



398 Wilson Street East, Hamilton, ON

Marr-Phillipo House

CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

Issued: January 2024

Rev. 1: June 2024

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1. EXECUTIVE SUMMARY

1.1. INTRODUCTION

AREA, Architects Rasch Eckler Associates Ltd. (AREA) was retained by Wilson St. Ancaster Inc. (Spallacci Homes) to prepare an Addendum to the Cultural Heritage Impact Assessment ('CHIA Addm.') produced by Goldsmith Gorbal & Company Ltd. Architects (GBCA) in June 2021, which considered the heritage impacts associated with the relocation of the Part IV designated heritage property at 398 Wilson Street East (hereafter known as 'Marr-Phillipo House')¹ to an adjacent site at 15 Lorne Avenue as part of a proposed mixed-use commercial/residential condominium development on the amalgamated lands at 392–412 Wilson Street East and 15 Lorne Avenue in the former Town of Ancaster, City of Hamilton, Ontario (hereafter known as 'Subject Site').

David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT, and Bruce Corley, HBA, MBA, Cert. Arch., CAHP of *AREA* for which their curricula vitae and firm profile are attached (Appendix F), are the primary authors responsible for the overall preparation and recommendations of this CHIA Addm. Historical research and assessment support were provided by Sarah King Head, CAHP, MA, PhilM, GDipPI (Appendix F).

The conditional Heritage Permit (HP2021-033) granted by the City of Hamilton in advance of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application supporting the development of the amalgamated lands by the developers included the requirement that a CHIA Addm be produced.² Complementing rather than replacing the first CHIA report, this report is intended to provide additional information, principally in terms of placing the relocation of the Marr-Phillipo House within the context of both the larger development footprint of the Subject Site and the surrounding heritage context. In so doing, it will be possible to arrive at the most appropriate mitigative and conservation strategies for the Marr-Phillipo House. This report will also provide a draft statement of Cultural Heritage Value or Interest (CHVI) for the designated property.

The Marr-Phillipo House faces Wilson Street East, one of the main thoroughfares that defined the parameters of the historic Township of Ancaster in Wentworth County and remains a principal artery in the City of Hamilton today. According to the City's designation by-law in 1981, the two-storey, three bay limestone building was built circa 1850 (actual construction is after 1851) for the cabinetmaker Adam Marr. A fine example of the prevailing Georgian (Loyalist) idiom, it is contemporary with a considerable number of other pre-Confederation properties (both those designated under Part IV of the Ontario Heritage Act (OHA) and listed on the City of Hamilton's Municipal Heritage Register). Within the heritage streetscape, these buildings provide a compelling link to Ancaster's historic past and serve as a reminder of an earlier Indigenous legacy through the repurposing of the ancient arterial infrastructure.

¹ Designated in 1978 by the former Town of Ancaster, now amalgamated into the City of Hamilton (by-law 78–87) under Part IV of the *OHA*, the house is alternatively known as the Marr House, Marr-Phillipo House and John Phillipo House. This report will only use the second version to rule out any confusion with earlier Marr houses that were located immediately north at 400 and 402 Wilson Street East and to follow recent precedent. This report will also use the more accurate date for the house's construction of after 1851.

² Condition 8 in City of Hamilton, Heritage Permit (HP2021-033), 2 November 2021.

Within this context and as per the requirements outlined in Condition 8 of the 2021 Heritage Permit, this report will focus on the following topics:

- Reports provided by Wilson St Ancaster Inc. as part of its OPA and ZBA application that address the heritage impacts on the designated house;
- A summary of policy changes since the publication of the GBCA report in June 2021 will also be considered;
- Overview of the City of Hamilton's responses since 2019;
- Further evaluation of the historical and heritage context around the Subject Site, with reference to adjacent heritage assets;
- Provision of a cultural heritage evaluation overview for of 398 Wilson Street East;
- Development of a draft Statement of Cultural Heritage Value or Interest (CHVI); and
- Proposal of alternative development approaches and mitigative measures associated with the designated property's proposed relocation.

1.2. SUMMARY OF PROPOSED COMPREHENSIVE DEVELOPMENT AND SITE ALTERATION

1.2.1. ANCASTER WILSON STREET SECONDARY PLAN

The Subject Site is comprised of an irregularly shaped 0.75-hectare lot located along Wilson Street East at 392, 398, 406, 412 (bounded at the south by Academy Street) along with 15 Lorne Avenue as a separate parcel located in the northwest corner. Located in the historic core of the Village of Ancaster in the City of Hamilton, Ontario, the Site is comprised of part of Lots 45 and 46,³ Concession 2 (Figure 1) of the geographic Township of Ancaster (including Lot 17 of Registered Plan 740 in the City of Hamilton).

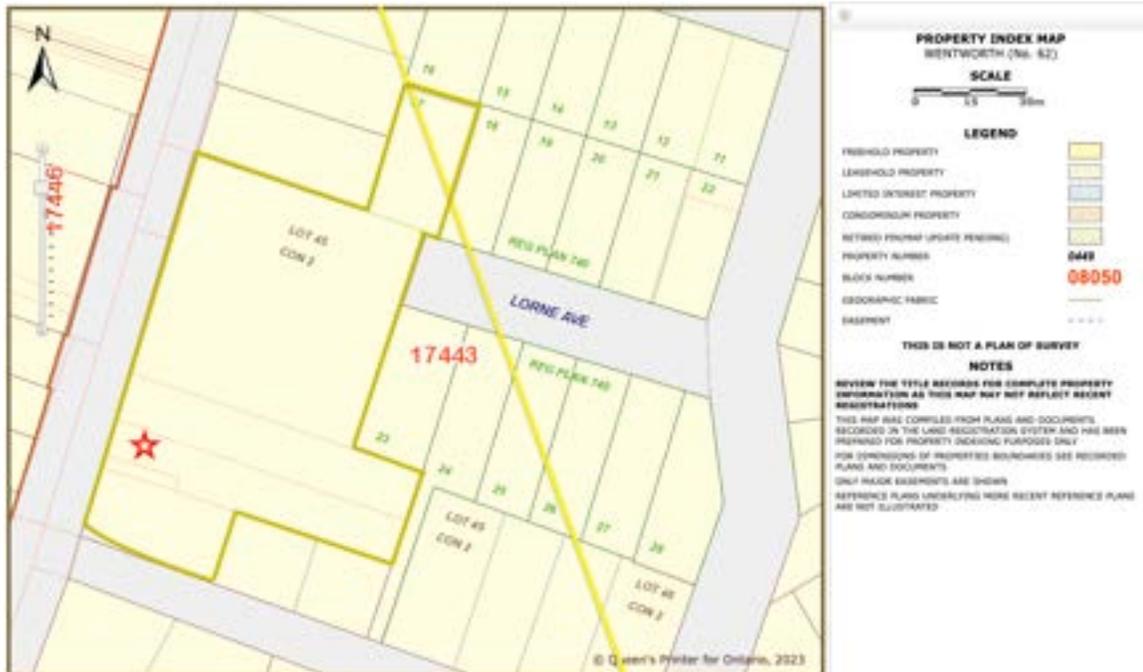


Figure 1: Detail of Subject Site in Property Index Map, Wentworth (No. 62).
Retrieved from Onland.ca

As per the UHOP's Ancaster Wilson Street Secondary Plan (Figure 2), the Subject Site is both situated in the Village Core of the Ancaster Community Node and located on Wilson Street East (between Rousseaux and Halson Streets), a designated Special Character Road.⁴ In identifying the unique historic, cultural focus of the area, the policy framework supports opportunities for meeting the evolving needs of housing, employment and commercial development.

³ That portion of the Subject Site in Lot 46, Concession 2 comprises only 0.01 hectare of the land in lot 17 of Plan 740.

⁴ See the City's Ancaster Community Node Secondary Plan presentation of c. 2010; and Ancaster Wilson Street Secondary Plan: Land Use Plan, B.2.8.12–13 and Appendix A.



Figure 2: Detail of UHOP's Ancaster Wilson Street Secondary Plan - Land Use Plan Map B.2.8-1 (2012)

1.2.2. DEVELOPMENT PROPOSAL

Plans to erect a multi-storey residential/commercial building on the Subject Site were first announced by Wilson St Ancaster Inc., shortly after the amalgamated lands were purchased in 2019. An Official Plan and Zoning By-law Amendment application to the City of Hamilton was made in 2021, following an earlier consultation with the Development Review Team in March 2019 (FC-19-019). The accompanying Planning Justification Report laid out a framework for a proposed comprehensive development of the Site that would provide a combination of 169 residential units and 1,677 m² of at-grade commercial space in an eight-storey mixed-used building with 55 surface parking spaces, 257 underground parking spaces and 190 bicycle parking spaces.⁵

1.2.3. ON-SITE HERITAGE RESOURCE AND SITE ALTERATIONS

This development proposal contains the 180-year-old heritage building known as the Marr-Phillipo House that received Part IV designation status by the City in 1978. Built in 1851, the Georgian (Loyalist) style stone building is one of six buildings that have been heritage designated on Wilson Street East, bounded by Rousseaux Street to the north and Haslon Street to the south.

The Subject Site also possesses a high degree of archaeological potential, not least of all due to its location on Wilson Street and adjacency to other heritage properties, both listed and designated. On the Site itself were three other, nineteenth century heritage structures that were neither listed nor designated before being demolished in 2019. These included:

⁵ Wilson St Ancaster Inc. to Manager, Development Planning, Heritage and Design, City of Hamilton, 17 December 2021.

1. 400 Wilson Street East: Marr House (c. 1840)⁶
2. 406 Wilson Street East: Alonzo Egleston House (c. 1840)
3. 15 Lorne Avenue: a shed (no date) possibly associated with the Needle Emporium (1820) at 420 Wilson Street East

1.3. HERITAGE IMPACTS OVERVIEW

1.3.1. PROPOSED DEVELOPMENT APPROVAL PROCESS

As part of their approval process, Wilson St Ancaster Inc. obtained several reports for the proposed development which is also known as Augustus Condominiums. Key conclusions related to the Site and heritage property are summarized below:

ESA REPORTS

Two ESA reports produced in 2018 identified subsurface soils and groundwater contamination from a gas station and automotive shop that operated from the late 1920s to 1980s at 392 Wilson Street East, immediately south of the Marr-Phillipo House.⁷ Since remediation of the Subject Site is now necessary before the proposed comprehensive redevelopment, excavation at a depth of six to eight meters deep is required.

Notably the report identified the flow of subsurface drainage northwestward making the area directly beneath and surrounding the heritage property especially vulnerable to both groundwater and soil contamination (Figure 3). As such, it was recommended that all building structures be demolished/removed or relocated in order to 'allow for safe and effective environmental remediation' in accordance MECP regulations for an acceptable RSC.⁸



Figure 3: Landtek Ltd., Remediation Measures and Building Structure Location, File 17476 (30 April 2021), p. 2

⁶ According to Woodhouse there were two Marr houses, but it is not clear when 402 Wilson Street East was demolished (p. 75).

⁷ Landtek (2018a), pp. 37–38, and App. I.

⁸ Landtek to Whom it May Concern, 30 April 2021.

CHIA

In accordance with Section B.3.4.2.12 of the UHOP (vol. 1) a CHIA is required when a proposed development, site alteration, or redevelopment of lands (both public and private) is anticipated to affect cultural heritage resources through displacement or disruption:

- a) Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- b) Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- c) A registered or known archaeological site or areas of archaeological potential;
- d) Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.

Goldsmith Borgal & Company Inc. Architects (GBCA) were retained in June 2021 to complete a CHIA and to evaluate the heritage impacts on the designated property through its proposed relocation. The ESA's recommendation that the designated structure be relocated provided the framework for this report insofar as it was tacitly understood as being the only way to ensure the house's conservation during the necessary environmental remediation process.

HERITAGE PERMIT

The City of Hamilton Council granted a conditional Heritage Permit (HP2021-033) to relocate the designated property at 398 Wilson Street East to 15 Lorne Avenue in the northeast corner of the Subject Site (viz. *OHA*, section 34) in December 2021, six months after it had been filed by Wilson St Ancaster Inc.⁹ The Heritage Permit HP2024-009 is an extension of Heritage Permit HP2021-033, which is included in this report's Appendix B. This approval was premised on the conclusions reached by the 2018 ESAs that require remediation of the Site before the proposed comprehensive redevelopment can begin. The Heritage Permit approved the relocation of the designated property as a necessary intervention in order both to address contamination that is concentrated in its current historic location and to guarantee its long-term conservation. Approval of the proposed redevelopment, however, required fulfillment of an extensive list of conditions set by Council.

The deadline for fulfillment of these conditions was 31 July 2023 but has now been extended to April 2025. Key among the conditions was no. 17 requiring the submission of a UHOPA/ZBA for the redevelopment of the site. This was made on 17 December 2021 and was accompanied by a supporting Planning Justification Report prepared by UrbanSolutions. This application, however, was appealed to the OLT, but the hearing never ensued because of a settlement between the City and the applicant. Given that this and all the other conditions must be met before the permit elapsing, Wilson St Ancaster Inc. has requested and received from the City of Hamilton a series of extensions.

The current CHIA Adm. herein responds specifically to Condition 5 (previously Condition 8): that is, production of a revised CHIA to address various deficiencies, including the original report's having focused:

solely on the proposed relocation of the building at 398 Wilson Street East and does not access the proposed development in the context of the surrounding property and the streetscape, nor offer alternatives or mitigative measures, as required through the City's Guidelines for Cultural Heritage Impact Assessments.¹⁰

1.3.2. CITY OF HAMILTON PLANNING STAFF RESPONSES

The relocation of the Marr-Phillipo House was rejected by the City's Heritage Permit Review Subcommittee's review in August 2021 on the grounds that the proposed position of its relocation undermines its heritage integrity. Instead, it voted that if relocation is necessary, it remain on Wilson Street East and retain its landmark status along the historic streetscape. This was supported by the Hamilton MHC in September of that year, and recommended to the City's Planning Committee.¹¹

⁹ T. Vrooman, Planning and Economic Development Department, City of Hamilton to G. Fiscoletti, 9 March 2022 [hereafter Vrooman to Fiscoletti], pp. 17–18.

¹⁰ City of Hamilton, Heritage Permit (HP2021-033), 2 November 2021; and T. Vrooman, Planning and Economic Development Department, City of Hamilton to G. Fiscoletti, 9 March 2022, p. 19–23.

¹¹ See Kursikowski, in Vrooman to Fiscoletti, pp. 16–17.

It was within this context – and following on from the Heritage Permit’s 17 conditions – that in March 2022 the Planning Department along with (various unidentified) stakeholders, outlined 95 pages of comments and concerns to be satisfied by Wilson St Ancaster Inc. with further mandatory studies or reports.¹² The focus was the failure of the proposed development to meet terms of the Ancaster Wilson Street Secondary Plan and UHOP in terms of the area’s heritage and historic character as well as issues like proposed height, residential density, privacy and massing. Other concerns included the application’s non-compliance with sanitary sewer criteria and consideration of impacts on already near-capacity traffic volumes.

