

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng.
Managing Director, Development & Compliance Services and
Chief Building Official
Subject: 556 Wellington Street – HAP20-011
Meeting on: September 21, 2020

Recommendation

That, on the recommendation of the Director, Development Services, in response to the recommendation of the London Advisory Committee on Heritage, dated September 10, 2020, with respect to the staff report on the Heritage Alteration Permit (HAP20-011) relating to the property located at 556 Wellington Street, the staff report dated September 21, 2020 **BE RECEIVED.**

Executive Summary

Purpose and the Effect of Recommended Action

The recommended action would provide Municipal Council with the staff report submitted to the London Advisory Committee on Heritage, dated September 10, 2020, and that would serve as background information for Municipal Council.

Relevant Background

The property at 556 Wellington Street is a heritage designated property located within the West Woodfield Heritage Conservation District (WW-HCD), which was designated pursuant to Part V of the *Ontario Heritage Act (OHA)* in 2009. As per the *Provincial Policy Statement-2014*, the *Ontario Heritage Act*, and *The London Plan*, heritage resources are to be conserved and impacts evaluated. A heritage impact assessment (HIA) was submitted by Golder Associates Ltd., dated May 13, 2019.

In accordance with Section 42 of the *Ontario Heritage Act*, the property owner has applied for a heritage alteration permit (HAP) to allow the construction of 2 apartment buildings on 556 Wellington Street, located the east side of Wellington Street at Wolfe Street, for a total of 405 residential units and a total of 550 parking spaces. The issuance of a Heritage Alteration Permit is a requirement of Site Plan Approval and for a building permit.

The HAP was considered by the London Advisory Committee on Heritage (LACH) at its meeting on September 10, 2020, and the report from LACH is an agenda item on the September 21, 2020 Planning and Environment Committee meeting. The staff report submitted to LACH is attached herein as Appendix "A" for information purposes.

Prepared by:	Heather McNeely, Manager, Development Services (Site Plan)
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.</p>	

September 14, 2020
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Appendix A