AND MONITORING

4.1 Potential Mitigation Measures

The proposed development has little to no potential to result in direct and indirect impacts to the identified listed heritage resource. If mitigation needs are identified, methods of minimizing or avoiding potential impacts on heritage resources resulting from project activities are described in Info Sheet #5; of the options presented, the establishment of buffer zones, site plan controls, and other planning mechanisms best avoid impacts related to potential vibration effects.

4.2 Mitigation Discussion

While the study area is situated directly across the street to the proposed development, there will be no demolition involved. The identified listed heritage resource is setback approximately 245m from the front lot line, indicating that even with construction activities anticipated, there would be very little impact on the identified listed heritage resource, thereby not requiring any significant mitigation measures.

5.0 RECOMMENDATIONS

The assessment of impacts resulting from the proposed development at 1425 Creamery Road has determined that the proposed development will have little to no impacts related to vibration effects to the adjacent identified listed cultural heritage resources at 2907 Dundas Street.

As the subject lands are proposed to be developed for a “Transport Terminal” consisting of typical parking for cars and trucks, as well as a small 1-storey building, it has been identified that monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development will not be required.

6.0 REFERENCES

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