For these reasons, there is value focusing on those responses that pertain directly to the development’s plans for the preservation and conservation of the heritage integrity of the designated Marr-Phillipo House (specifically the Archaeological and Cultural Heritage Comments) as summarized below:

PLANNING JUSTIFICATION REPORT¹³

UrbanSolutions concluded that, based on the Archaeological Assessment, the CHIA and Heritage Permit, the proposed development would not adversely impact the cultural heritage or archaeological significance of either the designated property or the heritage value of the area as per the objectives and parameters outlined in all relevant legislation.

Nonetheless, among other concerns, the City did not agree the developers had ‘clearly demonstrate why the existing designated building be integrated into the design of a new development in its existing location’. Although the ESA demonstrates the need for relocation based on soil and groundwater contamination that was supported in the conditional Heritage Permit it granted, the City nonetheless underlined the argument that the relocation to 15 Lorne Avenue of the Marr-Phillipo House would irreparably undermine its heritage prominence within the historic streetscape and the existing heritage character of the Ancaster Village Core streetscape.

ARCHAEOLOGICAL ASSESSMENT¹⁴

Since the Subject Site met five of the ten criteria used by the City of Hamilton and the MTCSI (now MCM) for determining archaeological potential, a Stage 1 and 2 Archaeological Assessment was required and included as Condition no. 3 in the Heritage Permit. This report was conducted by Detritus Inc. in 2020 (AhGx-794). The large domestic scatter identified therein – with more than 20 artefacts dated before 1900 – meant the Site met the criteria for a Stage 3 Site Specific Assessment as per Standard 1c of the *Standards and Guidelines*.¹⁵

The Stage 3 Archaeological Assessment was completed in September 2023 and concludes that no additional fieldwork is required for the site.

¹² See also Kursikowski’s presentation of 24 September 2021 that agreed with the conclusions of the HRPS: <https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=285702>

¹³ Vrooman and Newbold, in Vrooman to Fiscaletti, pp. 10–11.

¹⁴ Vrooman to Fiscaletti, p. 15.

¹⁵ Detritus, p. 18.

CULTURAL HERITAGE COMMENTS

Heritage Permit (HP2021-033)¹⁶

The Planning Staff report (PED21196) that deemed the developer's UHOP/ZBA application to be premature and therefore denying it was identified as a requirement to be satisfied along with the 17 conditions listed in the Heritage Permit.

Surrounding Heritage Context¹⁷

The report identified 12 properties with various heritage statuses in the immediate vicinity of the designated property. Given the wealth of heritage properties and the antiquity of the community, there is a greater onus that 'any infill development be appropriate, compatible and respectful of the surrounding streetscape.'

Policies Associated with Development Adjacent to Identified Heritage Resources¹⁸

Planning Staff delineated the policy framework associated with the adjacency of the designated Part IV Property to other properties of Cultural Heritage Value or Interest listed on the City's Register of Properties. This along with PPS 2020 (s. 2.6.3) and UHOP (B.3.4.1.3, B.3.4.2.1(g) and B.3.4.2.1(h)) underline the need to ensure the contextual appropriateness, conservation and protection, and maintenance of the area's cultural heritage character. They also referenced the preservation and conservation of heritage assets within a Cultural Heritage Landscape (PPS 2.6.1 and UHOP B.3.4.6.2).

As such, they emphasize the significance of visual and physical impacts on the Ancaster Village Core CHL of the proposed development in terms of building fabric, setbacks, massing and vistas.

CONDITIONAL HERITAGE PERMIT¹⁹

As noted above, the City granted a conditional Heritage Permit (HP2021-033) to relocate the designated property at 398 Wilson Street East to 15 Lorne Avenue in December 2021 as per the identification of pronounced contamination in the area and the need for remediation. Since this would involve an intervention by relocating the designated property in order to guarantee its long-term conservation, Council required a revised CHIA to remedy the deficiencies of the first version of 2021 to rectify an insufficient heritage context overview and to offer alternatives or mitigative measures.²⁰

1.4. GENERAL COMMENTS ABOUT PROPOSED DEVELOPMENT²¹

In conclusion, the City's Heritage Staff felt the proposed development is not compatible with the overall heritage character of the Ancaster Village Core. Moreover, they recommended that the proposed plans would lead to an over-intensification of the subject lands and as such should be reduced in scale, height and massing. Focusing on design, they provided various suggestions for more contextually appropriate materials, ratios, aperture details and transitions.

¹⁶ Kursikowski, in Vrooman to Fiscaletti, pp. 16–18

¹⁷ Kursikowski, in Vrooman to Fiscaletti, p. 18

¹⁸ Kursikowski, in Vrooman to Fiscaletti, pp. 19–21

¹⁹ Kursikowski, in Vrooman to Fiscaletti, p. 21–23

²⁰ Condition no. 8, Heritage Permit (HP2021-033).

²¹ Kursikowski, in Vrooman to Fiscaletti, p. 22–23

2. HISTORICAL ANALYSIS OF SUBJECT SITE AND ENVIRONS

2.1. INDIGENOUS HISTORY

Early Indigenous populations in what today is southern Ontario are estimated to have arrived at least 13,000 years ago, following the end of the last glaciation. Initially engaged in seasonal sustenance activities, they settled and adapted to the environmental changes that gave rise to the Carolinian biotic zone with its dense deciduous tree coverage. Archaeological evidence linked to the Woodland Period (950 BCE–1650 CE) indicates sophisticated continental trading and commercial networks, the establishment of semi-permanent villages, and the practice of sustainable agricultural and seasonal activities.²²

2.2. POST-CONTACT HISTORY OF ANCASTER

By the mid-eighteenth century, what today is southern Ontario was becoming the destination for refugees of European descent fleeing the American Revolutionary War, including so-called United Empire Loyalists like the Butler's Rangers and their Indigenous allies. Along with the British military and Crown surveyors, these early settlers relied heavily on the well-established Indigenous trail network to establish new communities. Key among these trails were the Iroquois (more commonly known as the Queenston-Grimsby Road) and the Mohawk, which extended – respectively – along the Lake Ontario shoreline below and the ridge of the Niagara Escarpment from the Niagara River. At the head of Lake Ontario or Burlington Bay, the Iroquois trail bifurcated, with the Huronia branch leading north and a western branch looping back to meet the Mohawk trail at Ancaster approximately at the intersection of today's Wilson Street and Rousseaux Street-Old Dundas Road. The Iroquois trail continued along Wilson Street East to Highway 2 leading to Brantford and then ultimately on to Detroit (Figure 4).²³

²² Ellis and Ferris, pp. 405–56.

²³ Burghardt, pp. 422–24 and see fig. 2.

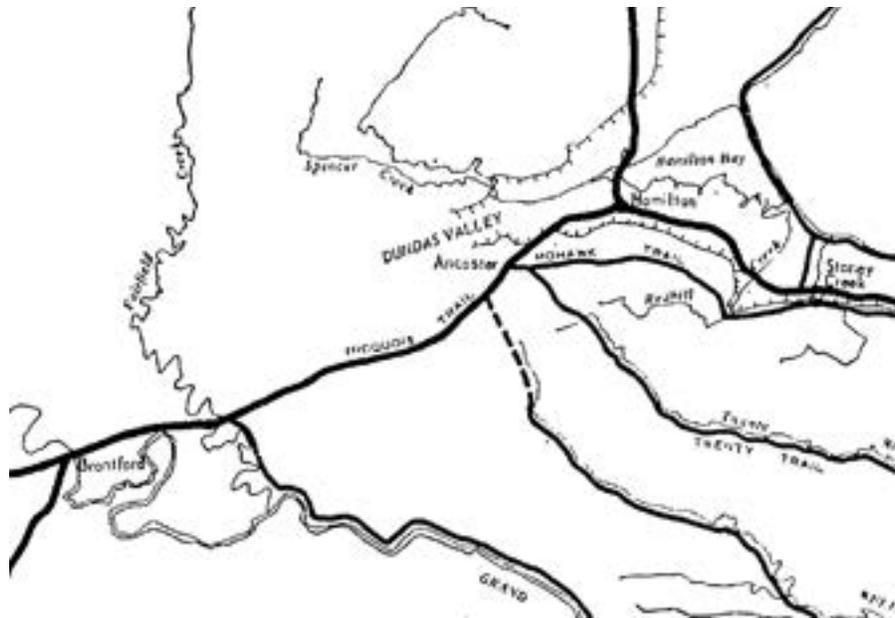


Figure 4: Detail of Burghardt

With an ever-growing influx of European settlers, the Crown recognized the need to establish its authority over the land. Thus, the *Constitutional Act's* division of Upper and Lower Canada brought an end to the far-reaching *Nanfan Treaty* of 1701 through which Haudenosaunee (Six Nations) hunting rights and sovereignty throughout much of southwestern Ontario had been guaranteed.²⁴ Moreover, the *Between the Lakes Purchase and Collins Purchase* (or Treaty 3) that had provisionally been agreed between the Crown and Mississauga Nation in 1784 was redrafted in December 1792 and extended the territory from Mapleton Township to the northwest to Elgin County in the southwest to the edge of a tract of land ceded earlier along the Niagara River in the east (*Niagara Treaty of 1781* [No. 381]).²⁵ The Treaty's stated purpose was the acquisition of land for the resettlement of British allies from the American Revolutionary War, including nearly 2,000 members of the Haudenosaunee Confederacy who settled along the Grand River in what was to become known as the Haldimand Tract – abutting the southwest boundary of Ancaster.²⁶

It was here that Irish-born James Wilson (1780–1851) and his American-born business partner Richard Beasley (1761–1842) built two of the earliest mills in Upper Canada in 1791 and 1792, giving rise to a community that was initially known as Wilson's Mills (Figure 5).²⁷ The location at the head of Lake Ontario was ideal given the access to fast flowing creeks at the edge of the Niagara Escarpment.

²⁴ See <https://sixnations.ca/LandsResources/NanFanTreaty.pdf>

²⁵ See <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls5>, Surtees and Duric.

²⁶ Surtees, p. 25.

²⁷ Beasley, Wilson and Rousseau were also deeply involved in land speculation, including purchases of Haudenosaunee territory along the Grand River: http://biographi.ca/en/bio/beasley_richard_7E.html

Although they had already established the mills in the 1790s, Wilson and Beasley did not actually receive Crown grants for their lands in Lots 45 and 46 of Concession 2 until 1798 and 1800, respectively. With the patents in hand and recognizing the value of the property along the well-traveled arterial infrastructure, the two began to sell and/or subdivide their lands immediately. This included the sale of the mills to the entrepreneur fur-trader and militia officer from Montreal, Jean Baptiste Rousseaux in late 1800.²⁸



Figure 5: View from Old Dundas Road toward Wilson Street, showing the old mill pond and the tollhouse in the foreground along Ancaster Creek (Hamilton Public Library; retrieved from www.geocaching.com/geocache/GC726CE_historic-hamilton-ancaster-mill)

The community at Wilson's Mill was formally surveyed at Governor Simcoe's request a year later in 1793 and was situated within Ancaster Township, named after his friend Peregrine Bertie, the 3rd Duke of Ancaster and Kesteven in Lincolnshire, England.

Before the Township would become part of Wentworth County in 1816, the area along Wilson Street East was the site of the notorious trials following the War of 1812, known as the Bloody Assize of 1814.²⁹ Here, 19 men were accused of supporting the American cause and executed (Figure 6).

²⁸ LRO 62, Ancaster Book 255: Wilson to Rousseaux of 63 acres (inst. 1451, November 1800). Most of Wilson's land along Wilson Street East was actually sold by his son John.

²⁹ Woodhouse, pp. 32–34; and Campbell, pp. 47–48.

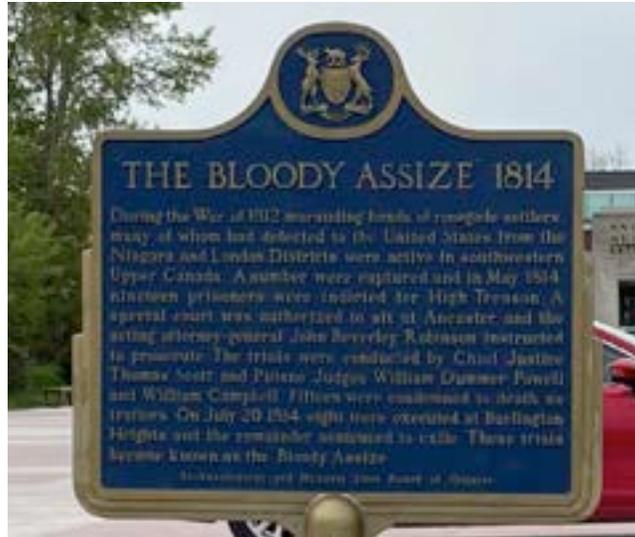


Figure 6: Archaeological and Historic Sites Board of Ontario's plaque commemorating the Bloody Assize of 1814, 357 Wilson Street South

By the 1820s the community's dominant commercial position was being eclipsed by that of the nearby Town of Dundas and by the middle of the century by the City of Hamilton. Notwithstanding, even then, Ancaster was noted for being home to 'some of the finest stone villas ever built at the Head-of-the-Lake'.³⁰ Its prominence improved in the early twentieth century with the arrival of the Hamilton and Brantford Electric Railway, making it an attractive residential area for Hamilton's business elite.³¹

2.3. HISTORY OF MARR-PHILLIPO HOUSE

2.3.1. OWNERSHIP

The lands associated with the Subject Site were part of transactions that went through several hands after Wilson, Beasley and Rousseaux. In 1830 the land adjacent to the designated property was sold to David Marr,³² who gave a quitclaim for it to his brother Adam in 1848.³³ By 1861 we know that Marr was living in a two storey stone building,³⁴ whereas a decade earlier he was living in the single storey frame building at 400 Wilson Street East, next to his cabinetmaking and later undertaking workshop.³⁵ For this reason, it must be assumed that the designated property was not built until after 1851. In 1875, Marr sold a quarter acre to James McElroy for \$1000, a sum commensurate with the value of a stone house at this time; and eight years later in 1883, McElroy transferred this property to Dr John Brandon.³⁶

³⁰ Nina Chapple, p. 89.

³¹ See Nina Chapple for an overview of the heritage building stock in Ancaster (pp. 87–97).

³² David (1799–1877) and Adam Marr (1809–94) were loyalist refugees from Pennsylvania.

³³ LRO 62, Ancaster Book 255: Rousseau to Matthew Crooks of 70½ acres in April 1820 (inst. 540); Crooks to David Newton of 1 rood 3½ perches in March 1824 (inst. 12) for £27-3/9; Newton to David Marr of the same in April 1830 (inst. 425) for £50.

³⁴ 1861 Census, Township of Ancaster, Enumeration District 3, p. 75.

³⁵ 1851 Census of Canada West, Wentworth County, Ancaster, pp. 63–64. The only stone dwelling in the immediate vicinity was the dwelling of Scottish farmer George Murdoch and his family.

³⁶ LRO 62, Ancaster Book 255: Marr to McElroy of 'S ½ lot D, ¼ a' for \$1000 on 15 May 1875 (inst. 2002); McElroy to John Brandon of the same on 27 January 1883 (inst. 4080).

In light of this evidence, it is not possible to support the claim that James Phillippo built the two-storey stone house at 398 Wilson Street East before his death in 1850.³⁷ Given the precision with which census data was taken, it is unlikely such an ostentatious building would have been missed – and indeed it was not until 1861 that it as well as other stone dwellings along this stretch of Wilson Street were inventoried.

More complicated is the fact that there is no record of Phillippo's son John living in lot 45, Concession 2 before 1891.³⁸ The Canadian Census of that year places John Phillippo (a 'mail courier') and his family next to Adam Marr and his family – although the size and construction of dwellings was not recorded (Figure 7).

Figure 7: Detail from 1891 Census for Canada showing the proximity of the Phillippo and Marr families

Tax assessment rolls for this period also indicate that Phillippo was renting property from John Brandon.³⁹

Notably, there was a Phillippo – Charles, possibly John's second cousin – who was resident in Ancaster Township in 1851 (Figure 8). By 1861 he was the innkeeper of the two-storey stone Ancaster Hotel, which he later came to purchase.⁴⁰

³⁷ There is a strong likelihood that John Phillippo (1836–1929) who was born in Ancaster was related to Charles Phillippo (1817–79) as both families hail from the same area of Norfolk on the east coast of England, a geographically broad/fenland terrain.

³⁸ 1891 Census of Canada, District no 48, North Brant, Ancaster, p. 11. A decade earlier Phillippo was living in Ancaster Township, working as a labourer (1881 Census of Canada, District no. 147, Wentworth South, Ancaster Township, p. 26). He did however own the north half of lot 41, Concession 2 after 1872 (Woodhouse, p. 257).

³⁹ Woodhouse notes that John Phillippo lived in the house at 398 Wilson Street East, but only suggests the probability that his father also lived there himself (p. 75). Tax assessment records show, however, that the younger Phillippo was a tenant of Dr John Brandon at 462 Wilson Street East until at least 1898.

⁴⁰ 1861 Census, Township of Ancaster, Enumeration District 3, p. 66. See also Woodhouse, pp. 60, 74–75. In March 1862, this property was conveyed to George Brock Rousseaux by the weaver John Martin in 1862



Figure 8: Marr-Phillipo House, constructed after 1851

2.3.2. WILSON STREET EAST – TWENTIETH CENTURY

In the early twentieth century, the Ancaster Village Core along Wilson Street East was predominantly residential with some light commercial activity (Figure 9).



Figure 9: View of Wilson Street East looking northeast with Old Ancaster Hotel in foreground to right and Marr-Phillipo House to the left by the local artist Frank S. Panabaker (1981)

and then sold to Phillipo for \$2600 that same day. (LRO 62, Ancaster Book 255: John Martin conveyed 22/100 acres of land in March 1862 to Rousseaux (inst. 707), who in turn sold it to Charles Phillipo (inst. 708) for \$2600.)

From about 1929 until 1959, a garage was established at the corner of Academy and Wilson, immediately south of the designated house; and until the mid-1980s was a gasoline station (Figure 10).⁴² The LACAC inventoried the area's historic buildings in the 1970s and 1980s which eventually led to the Secondary Plan in 2014, by which time the LACAC was replaced by the Municipal Heritage Committee.



Figure 10: Old Ancaster Hotel with Texaco service station and Marr-Phillipo House to far left, 1970s (Hamilton Public Library)

Recognizing the heritage significance of the concentration of pre-Confederation stone buildings along a relatively short stretch of Wilson Street East, Ancaster's Local Architectural Conservation Advisory Committee (LACAC) and the Township Historical Society helped guide the creation of the Wilson Ancaster Secondary Plan and to identify the Village Core as a Cultural Heritage Landscape.

⁴² See Woodhouse, p. 74–75; and Landtek, 2018a, pp. 5–11



Figure 11: Marr-Phillipo House, n.d. (from Woodhouse)

The Marr-Phillipo House itself was designated under Part IV of the *OHA* in 1978 (Figure 11) as part of a series of heritage designations in the area, which included the George Brock Rousseaux House (1848–65) slightly to the south and on the opposite of the street at 375 Wilson Street East, in 1977.

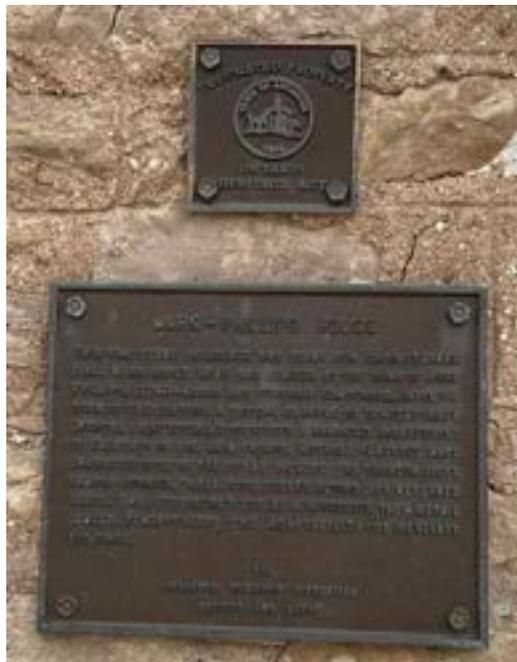


Figure 12: Ancaster Township Historical Society and LACAC plaque, 1981

By the second decade of the twenty-first century, the Subject Site was being used principally for commercial activities (at 398, 402, 412 Wilson Street East) and residential purposes (at 406 Wilson Street East), while the site of the gasoline station had become vacant undeveloped land. By 2019 only the designated house at 398 Wilson Street East remained (Figure 12).

2.4. ADJACENT HERITAGE SITES: DESIGNATED, REGISTERED, INVENTORIED AND DEMOLISHED⁴³

In addition to the Part IV designated house within the Subject Site, the Ancaster Village Core Cultural Heritage Landscape Inventory identifies numerous other properties and sites that have heritage value or interest. Even without being one of the oldest settler communities in Ontario and an area steeped in millennia's old Indigenous heritage, Ancaster has had the good fortune to retain a remarkable legacy of built heritage assets both within its historic Village Core and beyond. Indeed, within a 300m radius of the designated property at 398 Wilson Street East, the heritage value of more than 30 properties and sites has been acknowledged:⁴⁴

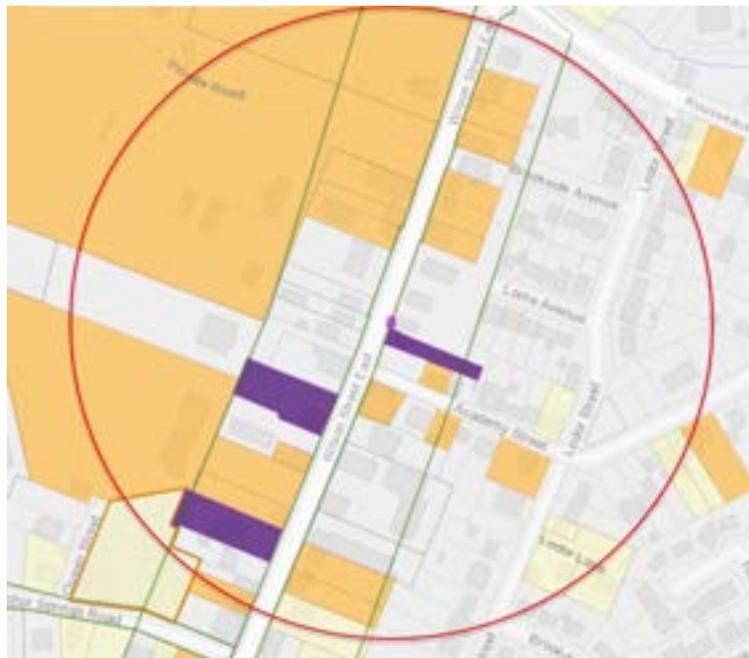


Figure 13 Detail of City of Hamilton's Cultural Heritage Resources within 300m radius of the designated property:

<https://spatialsolutions.maps.arcgis.com/apps/webappviewer/index.html?id=ef361312714b4caa863016bba9e6e68f>

1. 11 Academy Street (1907): Registered February 2021
2. 20 Academy Street (1823): Registered February 2021
3. 38 Academy Street (1850): Registered February 2021⁴⁵
4. 74 Academy Street – frmr Leeming Parsonage (1825): Registered February 2021⁴⁶
5. 54 Rousseaux Street (1830): Registered February 2021⁴⁷
6. 31 Sulphur Springs Road – St Andrew's Presbyterian Church (1875) and Cemetery

⁴³ See Ancaster Historical Society for most comprehensive list of heritage homes, pp. 73–76.

⁴⁴ The 'Ancaster Node Year Built' figure illustrates the density of heritage assets in the Subject Site's immediate vicinity (Ancaster Community Node Secondary Plan, 2010, p. 5).

⁴⁵ This property is not located within the Ancaster Village Core Cultural Heritage Landscape Inventory but is thought to be the former Methodist Manse.

⁴⁶ This property is not located within the Ancaster Village Core Cultural Heritage Landscape Inventory.

⁴⁷ This property is not located within the Ancaster Village Core Cultural Heritage Landscape Inventory but is associated with the Rousseaux Street transportation corridor.

- (1832): Inventoried 2007, 2022⁴⁸
7. 327 Wilson Street East (1867): Registered July 2020
 8. 334 Wilson Street East – Old Firehall/Little Theatre (1956): Inventoried 2020
 9. 340 Wilson Street East – Purple Pony/Demmans House (1870): Reg'rd July 2020
 10. 343 Wilson Street East – Richardson-Farmer-Roderick-Ashworth House/The Spa of Ancaster (1860–1872): Designated in 1978 (by-law 78-88)
 11. 346 Wilson Street East – Postans House (1880): Registered July 2020
 12. 347 Wilson Street East – Former Bakery/General Store (1865): Reg'rd July 2020
 13. 357 Wilson Street East – Ancaster Memorial School/Ancaster Memorial Arts Centre (1947): Registered July 2020
 14. 363 Wilson Street East (1875): Registered July 2020
 15. 375 Wilson Street East – Stone House/George Brock Rousseaux House (1848–1865): Designated in 1977 (by-law 77-54)
 16. 380 Wilson Road East – Ancaster Hotel, Coach House (1847): Reg'rd July 2020
 17. 413 Wilson Street East (1867): Registered July 2020⁴⁹
 18. 419 Wilson Street East – Seymour Masonic Lodge (c. 1820): Registered July 2020
 19. 420 Wilson Street East – Needle Emporium (1823): Registered July 2020
 20. 423-425 Wilson Street East – Barracks Hotel (1812; rebld 1867): Reg'rd July 2020
 21. 426 Wilson Street East (1921): Registered July 2020
 22. 430 Wilson Street East (1872): Registered July 2020
 23. 437 Wilson Street East – Mount Mary/Wynnstay Estate (built by John Lyle in 1925): Registered July 2020
 24. 442 Wilson Street East (1873): Registered July 2020
 25. 449 Wilson Street East (1950): Registered July 2020
 26. 450 Wilson Street East (1813): Registered July 2020
 27. 454 Wilson Street East (1825): Registered July 2020

Two plaques commemorate the rich settler heritage legacy of the area:

28. The municipal commemorative plaque for the Marr-Phillipo House (Figure 12)
29. The Archaeological and Historic Sites Board of Ontario plaque commemorating Bloody Assize of 1814 outside the Ancaster Memorial Arts Centre at 357 Wilson Street South (Figure 6).

On the Subject Site itself the following heritage properties are no longer extant:

30. 400 Wilson Street East (1840s) also known as the Marr House (demolished 2019)
31. 406 Wilson Street East (1840s) was known as the Egleston House (dem. 2019)
32. A shed at 15 Lorne Avenue, possibly associated with the Needle Emporium (1820) at 420 Wilson Street East was known as the Rolph House (demolished)

Four registered archaeological sites exist along Wilson Street from Rousseaux to Hamilton Drive/Meadowbrook Drive.⁵⁰

⁴⁸ Currently under review as part of the Places of Worship Inventory Review by the Hamilton Municipal Heritage Committee for listing on the Heritage Register.

⁴⁹ Considered the oldest residence in Ancaster, the Tisdale House was originally located at 413 before being relocated to 314 Wilson Street East in 2000. It was designated under Part IV of the OHA in October 2017: <https://www.hamilton.ca/city-council/news-notices/news-releases/notice-intention-designate-314-wilson-street-east-ancaster>. See also ASI, pp. 9–11.

⁵⁰ Ancaster Community Node Secondary Plan, p. 6.

2.5. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

2.5.1. PROPERTY SCREENING

This section screens the property against the nine criteria in the OHA used for determining cultural heritage value or interest (O. Reg. 9/06). These screening results are provided for the purposes of informing the identification of impacts and mitigations measures related to the proposed development at 398 Wilson Street East.

2.5.2. HERITAGE EVALUATION

Criteria	Evaluation Comments
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>Yes - The Marr-Phillipo House is one of the oldest surviving residences/commercial properties in the Ancaster Village Core and is representative of the area's earliest European settlement. It possesses considerable heritage integrity and continuity on the east side of Wilson Street East where it served both as a private residence and commercial functions. Its heritage value is acknowledged in the OHA Part IV designation plaque located on the left side of the entrance door on the façade.</p> <p>The Marr-Phillipo House illustrates historical themes associated with the early European settlement within the village of Ancaster, County of Wentworth.</p> <p>The exterior and interior of the house have been expertly and sympathetically conserved and/or remediated to represent the pre-Confederation Georgian style. The greatest degree of heritage integrity is apparent in the exterior, although renovations of the interior detailing has been guided by the Standards & Guidelines. The original twelve-over-twelve sash windows have all been replaced by fixed twelve-pane versions. The building therefore meets the criterion for an early example of a style.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>Yes - Built after 1851, the stone house was constructed in the prevailing Georgian (Loyalist) style with its two-storey, gable-ended design, common throughout Upper Canada in this era. The house retains its symmetrical three bay façade presentation with its five-paned transom over the entrance door. Decorative façade elements include the corner quoins and flat,</p>

	<p>segmented stone lintels over the doors and windows.</p> <p>The location of the first and second floor window positions are unchanged on both eastern and western elevations, although fenestration on the northern elevation has been reduced to three with the removal of the upper northeast window. All the remaining windows have been restored to a single, fixed twelve-paned configuration. The flanking chimneys were removed after 1981, although the eave returns remain. Extensively conserved and/or remediated, the interior showcases replica baseboards and mouldings. For these reasons, the Marr-Phillipo House can be considered to have high architectural value.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No - The building does not exhibit an especially high degree of functional, technical or scientific merit commensurate with its construction date, although its longevity is testament to the quality of construction.</p> <p>Like other stone buildings in the vicinity, it appears to have been built from locally quarried limestone.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>Yes - The Marr-Phillipo House is associated with the cabinetmaker Adam Marr. It is also linked to the Township Constable, John Phillipo and anecdotally with his father the English-born James Phillipo, a stonemason.</p> <p>Marr and his family were associated with the European settlement of the area as part of the loyalist exodus from the American colonies in the late 18th to early 19th century and were involved in early commercial activity in the area.</p>
<p>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p>	<p>Yes, the Marr-Phillipo House demonstrates an association with families that contributed significantly to the early 19th century Ancaster community.</p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>No - Land registry documents as well as census data suggest a stone building had not been built until after 1851. (NB The background research indicates that it was not built around 1840 by James Phillipo.)</p>
<p>7. The property has contextual value because it is important in defining,</p>	<p>Yes - The Marr-Phillipo House has remained in its original location for a century and three-</p>

<p>maintaining or supporting the character of an area.</p>	<p>quarters and as such has a high degree of locational integrity. The Marr-Phillipo House adds an important dimension to the heritage character of the Ancaster Village Core (as per the UHOP's Wilson Ancaster Secondary Plan) and to the surrounding architecture, both historic and contemporary. Combined with adjacent heritage assets, it helps reinforce the 19th century character of the area. It therefore meets the criterion for contextual character.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>Yes - The Marr-Phillipo House is a visually conspicuous heritage asset along Wilson Street East, a primary historic thoroughfare through Ancaster. It occupies a prominent position in the context of several other early 19th century stone buildings and listed resources in the immediate vicinity. It is an integral part of the historic streetscape. The Marr-Phillipo House has significant heritage integrity within the historical setting not least of all because it is one of the earliest extant remnants of the historic village of Ancaster. It maintains physical and functional relationship with several other historic stone buildings in the immediate vicinity to the north, west and south. As a group, these all evoke the residential, commercial and civic character of the early settler community in Ancaster.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No - The Marr-Phillipo House is perceived as an essential part of the historic Wilson Street East streetscape and contemporary community as apparent in recent public support in the press. But it has not been identified as being a landmark to the local community.</p>

2.5.3. PROPERTY MERITS DESIGNATION

The subject property meets 2/3rd of the design criteria, 2/3rd of the historical criteria and 2/3rd of the contextual criteria. Based on historical research, site review and analysis provided in this report and evaluation against the criteria in O. Reg 9/06, the CHIA Addm. finds that the subject property merits designation under Part IV of the OHA. Based on this assessment, a statement of cultural heritage value has been prepared.

2.6. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

2.6.1. DESCRIPTION OF PROPERTY

The subject property (within the Subject Site) is located at 398 Wilson Street East in the community of Ancaster, City of Hamilton. The two-storey limestone building is situated on the east side of Wilson Street East, slightly north of the intersection with Academy Street. The property is bounded by Wilson Street East to the west, Rousseaux Street to the north, Academy Street to the south, and residential properties leading off the cul-de-sac on Lorne Avenue and Lodor Street to the east. The property currently contains the Part IV designated Marr-Phillipo House (after 1851), and originally was adjacent to the north by two buildings listed on the City of Hamilton's Heritage Register that were demolished in 2019. A modern, single-storey frame building is attached to the rear (east) of the stone house.

2.6.2. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Marr-Phillipo House retains historical, architectural, and contextual value principally as an expression of its historical relationship to the pre-Confederation European settlement in and commercial activity associated with the community of Ancaster, County of Wentworth. Land registry documentation and census data suggest that the house was constructed for the cabinetmaker Adam Marr after 1851. It was occupied by the Township Constable John Phillippo from the last decade of the century until his death in 1912.

The house was built along one of the main arteries upon which European settlers relied from the late eighteenth century, which were part of a sophisticated Indigenous infrastructure network around the Lower Great Lakes. The original community of Ancaster was first established at the intersection of two of the most important of these: the Mohawk and Iroquois trails. Located 300m south of this intersection, the Marr-Phillipo House was therefore ideally situated to take advantage of associated commercial traffic and civic activities.

The two storey Georgian (Loyalist) building retains its side-gabled roof and three bay façade with windows flanking the central entrance (framed by a five-pane transom) and three symmetrically placed windows on the second storey. Three of the original four windows on the north elevation remain, while those on the first storey of the rear (east) of the house are partially obscured by the rear addition. The original twelve-by-twelve sash window configuration has been replaced by fixed, twelve-paned versions. The flanking chimneys have been removed but the return eaves remain. Exterior detail on the façade also includes corner quoins and flat, segmented stone lintels above the windows and entrance door. Interior features including doors and trims have all been replaced according to heritage standards but many of the floors are probably original. Much of the basement has been panelled, but portions of the original fieldstone foundation are still exposed. Heritage restoration was conducted at the end of the last century with detailed conservation/remediation of many of the original architectural features. It is a fine example of the City of Hamilton's earliest settler building stock.

The Marr-Phillipo House retains contextual value through its immediate adjacency to other early to mid-nineteenth century limestone heritage assets, including but not limited to:

1. The Stone House/George Brock Rousseaux House (1848) at 375 Wilson Street East
2. Old Ancaster Hotel and Coach house (1847) at 380–386 Wilson Road East
3. Seymour Masonic Lodge (c. 1805–20) at 419 Wilson Street East
4. Needle Needle Emporium (1823) at 420 Wilson Street East
5. Barracks Hotel (1867) at 423–425 Wilson Street East

More than 20 other adjacent heritage properties along Wilson Street East are contained on the City of Hamilton's Heritage Register or have been designated under Part IV of the *OHA*.

The Marr-Phillipo House has important contextual value along Wilson Street East and contributes to Ancaster's evolved heritage streetscape, as a powerful example not only of the town's earliest settler history but a reminder of the ancient Indigenous legacy that persists through continued use of its arterial infrastructure. The property contributes to a better understanding of Indigenous and European land-use activities.

2.6.3. DESCRIPTION OF HERITAGE ATTRIBUTES

Character defining elements of the Marr-Phillipo House include but are not limited to:

- The two-storey stone structure in the Georgian (Loyalist) style, built with locally quarried limestone
- Four elevations of exposed stonework construction
- Original three bay façade with two windows flanking a central entrance door on the main floor and three symmetrically placed windows above.
- Original entrance door on façade with five-pane transom
- Corner quoins and flat, segmented stone lintels over the doors and windows
- Original westward facing orientation towards Wilson Street East, in immediate proximity to several other early to mid-nineteenth century stone buildings

3. ALTERNATIVES OR MITIGATION METHODS

Even though the scale, massing and elevation of the proposed development will not be consistent with the existing streetscape of the Village Core,⁵¹ they are within current policy parameters. Efforts therefore must focus on integrating the proposed building within the context of the adjacent heritage assets, and in particular the Marr-Phillipo House. As such consideration should be made to enhance the designated building's stature in several ways:

3.1. PRESERVATION OF HERITAGE INTEGRITY OF THE MARR-PHILLIPO HOUSE

1. Most importantly, the façade of the Marr-Phillipo House should align with Wilson Street East in order to preserve its original after 1851 orientation and affirm its heritage continuity within the historic streetscape. Two different orientation alternatives of the heritage house were shown in the previous project documents:
 - I. The original 2021 CHIA report and architect's drawings identified a relocation layout at 15 Lorne Avenue in which the heritage house front elevation faced westward, thus maintaining its historic significance of facing and relating to Wilson Street East (Figure 16 & 17).⁵²
 - II. The subsequent architectural drawings rotated this orientation such that its façade was southward facing (Figure 14).⁵³ This proposal was inconsistent with the heritage character of the property not least of all because Lorne Avenue is a much more recent roadway and most of its dwellings were constructed as much as a century after the Marr-Phillipo House. Moreover, from an urban design perspective, the designated house should not be oriented along the Lorne Avenue road allowance. As such, orienting the house toward the other houses on Lorne Avenue would be giving predominance to a historically less important street and would provide insufficient front yardage and road width to the façade commensurate with the heritage significance of this resource. Instead, this heritage property's front façade would be oriented toward the northern wall of the proposed building.

The proposed layout and orientation, noted in the first scenario (alternative 'A') above, agrees with accepted heritage conservation standards and should be reinstated: i.e. that the relocated Marr-Phillipo House orientation should maintain the important relationship between its façade and Wilson Street East. It is understood that the section of Wilson Street that runs through Ancaster was not only a primary road for European settlers from the late eighteenth century but was a pre-existing roadway for Indigenous peoples for millennia before, emphasizing unequivocally the significance of this orientation. Consideration for the construction of this and all the other extant heritage properties facing Wilson Street East should outweigh all other considerations.

⁵¹ See Kursikowski, in Vrooman to Fiscaletti, pp. 26–27.

⁵² GBCA, figures, pp. 19 and 22.

⁵³ See architectural drawing D1.1 & D2.2.



Figure 14: Marr-Phillipo House front façade rotated 90 degrees to face south which differs from its alignment with Wilson Street East and depicts an historically inaccurate orientation of the heritage house (Whitehouse Urban Design, Preliminary Landscape Sketch, December 2021)

The Landscape Plan for the Augustus Condominiums development (Figures 14) shows the alternative 'B' siting but should instead reflect the layout shown in the earlier CHIA report, alternative 'A' orientation (Figure 17).⁵⁴ This Landscape Plan (Figure 14) – with its zig-zag composition – undermines and diminishes the heritage stature of the Marr-Phillipo House and its contextual integrity.

Instead, the relocated heritage structure should (as suggested in the earlier CHIA report) be situated with the alternative 'A' orientation and within a formal garden setting to emphasize its importance (Figure 16 & 17); but such a setting should ensure the façade is not obscured by a treed buffer as suggested in various designs from late 2021.⁵⁵ The aspect presented from Wilson Street East should be one in which foliage and other plantings frame – rather than obscure – the designated house. This heritage-appropriate alternative 'A' orientation has been reinstated in the most recent architectural drawings July 16, 2023 (Figure 16, Appendix E). Therefore, the current design is in conformance with the heritage principle for (alternative 'A') orientation discussed above.

⁵⁴ GBCA, p. 22.

⁵⁵ See Whitehouse Urban Design's preliminary landscape plan (Figure 17) as well as Urban Solutions' Angular Plane Sketch, all of December 2021.

2. One feature of the current Site Plan (Figure 16) that should be incorporated and elaborated upon is the incorporation of a 'potential walkway'. This walkway follows the north edge of the proposed building connecting the indoor Amenity areas with the heritage building. This walkway is provided along the entire length of the north side yard, thus maintaining connection to – but stopping short of accessing – Wilson Street East. This walkway would be gated off with secured access from the public roadway. The intended use of the relocated heritage building is as a private amenity space for the future residents of the condominium on site. The walkway will not have unrestricted access between the public realm and the heritage building in order not to give a false impression that the building and courtyard are for public use, rather than for the use of the residents of the multi-residential building. This walkway extending almost – but not accessing – the road allowance would provide a virtual – but not physical – connection to Wilson Street East. This virtual connection would reinforce the public's understanding of the historic relationship between the Marr-Phillipo House and its historic, position on Wilson Street East. The visual connection of this side yard walkway would reinforce aspects of the Ancaster Secondary Plan in terms of retention and conservation of historical buildings, structures, or features and the integration of existing heritage buildings into new developments (B.2.8.13.1 b).
3. A westward facing orientation of the designated house would also help offset the potentially negative impacts associated with the proposal's density intensification (as per the recent UHOP changes to height elevations in Community Nodes), and help reinforce the Special Character of this stretch of Wilson Street East.

Indeed, in spite of being set back from Wilson Street East, the Marr-Phillipo House would be clustered with the three other early to mid-nineteenth century stone buildings (listed on the City's Heritage Registry) located north and west of the designated property (Figure 15).⁵⁶ As such, being located in their proximity would help ensure the Village Core character of the area is maintained and reinforced in terms of material, design, massing and scale.



Figure 15: View from Subject Site showing Needle Emporium at 420 Wilson Street East, Seymour Masonic Lodge across the street at 419 Wilson Street East and the southern end of the Barracks Hotel at 423–25 Wilson Street East

⁵⁶ These include 420 Wilson Street East (The Needle Emporium, c. 1823); 419 Wilson Street East (Seymour Masonic Lodge, c. 1820) and the updated Barracks Hotel at 423–425 Wilson Street East (1867).

4. Consideration should be made of shadowing impacts on the designated house in its new location. Bouwmeester's Sun Shadow Study of December 2021 concluded that the proposed development would not cause significant shadowing of the public realm and neighbouring properties⁵⁷ but did not consider its impact on the relocated Marr-Philippo House. Setbacks on the proposed building's north elevation should be sufficient to ensure that the designated property is not significantly shadowed when viewed from Wilson Street East.
5. Alternative locations for the Marr-Phillipo House can be considered in addition to its current projected relocation at 15 Lorne Avenue. Two optional locations appear to be possible for consideration:
 - I. Relocation Site Southwest Corner of Development Parcel – First, as acknowledged by the ESA and the earlier CHIA report, the removal of the subsurface contamination might allow for the relocation of the designated building to the corner of Wilson Street East and Academy Street 58 .

However, this alternative location Option I is not feasible due to the estimated extent of contaminated soil underneath the building footprint and the surrounding area of the site at the intersection of Wilson Street East and Academy Street. The remediation required to remove this contaminated soil on site would conflict with this proposed heritage building and foundation location. If the heritage house were relocated to this southwest corner of the development parcel, it would require two separate moves of the building on site. Once for the initial move to its temporary location to facilitate remediation and once more to its final location at the southwest corner once foundations were poured. There is concern associated with multiple relocations of the heritage house due to its fragility. Section 5.2.2 of the earlier CHIA prepared by GBCA (which formed the basis of the approved Heritage Permit) recommended that effort should be made to limit any unnecessary impacts on the building's fabric arising from excavation work or from multiple moves. This CHIA Adm. concurs with that approach to minimize the building's moves. Given various weaknesses and deficiencies in the fieldstone foundation, moving the house two times is riskier and not recommended.

- II. Relocation Site Northwest Corner of Development Parcel - Second, as described by the ESA and the earlier CHIA report, the subsurface contamination is low to minimal at the north end of the property and might allow for the relocation of the designated building to the northwest corner of the development parcel. The house could be situated (albeit set back) adjacent to the Needle Emporium at 420 Wilson Street East to the north. Here it would be able to create a visual continuum with the other nineteenth century, heritage stone buildings in the immediate vicinity. The current development design incorporates a two-storey high open space "notch" at its north end facing Wilson Street and in front of the entrance Lobby. In this

⁵⁷ Bouwmeester, p. 2.

⁵⁸ Werner, 2021. Borgal noted that the house could be moved to the corner of Wilson and Academy to 'allow for the remediation of the property and restoration of the building... "It could go to the corner with the foundation."'

option, the Marr-Phillipo House would fit in this space and integrate with and form part of the entrance Lobby and its adjacent Amenity Spaces.

However, this alternative location Option II is not feasible due to the remediation of contaminated soil being in conjunction with the overall construction phase of excavation and shoring for the entire sub-grade (even where little contamination exists). The required remediation of the site is intended to occur in tandem with the shoring of the underground parking garage for the mixed use building. In other words, when the heritage house is relocated to facilitate the remediation of the site, the entire footprint of the development's underground will be dug out. If the heritage house were relocated to this northwest corner of the development parcel, it would require two separate moves of the building on site. Once for the initial move to its temporary location to facilitate remediation and once more to its final location at the northwest corner once foundations were poured. There is concern associated with multiple relocations of the heritage house due to its fragility. Section 5.2.2 of the earlier CHIA prepared by GBCA (which formed the basis of the approved Heritage Permit) recommended that effort should be made to limit any unnecessary impacts on the building's fabric arising from excavation work or from multiple moves. This CHIA Addm. concurs with that approach to minimize the building's moves. Given various weaknesses and deficiencies in the fieldstone foundation, moving the house two times is riskier and not recommended.

Both of these alternative locations for the Marr-Phillipo House have been explored and assessed, in the explanations above and below, for their potential or lack thereof in order to confirm that the proposed relocation to 15 Lorne Avenue is the most appropriate site.

3.2. OTHER REASONS FOR PROPOSED RELOCATION SITE

In addition to the explanations above, some further reasons for rejecting the alternative location Option II are as follows:

- The current location of the development's core is at the northwest portion of the site. If the heritage house were to be relocated here, it would result in impacts to the functionality and internal layout of the building. Elevators would be forced to one end of the structure and a loss of units would also occur due to shifts in the location of stairwells, elevators, lobby, etc.
- The shoring of the site and structural capacity of the underground parking garage slab to support the weight of the heritage house is prohibitive in comparison to the proposed relocation area for the heritage house at the Lorne Avenue site.
- The structural support necessary below grade to support the heritage house at the northwest corner would compromise the functionality of the underground parking lot, as additional structural columns would be required.
- Alternatively, the underground parking could be notched to avoid the need to support the weight of the heritage house footprint at the northwest corner of the site. In that scenario, the notched P1 parking plan would impact overall parking supply for the redevelopment, development costs and bathtubbing of the foundation.
- Bathtubbing of the foundation occurs when groundwater is allowed to flow (which would occur in the notched area) and would require a permanent dewatering system installed when the building is completed. Needless to say, the risk from the groundwater continuously ingressing into the foundations and the considerable cost to implement permanent dewatering make this option unfeasible.

All things considered, the proposed relocation of the heritage building to the northeast corner of the subject property is the recommended approach to be implemented as it allows for appropriate mitigation of the contaminated soil beneath the heritage building and avoids strain on the parking supply, structural feasibility, groundwater management and overall costs associated with the relocation.

3.3. WILSON ANCASTER SECONDARY PLAN: URBAN DESIGN GUIDELINES

With regard to the Urban Design Guidelines (UDG) that were developed for the Ancaster Village Core more than a decade ago, it is recommended that any proposed building reflect the ‘fine grain’ vernacular heritage character of this area in several key ways:

1. The repetition of the Village Core’s Building Typology A, characterised by simple block design with a symmetrical façade and architectural detail, gabled rooflines with an approximate 8/12 pitch
2. Ensuring the use of grey-buff coloured stone facing on building’s façade and use of no more than two materials
3. Continuation of the mixed-use character of the Village Core, ensuring open, pedestrian and accessible public spaces are integrated with retail and residential (3.1.4)⁵⁹

The current design incorporates some of these UDG provisions. But these guidelines could be further elaborated and supplemented with the subsequent design development of the architectural drawings.

3.4. CONSIDERATION OF ARCHAEOLOGICAL POTENTIAL

1. An historic shed located at 15 Lorne Avenue (possibly associated with 420 Wilson Street East) demonstrates as yet untested historic activity and archaeological potential at this location.⁶⁰ The Stage 3 Archaeological Assessment was completed in September 2023 and concludes that no additional fieldwork is required for the site.
2. As per the PPS 2020 (s. 2.6.5) neighbouring and/or historic Indigenous communities (e.g. Six Nations and/or the MCFN) should be consulted in the context of their rich pre- and post-Contact relationship with this section of Wilson Street East:
 - Notably Wilson Street East follows the route of the Iroquois trail leading to Brantford and Windsor and intersected nearby with the Mohawk trail at Rousseaux Street/Old Dundas Road
 - The earliest European settlers of the area, including Marr, Rousseau, Wilson and Beasley, all engaged in extensive trading and land speculation with the Haudenosaunee at Six Nations.

⁵⁹ See Urban Design Guidelines, pp. 58–63, 68–69, 82–83.

⁶⁰ Detritus, p. ii, 4, 17; and see Ancaster Community Node Secondary Plan, pp. 6 and 8.

4. DESCRIPTION OF PROPOSED SITE DEVELOPMENT

The proposed development at 392, 398, 406, 412 Wilson Street East, Hamilton comprises a mixed-use development which consists of 8-storey residential building and 1,475 m² of at-grade commercial space. The tower contains a total of 118 units, 49 surface parking spaces, 221 underground parking spaces and 190 bicycle parking spaces. The Ground Floor/Site Plan (Figure 16), but also the full set of architectural drawings, July, 20, 2023, submitted with the Planning application, should be reviewed in conjunction with this section (Appendix E).

4.1. SITE LAYOUT

The Subject Site is comprised of an irregularly shaped 0.75-hectare lot located along Wilson Street East at 392, 398, 406, 412 (bounded at the south by Academy Street) along with 15 Lorne Avenue as a separate parcel located in the northeast corner. Located in the historic core of the Village of Ancaster in the City of Hamilton, Ontario, the Site is comprised of part of Lots 45 and 46,3 Concession 2 of the geographic Township of Ancaster (including Lot 17 of Registered Plan 740 in the City of Hamilton). The site is an amalgamation of five parcels of land. The built context surrounding the property is characterized by low-rise single-detached residences adapted for commercial use with some newer commercial buildings.

The lot fronts onto a major arterial street along the west and two local streets to the south and east of the site (Wilson Street East, Academy Street, and Lorne Avenue). The building footprint is L-shaped and contains Commercial retail space at grade. The Marr-Phillipo House will be relocated to an adjacent site at 15 Lorne Avenue (Figure 16 & Appendix E).

Wilson Street East is designated as a 'Pedestrian Focus Street' area in the Urban Hamilton Official Plan. The rear walkway of the building connects the interior site to the public streetscape on Academy Street and allows access to the retail spaces from the visitors parking area. Residents can access the elevators and stairwells from the underground parking garages, or on the surface from the rear of the building. This walkway also leads into the relocated Marr-Phillipo House at the northeast corner of the property.

The walkway along the entire length of the north side yard maintains a visual connection between the heritage building and Wilson Street East. This will reinforce the public's understanding of the historic relationship between the Marr-Phillipo House and its historic, prominent position on Wilson Street East. This will underline key recommendations of the Urban Design Guidelines for Ancaster's Village Core Community Node and Ancaster Secondary Plan in terms of retention and conservation of historical buildings, structures, or features on their original sites and the integration of existing heritage buildings into new developments (B.2.8.13.1 b).

4.2. SCALE, FORM AND MASSING

The design of the proposed development will be conforming to the 'Urban Hamilton Official Plan (UHOP) and Ancaster Wilson Street Secondary Plan Cultural Heritage Policies.

- Maintaining the front elevation of the relocated heritage Marr-Phillipo House parallel to Wilson Street East helps preserve the existing heritage streetscape and context (Figure 17).

- Proposed new development to respect and is compatible with adjacent cultural heritage resources. The stone cladding along the three floors of the proposed development creates a visual connection that reflects the majority of cultural heritage structures in the surrounding area. Additional architectural treatments such as the provision of many symmetrical windows as found on Marr House and the Ancaster Mill also speak to the strong Georgian-style character of the neighbourhood and overall former Township of Ancaster (Figure 18).

4.3. SITE ALTERATION

The site alteration is the relocation of the Marr-Phillipo House. As indicated in the design drawings (Figures 16 & 17), the Marr-Phillipo House will be relocated to an adjacent site at 15 Lorne Avenue as part of the context of a proposed mixed-use commercial/residential condominium development on the amalgamated lands at 392–412 Wilson Street East and 15 Lorne Avenue in the former Town of Ancaster, City of Hamilton, Ontario. Relocation of a property can be beneficial to the heritage structure by reviving it and reintegrating it within the area. This strategy is a necessary intervention in order both to address soil contamination that is concentrated in its current historic location and to guarantee its long-term conservation. Giving the space a new purpose will revitalize the heritage structure within the built context of the historic Township of Ancaster. The built context surrounding the property is characterized by low-rise single-detached residences adapted for commercial use with some newer commercial buildings.

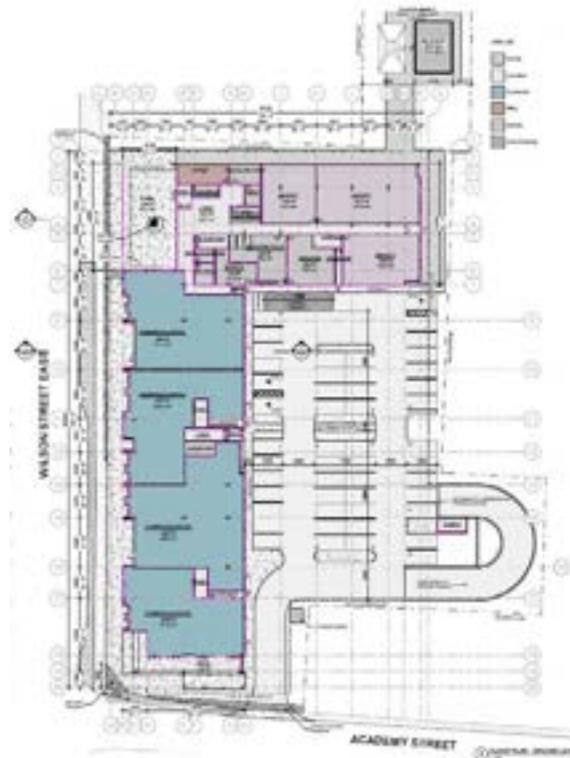


Figure 16: This Site Floor Plan version shows the current appropriate orientation of the Marr-Phillipo House which should and will conform to the siting shown in Figure 17.

5. CONSERVATION STRATEGY

5.1. RELOCATION AND RESTORATION APPROACH

It is proposed that the strategy would be to relocate the Marr-Phillipo House to an adjacent site at 15 Lorne Avenue as part of the context of a proposed mixed-use commercial/residential condominium development on the amalgamated lands at 392–412 Wilson Street East and 15 Lorne Avenue in the former Town of Ancaster, City of Hamilton, Ontario. The heritage house front elevation should face westward to aligned with Wilson Street East (Figure 16) in order to preserve its original after 1851 orientation and affirm its heritage continuity within the historic streetscape.



Figure 17: Marr-Phillipo House front façade aligned with Wilson Street East which depicts the historically accurate orientation of the heritage house (Whitehouse Urban Design, Preliminary Landscape Sketch, February 2021)

The City of Hamilton Council has granted a conditional Heritage Permit (HP2021-033) to relocate the designated property at 398 Wilson Street East to 15 Lorne Avenue in the northeast corner of the Subject Site (viz. OHA, section 34) in December 2021, six months after it had been filed by Wilson St Ancaster Inc. This approval was premised on the conclusions reached by the 2018 ESAs that require remediation of the Site before the proposed comprehensive redevelopment can begin. The Permit approved the relocation of the designated property as a necessary intervention in order both to address contamination that is concentrated in its current historic location and to guarantee its long-term conservation.

With the mitigation strategy of relocation, a new location for the heritage building is feasible and provides an urban design rationale. The original 2021 CHIA report and architect's

drawings identified a relocation layout at 15 Lorne Avenue in which the heritage house front elevation faced westward, thus maintaining its historic significance of facing and relating to Wilson Street East.

This is an instance where a planning initiative, conflicts with the logistics of retaining a historic building in its location. The conflict between urban design benefits and conservation policies is discussed in the Ontario Ministry of Culture's Architectural Conservation Notes, "Note #6: Heritage Conservation Principles for Land-use Planning" (underlines added for emphasis):

Where negative impacts are unavoidable, effective mitigation must be applied including...moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made.

Therefore, the heritage value of the property is deemed to be conserved through another mitigation alternative of relocation in a more "appropriate setting" on the northeast corner of the Subject Site. The relocation of the designated property is a necessary intervention in order both to address contamination that is concentrated in its current historic location and to guarantee its long-term conservation. While the high-rise development adheres to a planning policy required to achieve transit supportive density, the relocation of a historic building will still face its historic orientation toward Wilson Street East, as well as serving as a reminder of the area's history.

5.1.1. PLANNING FOR RELOCATION

Planning for the relocation of the heritage structure involves consultations with several groups, such as the owners, consultants, the City's heritage staff, its other planning departments, and ultimately, Council. It also involves the employment of qualified consultants and a moving contractor, who are selected based on their qualifications. A heritage structural engineering firm, Ojdrovic Engineering, and an experienced heritage building mover, Laurie McCulloch Building Moving, have prepared feasibility reports to outline the viability and the preparations for relocating the heritage building (Appendices C & D). The Structural Feasibility Report also incorporates a Building Condition Assessment with proposed rehabilitation work to prepare for the relocation and to be included in the forthcoming Conservation Plan. The identification and approval of the final relocation site must also be confirmed through this report, which is critical as it will define the economic viability and the long-term conservation of the heritage structure.

The submission of documents supporting the relocation of the designated property at 398 Wilson Street East to 15 Lorne Avenue in the northeast corner of the Subject Site may be incorporated in a Conservation Plan, or a Relocation Plan, which will outline the sequence, methods, and equipment proposed for relocating the structure to its final relocation site, including the clearance of the structure's path towards the final relocation site.

5.1.2. RELOCATION PROCESS

These planning submissions must demonstrate the commitment to protect and to stabilize the heritage structure. Once these processes are agreed upon, and are set in place, site remediation activities (ex. Site decontamination, soil stabilization, snow control, and effective groundwater treatment) may commence, and new foundations for the heritage structure may be planned and built on the final relocation site. Several permit applications,

such as a Demolition Permit Application (DPA) for the house's removal from its foundations, and a Building Permit Application (BPA) for construction of the new foundations, must be submitted to the City, for review and approval by its Heritage and Building Staff to ensure consistency with this CHIA Addm. and heritage conservation standards. A Conservation Plan will also be submitted as part of the planning approvals for review and approval by Heritage Planning staff.

Following a field verification, and as permitted by the City and a licensed structural engineer, the heritage structure shall be separated from its utilities and foundations, through the placement typically of steel I-beams directly below the floor framing. This steel cribbing will then be lifted by hydraulic jacks upon the approval of a structural engineer. As part of the moving operations, the exterior and interior bracings of the heritage structure shall be designed and constructed to support the building envelope. Openings shall be boarded up, and water eradicating systems shall be verified as operational. Operations shall cease if the heritage structure appears endangered, and the Heritage Architect, Engineer, and City Staff should be notified. Moving shall only resume once corrective measures have been undertaken.

The Owner, or any authorized owner-representatives shall notify the City's Heritage Coordinators, as well as the Fire Services and Building Department Staff, regarding the details of the moving operations and the temporary vacancy of the heritage structure.

5.1.3. CONSERVATION PLAN DRAWING

A Conservation Plan shall also be prepared to demonstrate the proposed conservation strategy. Conservation Plan Drawings would typically accompany a full planning application. It is a set of drawings that describes "repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures" required to preserve a heritage resource. The Conservation Plan may comprise components that include, but are not limited to the following:

1. Drawings and "Outline" Specifications
2. Building Material Inventory

A Building Material Inventory ('BMI') may be required and submitted to document the methods and materials used for original and later construction. The BMI could form part of the Conservation Plan submission. With the BMI, the types of building assemblies, their components, conditions, and joining techniques are documented, not only for archival purposes, but to create a proper sequence of disassembly tasks.

3. Cost Estimate
4. Commemoration and Interpretation Plan

Another mitigation measure is to complete an Interpretation and Commemoration Strategy which would communicate the property's longstanding association with the Phillip and Marr families. The strategy should consider approaches such as a panel or plaque that is accessible to the public. Research material obtained for this CHIA, such as the associations with John Phillip and Adam Marr, could aid in the development of this Commemoration Plan and inform its content.

Overall, Conservation Plan Drawings will present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that would require restoration work. The description of the conservation work, or the “outline” specification, for each exterior element will address the architectural features that are “character-defining” and of particular heritage value. This outline will serve as a guide to be developed, as a construction document.

The Conservation Plan and its component will demonstrate the range of measures that will be undertaken to protect the heritage structure during the approvals and development processes. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building’s conditions on a ‘macro’ level. It forms the implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

5.2. IMPACTS OF DEVELOPMENT ON HERITAGE ATTRIBUTES

5.2.1. IMPACT OF RELOCATION OF HERITAGE BUILDING

The Marr-Phillipo House will be relocated to an adjacent site at 15 Lorne Avenue as part of the context of a proposed mixed-use commercial/residential condominium development on the amalgamated lands at 392–412 Wilson Street East and 15 Lorne Avenue in the former Town of Ancaster, City of Hamilton, Ontario. Relocation of a property can be beneficial to the heritage structure by reviving it and reintegrating it within the area. This strategy is a necessary intervention in order both to address contamination that is concentrated in its current historic location and to guarantee its long-term conservation. Giving the space a new purpose will revitalize the heritage structure within the built context of the historic Township of Ancaster.

5.2.2. IMPACT OF PROPOSED DEVELOPMENT ON STREETScape

The Wilson Street East streetscape will physically be altered and improved by the proposed landscape upgrades and proposed development. The modifications and development will provide the site with a modern aesthetic while integrating seamlessly through material compatibility with the existing heritage value of the area. The development is expected to have a positive impact on the Wilson Street East streetscape by providing a pedestrian friendly space around the site and the existing heritage buildings while also highlighting the historic attributes of the street. The stone cladding along the three floors of the proposed development creates a visual connection that reflects the majority of cultural heritage structures in the surrounding area. Additional architectural treatments such as the provision of many symmetrical windows as found on Marr House and the Ancaster Mill also speak to the strong Georgian-style character of the former Township of Ancaster (Figures 18 & 19).



Figure 18: West façade of the proposed development, the stone cladding along the three floors of the proposed development creates a visual connection that reflects the majority of cultural heritage structures in the surrounding area (SRM Architects Inc.)

6. CONCLUSION AND RECOMMENDATIONS

The property screening heritage evaluation indicated that the Marr-Phillipo House retains historical, architectural, and contextual value principally as an expression of its historical relationship to the pre-Confederation European settlement in and commercial activity associated with the community of Ancaster, County of Wentworth.

This addendum to the Cultural Heritage Impact Assessment ('CHIA Addm.') report proposes the relocation as the most viable conservation strategy for the heritage structure. Relocation is demonstrated as a conservation strategy that will appropriately protect the heritage attributes of the Marr-Philip House while providing adequate area on the property for the proposed development to be constructed. This mitigation method will create a harmonious integration of the built heritage of historic Township of Ancaster with the new development that aims to revitalize the area.

It is recommended that the heritage building be relocated, based on soil and groundwater contamination that was supported in the conditional Heritage Permit (HP2021-033) granted by the City of Hamilton Council:

- be repaired with rehabilitation work in conformance with the Structural Feasibility Report (and BCA) as preparation for relocating the heritage structure;
- be conserved with restoration work as described in the forthcoming Conservation Plan;
- be approved for relocation by City heritage staff including approval of the Conservation Plan and City Building Division issuance of Building Permits for new foundations and demolition for the building's detachments from its existing foundations;
- be moved by the qualified heritage building moving contractor in consultation with the heritage architect and structural engineer.

Through rehabilitation and relocation, the heritage building will be conserved, and strategically placed and appropriately coordinated with the new context of the changing site. The proposed development will involve altered site and grading conditions, remediation of the contaminated subsurface, new construction, and residential intensification strategies. The heritage structure relocation is the necessary mitigation strategy to address the subsurface soil and groundwater contamination that is concentrated in its current historic locations. Relocating the heritage building on a site, where its heritage value could be enhanced, accessed, and preserved, will promote the feasibility of its long-term conservation. In conclusion, the proposed rehabilitation and relocation of the building will accommodate a balance between conservation and development, and is therefore recommended by this CHIA Addm.

7. APPENDICES

7.1. APPENDIX A: BIBLIOGRAPHY & REFERENCES

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7.2. APPENDIX B: HERITAGE PERMIT & EXTENSION



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FILE: HP2024-009

April 30, 2024

Wilson St. Ancaster Inc.
c/o Authorized Planning Consultant Matt Johnston
UrbanSolutions Planning & Land Development Consultants Inc.
3 Studebaker Place, Unit 1
Hamilton, ON L8L 0C8

Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87)

Note: This Heritage Permit HP2024-009 is an extension of Heritage Permit HP2021-033, approved by Council on October 13, 2021, with conditions and previously extended by HP2023-022 by delegated authority. The applicant has been actively working towards clearing the conditions of Heritage Permit approval and, as a result of two recent OLT cases (OLT-22-003888 and OLT-23-001076) related to the proposed development on the subject property, the applicant will not be able to satisfy all conditions by July 31, 2024. This Heritage Permit HP2024-009 will extend the permit for a one-year period based on the date of extension request, expiring on April 30, 2025.

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2024-009 is approved for the designated property at 398 Wilson Street East, Ancaster (Marr House) in accordance with the previously submitted Heritage Permit Application HP2021-033 for the following:

- To renew the previously Council-approved Heritage Permit HP2021-033 for the relocation of the rubble stone structure at 398 Wilson Street East, Ancaster, to 15 Lorne Avenue to address subsurface soil and groundwater contamination.

Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 2 of 3

Subject to the following conditions:

- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alterations are not completed by April 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;
- (v) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (vi) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the *Ontario Heritage Act* at the expense of the owner;
- (vii) That a new designation By-law be prepared in accordance with the requirements of the *Ontario Heritage Act* for the building's new location at the expense of the owner;
- (viii) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;
- (ix) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (x) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;

Re: Heritage Permit Application HP2024-009: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 3 of 3

- (xi) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating, monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;
- (xii) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary;
- (xiii) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant *Planning Act* applications for the proposed relocation; and,
- (xiv) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this Notice.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at Emily.Bent@hamilton.ca.

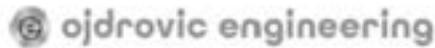
Yours truly,



Anita Fabac, MCIP RPP
Acting Director, Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Cassar, Ward 12

7.3. APPENDIX C: STRUCTURAL FEASIBILITY REPORT



February 8, 2024

File: F005-018

Giovanni Fiscaletti
Wilson St. Ancaster Inc.
1 James Street South, 8th Floor
Hamilton, ON L8P 4R5

Dear Mr. Fiscaletti:

Re: 398 Wilson Street East, Ancaster, Ontario – Structural Review

Thank you for inviting us to participate in this project. The following report discusses our observations and offers our professional opinion on the condition of the structure of the house at 398 Wilson Street East in Ancaster, Ontario, and the feasibility of relocating of the building to a nearby property.

Scope of Work

On August 23rd, 2021, Ojdrovic Engineering was retained by Wilson St. Ancaster Inc. to review the building and provide professional opinion on its condition and feasibility for relocation from structural engineer's point of view.

The building at 398 Wilson Street East is a two-story neo-classical style residence, built c.1840. It is designated under Part IV of the Ontario Heritage Act, under by-law 78-87.

The house is located on a property which is about to be developed. The intent is to relocate the house to a nearby property.

The scope of work for this project is to prepare a structural assessment of the house and recommendations for remedial work, as needed as well as providing a professional opinion about feasibility for relocating the heritage structure

Limitations

This report is based on visual inspection from the ground only. We did not perform any non-destructive or destructive investigations in order to ascertain actual characteristics or the condition of the house construction. We did not have access to roof and the second floor ceiling framing. No materials were tested for mechanical characteristics. No previous reports or drawings were available for review. In addition to visual inspection, the professional opinions expressed in this report are also based on experience in working on similar structures.

This report should be read together with Heritage Impact Assessment report prepared by Goldsmith Borgal & Company Ltd. Architects.

General Description of Building Structure

The building at 398 Wilson Street East (Figure 1) consists of two parts. The original two storey stone building has at some time in the past received a small contemporary single storey addition at the back. This addition is not significant and will be removed before any work is performed on the stone building.



Figure 1: View from Wilson Street East – South-West Corner

The original building structure consists of four exterior rubble stone load bearing walls. The exterior dimension of the building in plan are approximately 18'-6" x 33'-0". The ridge line is at approximate elevation 25'-6" measured from grade. The ground and second floor framing are made of single span hand hewn wood beams across the shorter span supporting tongue and groove floor planks. The second floor ceiling framing could not be observed because it is hidden by drywall finishes.

All interior walls appear to be non-load bearing partition walls.

The roof is gabled, wood framed. The roof framing could also not be observed. Judging by the straight roof ridge and overall regular geometry, the roof framing is likely performing well.

Exterior Foundation Walls

The four exterior stone walls are supported on foundation walls of similar construction. Asphalt and concrete paving cast against the building walls keeps most of the water away from the foundation walls thus reducing potential damage.

It was not possible to determine the condition of the foundation walls as almost 100% of the interior face of the foundation walls in the basement is covered with contemporary finishes.

It should be noted that if the house is relocated, new foundations would be constructed at the new location, and no remedial work on foundation walls will be required.

Exterior Walls Above Grade

The exterior walls are made of two wythes of randomly coursed stone on the exterior and interior faces of the wall with a rubble stone and mortar core between them. The intersection of two walls is constructed using larger quoin stones as was typical practice of the time. Please see Figure 2.



Figure 2: South-East Corner

In general, the condition of load bearing stone walls varies from poor at grade, to good at upper parts. There are some areas of the wall above the ground floor that are also in fair to poor condition. The lower areas of the wall at grade are typically exposed to de-

icing salts. Snow often gets piled against the walls which increases wall exposure to moisture, and freezing and thawing cycling, which slowly breaks the mortar matrix and results in wall deterioration. The following paragraphs discuss the as found condition of the four walls.

The color in the photograph of the south wall, Figure 3, was manipulated in an effort to show areas that were repointed or parged with hard cementitious mortar.



Figure 3: South Elevation

The bottom two to three feet of the wall have been repointed with cementitious mortar at some time. Some of the similar repointing can be seen at the top left corner under the eaves, around the quoin stones towards the west elevation, and in a few disconnected areas towards the top of the wall.

The damage in the central part of the south wall at grade requires rebuilding. Please see Figure 4. Permanent water infiltration results in freezing and thawing during the winter. This freezing and thawing problem is the most pronounced on the south elevations which may thaw during the day and freeze during the night. Each freezing cycle results in expansion of ice and pushing out of loose stone and mortar. Part of the south wall was clearly pushed out. The diameter of the red screwdriver handle prevented it from going even deeper into the wall than 10 inches. This part of the wall may have to be rebuilt for the full thickness of the wall. The interior wall face was not accessible neither on the ground floor nor in the basement, but it is reasonable to assume that it is full of water staining and efflorescence, and possibly mould. This

condition may be present for the full length of the south wall for the bottom two to three feet.

In general, in areas repointed by hard cement-based mortar (grey joints in photographs) on all four walls, joints must be cleaned and condition within the wall inspected by heritage engineer. Cement-based mortar acts as a barrier for water evaporation from the wall and walls typically deteriorate faster behind such repointing or parging.



Figure 4: South Wall Damage

The small stone to the right of the screwdriver was removed easily by hand. The mortar within the wall is washed out and series of cavities can be observed. Full wall thickness rebuilding is the best solution for this location.

The south wall above the strip at grade described above, and a few isolated areas with cement mortar that require further investigation, appears to be in fair to good condition. The grey line in Figure 3, approximately six feet above grade, is old caulking that can be easily removed.

The **north wall** appears to be in the worst shape. The extent of repointing using cement-based mortar is the largest here, and it is distributed throughout the wall. Please see Figure 5.

The middle pier between the two windows on ground floor appears to be bulging outwards. This is difficult to capture in a photograph, but on site it can be seen quite well. The first reason for this is water infiltration and freeze-thaw mechanism described above. The outer and inner wythes get separated and ice lensing pushes the outside face of wall away from the building. It appears as if at some time in the past the 2nd floor west window may have had a full height opening down to the second floor, and that the infill under the window was inserted at a later date. This basically resulted in the central

wall pier between windows being unsupported on its west side, which could have contributed to the bulging of this part of the wall.

The east second floor window was infilled at some time. There is vertical cracking on both sides of the window that extends to the sides of the window on ground floor.

It is our opinion that water infiltration at higher elevations was the main cause of problems in this wall. The fact that this, and also south wall, are most likely not connected to the second floor and attic framing may be another cause for wall damage. This is discussed in more detail in section on floor framing later in the text.



Figure 5: North Wall Damage

The damage at the base of the wall is similar to that at the south wall.

It is likely that the whole north wall will have to be repaired in some way. Some parts of the wall may have to be rebuilt, some stones removed and reset, and the whole wall repointed.

The **east wall** is partly hidden by the contemporary addition. Please see Figure 5. The wall appears to be in better condition than the other three walls. The bottom two to three feet at the south end show similar deterioration as at other walls. It would be prudent to assume that some damage like that will be present in the part currently hidden by the addition. The north-east corner will require repointing for the full height of the wall around the quoin stones.

The upper parts of the wall, as observed from grade level, do not show major deterioration. Cementitious repointing can be seen in a few smaller areas.



Figure 6: West End of South Wall

The main elevation, the **west wall**, is shown in Figure 7.



Figure 7: West Wall

Different color of pointing indicates areas of concern. The two to three feet high band at grade, the area at the north corner from grade to the eaves, and a few smaller isolated areas will require deep repointing as a minimum.

The typical approach for masonry structures of this kind is to rake out the outer two to four inches of mortar joints in order to verify the condition of mortar within the wall. If

stones appear to be loose, or cavities are discovered, individual stones are removed and reset. In more severe cases, like the middle part of the south wall at grade, a full wall thickness rebuilding may be needed.

All damage to the masonry walls should be repaired before the move. While the current wall condition at this time does not pose imminent threat to the occupants, the vibrations caused by the move could cause collapse of parts of the wall, and maybe larger damage to the whole structure if they are not addressed prior to the move.

Floor Framing

The ground floor framing (Figure 8), and the second floor framing (Figure 9) are similar. Both consist of hand-hewn floor beams spanning approximately 16 feet in the east-west direction, between the two exterior stone walls. The beams are covered with 1 ¼" wood subfloor and flooring.



Figure 8: Ground Floor Framing

The ground floor beams are approximately 6"x9" members spaced 3'-0".



Figure 9: Second Floor Framing

The second floor beams appear to be a bit smaller, 8 1/2" x 5", spaced at 2'-0".

It can be seen in Figure 9 how floor beams are embedded into the exterior stone walls. The masonry around the few beams we observed appeared to be sound. In one location where there was a narrow gap between the beam side and the wall, we estimated the beam end embedment to be approximately 8".

The left-most beam in Figure 9 is running along the south exterior wall. It is installed immediately next to the wall, and it does not seem to be attached to the south wall. It is highly unlikely that the subfloor is somehow anchored into the wall either. This means that the wall is not laterally connected to the floor framing. It is likely not connected to the attic framing either. Although the stone walls are quite massive, approximately 16" thick, having them connected to the floor and attic diaphragms would improve overall behavior of the house. This will be an important consideration in the design of the moving procedure and bracing.

In general, the floors appear to be performing well. This review did not include load capacity analysis of the ground or second floor framing. Such analysis should be performed in case the house is meant to become a part of some heritage complex open to public, or even, if it is going to be occupied by tenants in new location.

Roof Framing

The roof framing was not reviewed. The geometry of the roof, straight lines and flat slopes indicate that the roof framing is performing as intended, and it should not be critical for the move.

Conclusions and Recommendations

The visual review of the heritage building at 398 Wilson Street East in Ancaster, Ontario, was performed on August 25th, 2021. The purpose of the review was to assess the current condition of the house from the structural point of view and provide a

professional opinion on necessary remedial work given that the house will be moved to a different location in the near future.

The building structure consists of four exterior load bearing stone walls, and wood floors, attic and roof framing. The overall condition of the building, considering the age is fair to good. The masonry walls require repairs before the relocation. The wood framing is in good condition.

All four stone walls must be repaired before the relocation in order to restore structural integrity. The repairs include:

- Raking out of all previous repairs and parging performed using cementitious mortar.
- Removal of all unstable stones, consolidation of wall core and resetting of stones.
- Partial rebuilding of walls where needed, for example, part of south wall at grade, parts of north wall.

Raking out and repairs shall not be performed on the whole building at once, as the stability may be compromised. It is important to complete the work according to a plan and design of repairs prepared by heritage architect and engineer. The wall repairs should extend below grade to the level determined in coordination with the contractor who will be executing the relocation.

The building relocation can be performed only after the stone walls are repaired. It should be performed by a company experienced in such work. We recommend tying of all walls across the ground floor, second floor and attics and bracing in both directions.

Final repointing and minor repairs should be performed once the building is supported in its new location on new foundation walls.

We hope that this report meets your expectations. Please do not hesitate to call, should you require any clarifications.

Yours very truly,

Ojdrovic Engineering



Nebojsa Ojdrovic, Ph.D., P.Eng., CAHP



Geoff Scott, P.Eng., CAHP

NOTE: This document was originally issued in draft format on Aug. 27, 2021. This final signed copy was issued for record purposes in February 2024 without modification. The site was visited on February 6, 2024 by Geoff Scott P.Eng. to review the current conditions and confirm that there are no changes to the condition that alter the conclusions of this report.

7.4. APPENDIX D: LETTER RE BUILDING MOVING COMPANY

Laurie McCulloch Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
info@mccullochmovers.ca

Friday, August 18, 2023

Giovanni Fiscaletti
Spallacci Homes Limited
1 James Street South, 8th Floor
Hamilton, ON L8P 4R5
Tel: (905) 389-6421

Re: Proposed Heritage relocation at 398 Wilson St East, Ancaster Ontario

We have reviewed the proposed relocation of the two storey rubblestone home , visited the site, inspected the exterior of the building and propose the following relocation strategy like previous successful projects that satisfies the site-specific requirements:

- The building be loaded in one piece. Later period additions will be removed prior to mobilisation
- The building will be relocated to a new location on site
- A basement will be built to allow for steel removal

We have successfully relocated several such complex heritage buildings as shown in attached photos. Each project has been slightly different, and each unique site circumstance has been accommodated

Yours Truly

Greg McCulloch

Greg McCulloch
Laurie McCulloch Building Moving

Laurie McCulloch Building Moving

2



Laurie McCulloch Building Moving

3



Laurie McCulloch Building Moving



Laurie McCulloch Building Moving

5



7.5. APPENDIX E: ARCHITECTURAL DRAWINGS

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and is not to be used as a basis for any other action or decision. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of documents made or actions based on the Contract Documents.

\SRM-SRV-PDC\PROJECTS\2023 - Wilson Street, Ancaster (Urban Solutions)\DRAWINGS\Design Drawings\2023-05-30_8 Storey.rvt



GENERAL NOTES

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
6. The material contained herein reflects the consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
4	2023/05/30	ISSUED FOR CLIENT REVIEW
3	18/05/2023	ISSUED FOR CLIENT
2	10/05/2023	ISSUED FOR CLIENT
1	28/02/2023	ISSUED FOR CLIENT

Client:

Augustus

CONDOMINIUMS IN ANCASTER

Project Name / Address:

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

SRM[↑]
architects+
urban*designers

Project No: 22023
Drawing Date: 02/17/23
Drawn by: Author
Checked by: Checker
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:21:44 AM

MASSING VIEW 1

PRELIMINARY

Drawing Name:

Drawing Scale:

Status:

Revision No: **r4**

Drawing No: **D0.1**

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and no liability shall be assumed by the Consultant for any errors or omissions or for any reliance on or decisions based on them or the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
 \SRM-SRV-PDC\PROJECTS\2023 - Wilson Street, Ancaster (Urban Solutions)\DRAWINGS\Design Drawings\Revit\2023 - Wilson Street Ancaster Building_2023-05-30_8 Storey.rvt



GENERAL NOTES

- 1 Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
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- 7 The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

4	2023/05/30	ISSUED FOR CLIENT REVIEW
3	15/05/2023	ISSUED FOR CLIENT
2	10/05/2023	ISSUED FOR CLIENT
1	28/02/2023	ISSUED FOR CLIENT
No.	Date	Revision

Client:

Augustus

CONDOMINIUMS IN ANCASTER

Project Name / Address:

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

Project No: 22023

Drawing Date: 02/17/23

Drawn by: Author Checked by: Checker

Office Location: KITCHENER

Plot Date / Time: 2023-05-30 10:22:10 AM

SRM
architects+
urban*designers

MASSING VIEW 2

Drawing Name:

Drawing Scale:

Status:

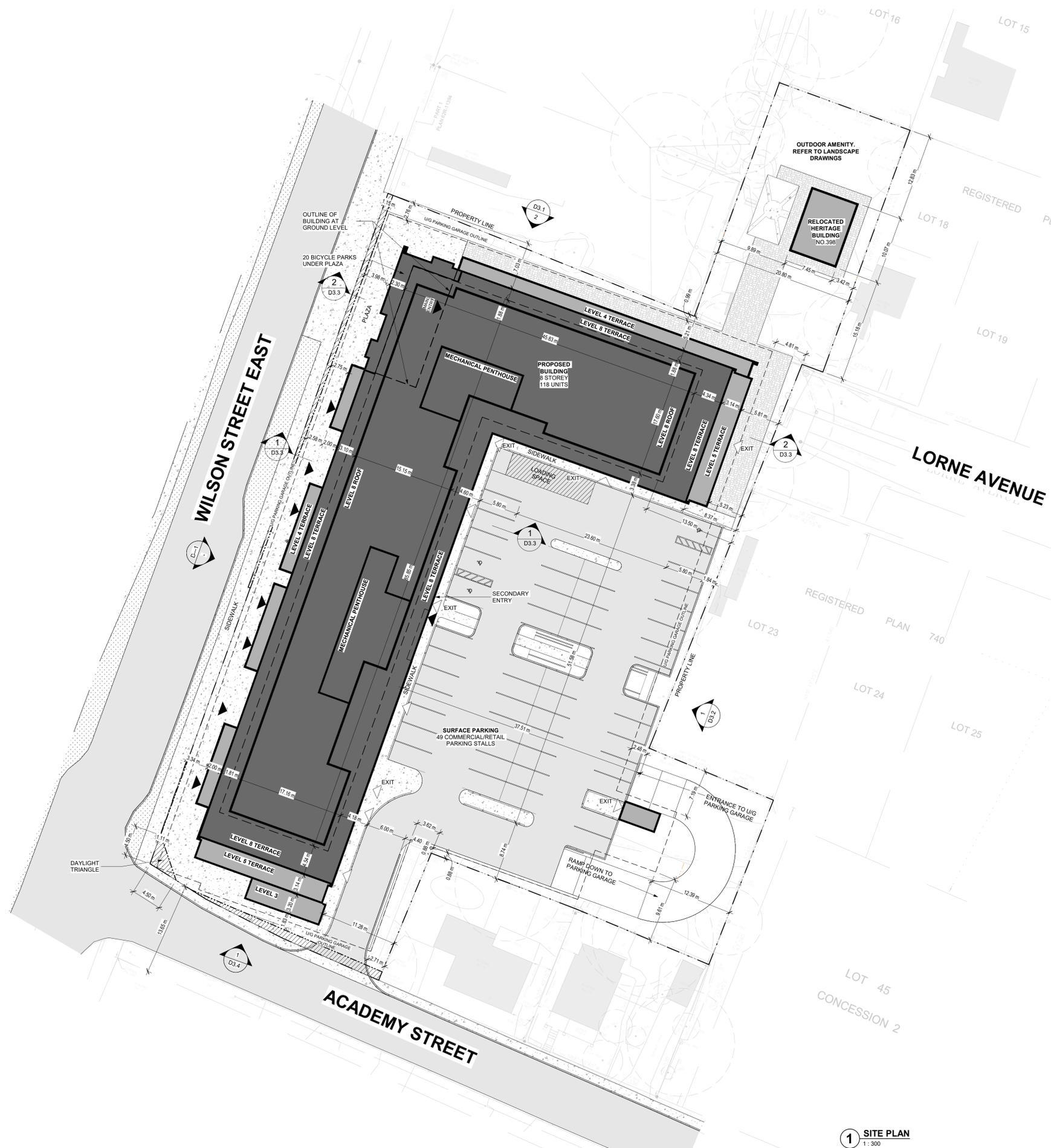
Revision No: **r4**

Drawing No: **D0.2**

PRELIMINARY

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C:\Users\wostia\Documents\2023\Wilson Street Ancaster_Bldg_2023-05-30_8 Storey_wcoast@urmararchitects.ca.rvt



SITE DATA	
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER	
DATA	PROVIDED
ZONING	TBC
LOT AREA (m ²)	83,870 ft ² (7,791.70 m ²)
FRONT YARD (m)	2.75 (m)
INTERIOR SIDE YARD (m)	3 (m)
EXTERIOR SIDE YARD (m)	1.8 (m)
REAR YARD (m)	5.2 (m)

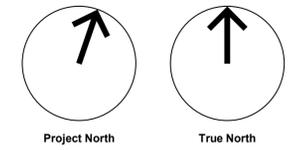
BUILDING DATA	
DATA	PROVIDED
TOTAL DENSITY (# of units)	118 (units)
BUILDING AREA (m ²)	31,044 ft ² (2,884 m ²)
GFA (m²) - BELOW GRADE	113,048 ft² (10,503 m²)
UNDERGROUND P1 LEVEL	66,953 ft ² (6,220 m ²)
UNDERGROUND P2 LEVEL	46,096 ft ² (4,283 m ²)
GFA (m²) - ABOVE GRADE	226,518 ft² (21,044 m²)
GROUND	28,885 ft ² (2,684 m ²)
LEVEL 2	29,330 ft ² (2,725 m ²)
LEVEL 3	31,044 ft ² (2,884 m ²)
LEVEL 4	28,991 ft ² (2,693 m ²)
LEVEL 5	28,303 ft ² (2,629 m ²)
LEVEL 6	28,303 ft ² (2,629 m ²)
LEVEL 7	27,749 ft ² (2,578 m ²)
LEVEL 8	17,680 ft ² (1,643 m ²)
RENTABLE RESIDENTIAL AREA (m ²)	170,864 ft ² (15,874 m ²)
COMMERCIAL/RETAIL AREA (m ²)	15,879 ft ² (1,475 m ²)
AMENITY AREA (m ²)	6,571 ft ² (611 m ²)
NUMBER OF STOREYS	8
BUILDING HEIGHT (m) (ext. mech.)	30.60 (m)

LANDSCAPING DATA	
DATA	PROVIDED
LANDSCAPE AREA (percentage)	31.08%
LANDSCAPE AREA (m ²)	25,985 ft ² (2,414 m ²)

VEHICLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL PARKING	221 (1.87 / UNIT)
UNDERGROUND P1 LEVEL	135
UNDERGROUND P2 LEVEL	86
BARRIER FREE PARKING	6 (INCL.)
COMMERCIAL PARKING AT GRADE	49
TOTAL	270

BICYCLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL BICYCLE PARKING UNDERGROUND	170 BICYCLE STALLS
COMMERCIAL BICYCLE PARKING AT GRADE	20 BICYCLE STALLS
TOTAL	190

UNIT DATA							
FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	UNITS / FLOOR	UNIT EFFICIENCY / FLOOR GFA
GROUND LEVEL							
LEVEL 2	2	2	5	5	5	19 SUITES	88.7%
LEVEL 3	2	2	6	4	6	20 SUITES	89.8%
LEVEL 4	3	2	4	3	7	19 SUITES	91.5%
LEVEL 5	3	2	4	3	7	19 SUITES	88.9%
LEVEL 6	3	2	4	3	7	19 SUITES	88.9%
LEVEL 7	2	1	3	2	9	17 SUITES	88.7%
LEVEL 8	0	0	0	0	5	5 SUITES	87.7%
SUBTOTAL	15	11	26	20	46		
PERCENTAGE	12.71%	9.32%	22.03%	16.95%	38.98%		
AVG. AREA (SQ. FT)	700	1000	1060	1350	2060		
TOTAL						118 SUITES	



- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
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No.	Date	Revision
10	2023/05/30	ISSUED FOR CLIENT REVIEW
9	15/05/2023	ISSUED FOR CLIENT
8	10/05/2023	ISSUED FOR CLIENT
7	29/02/2023	ISSUED FOR CLIENT
6	15/12/2021	ISSUED FOR CLIENT
5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	29/11/2021	ISSUED FOR CLIENT REVIEW
3	26/11/2021	ISSUED FOR CLIENT REVIEW
2	17/11/2021	ISSUED FOR CLIENT REVIEW
1	09/11/2021	ISSUED FOR COORDINATION



Project Name / Address:
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

Project No: 22023

SRM architects+urban+designers

Office Location: KITCHENER

Plot Date / Time: 2023-07-20 9:21:40 AM

SITE PLAN

Drawing Scale: As indicated

Status:

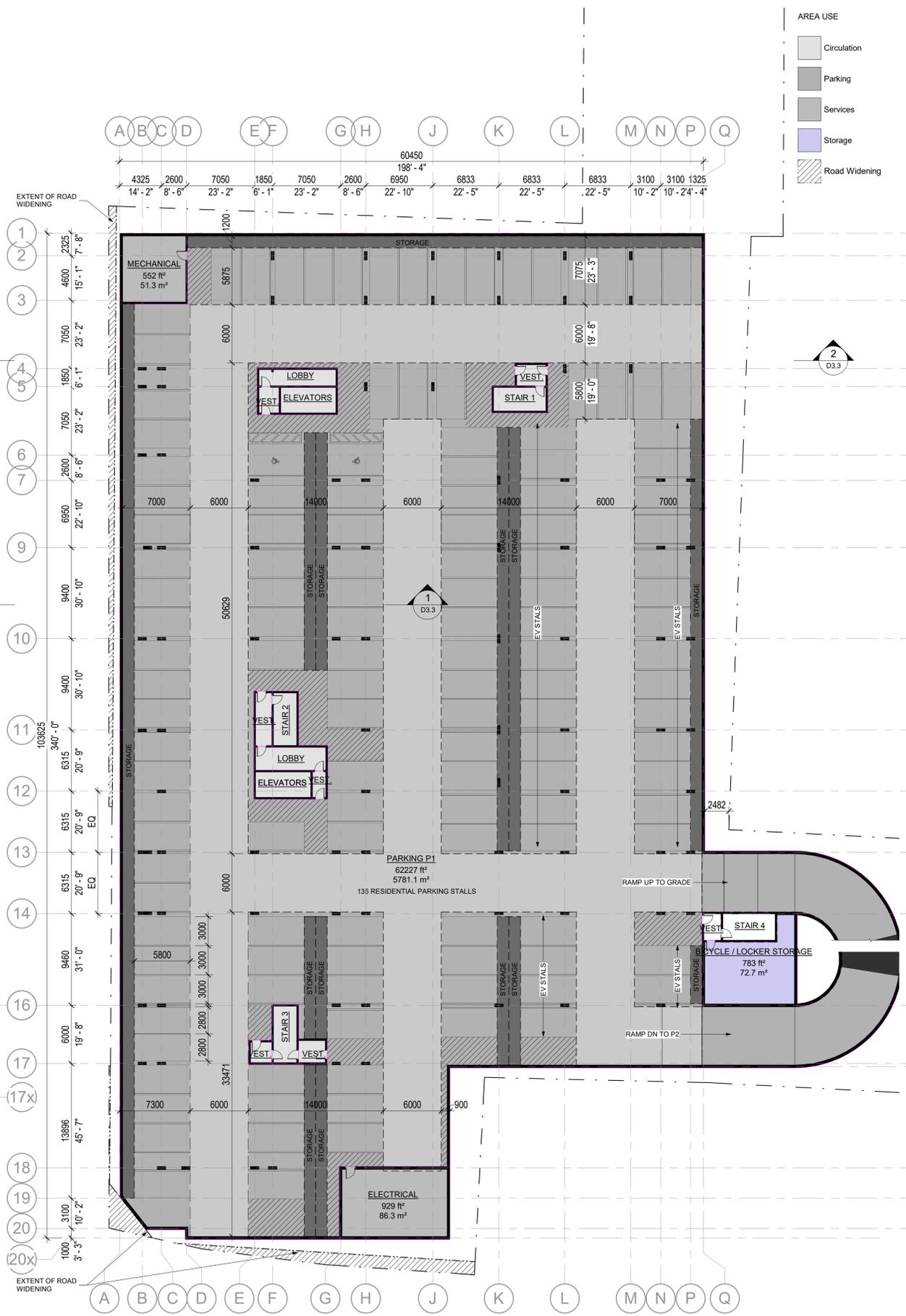
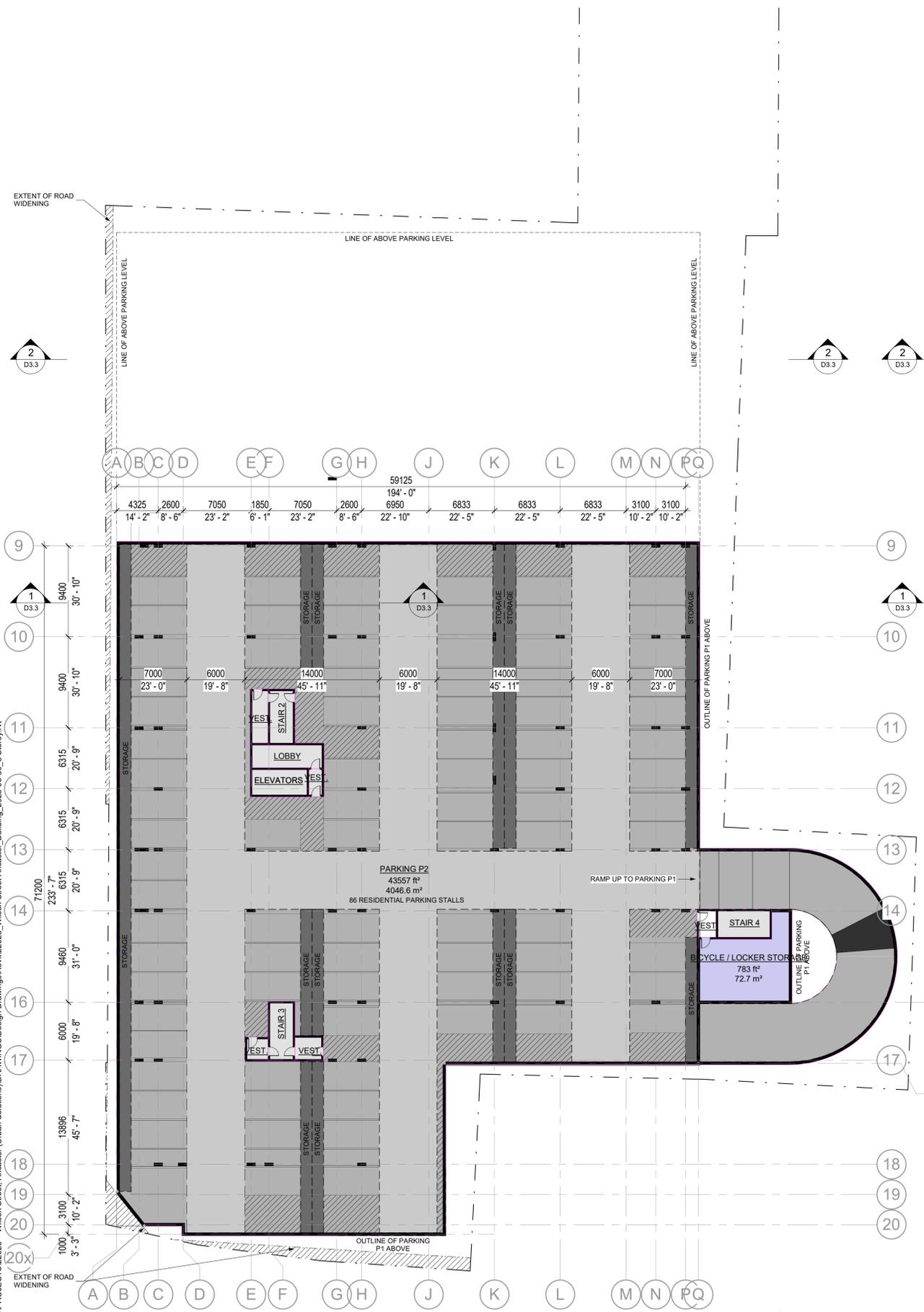
Revision No: **r10**

Drawing No: **D1.1**

1 SITE PLAN
1:300

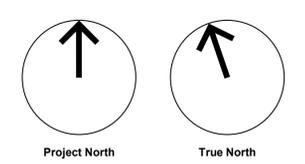
PRELIMINARY

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AREA USE

- Circulation
- Parking
- Services
- Storage
- Road Widening



- GENERAL NOTES**
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No.	Date	Revision
12	2023/05/30	ISSUED FOR CLIENT REVIEW
11	15/05/2023	ISSUED FOR CLIENT
10	10/05/2023	ISSUED FOR CLIENT
9	28/02/2023	ISSUED FOR CLIENT
8	15/12/2021	ISSUED FOR CLIENT
7	08/12/2021	ISSUED FOR CLIENT REVIEW
6	29/11/2021	ISSUED FOR CLIENT REVIEW
5	26/11/2021	ISSUED FOR CLIENT REVIEW
4	17/11/2021	ISSUED FOR CLIENT REVIEW
3	06/11/2021	ISSUED FOR COORDINATION
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



Project Name / Address:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

SRM
architects+
urban+designers

Project No: 22023
Drawing Date: 26/11/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:22:24 AM
Drawing Name:

**FLOOR PLANS -
PARKING P1 & P2**

Drawing Scale: 1:250
Status:
Revision No: **r12**
Drawing No:

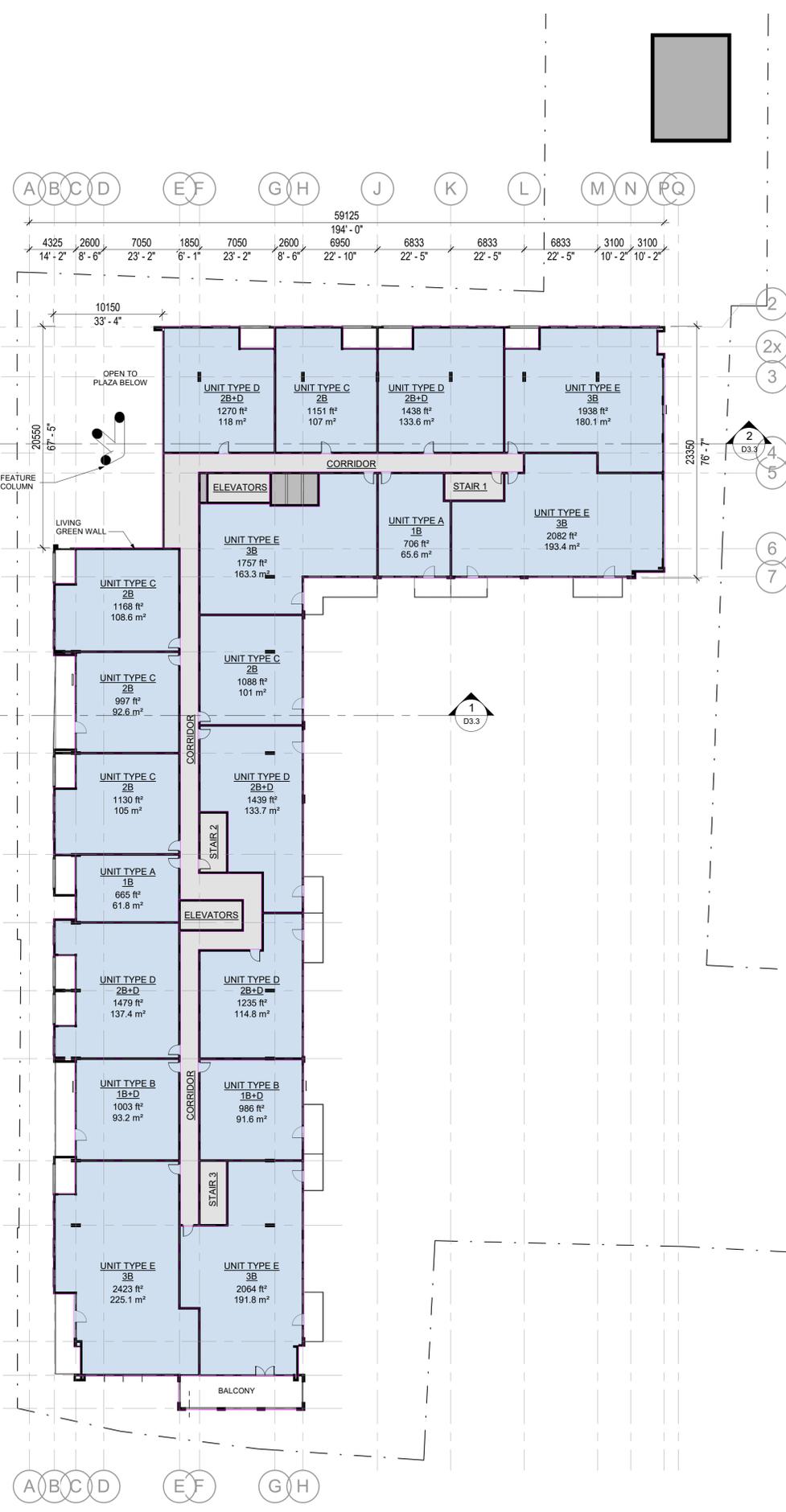
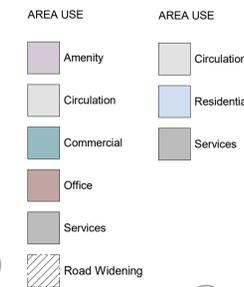
PRELIMINARY

D2.1

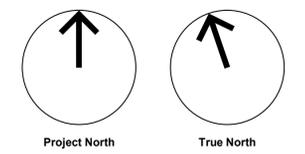
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1 FLOOR PLAN - GROUND LEVEL
1: 250



2 FLOOR PLAN - LEVEL 2
1: 250



- GENERAL NOTES**
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No.	Date	Revision
11	2023/05/30	ISSUED FOR CLIENT REVIEW
10	15/05/2023	ISSUED FOR CLIENT
9	10/05/2023	ISSUED FOR CLIENT
8	28/02/2023	ISSUED FOR CLIENT
7	15/12/2021	ISSUED FOR CLIENT
6	08/12/2021	ISSUED FOR CLIENT REVIEW
5	29/11/2021	ISSUED FOR CLIENT REVIEW
4	26/11/2021	ISSUED FOR CLIENT REVIEW
3	17/11/2021	ISSUED FOR CLIENT REVIEW
2	09/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW

Augustus
CONDOMINIUMS IN ANCASTER

Project Name / Address:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

Project No: 22023
Drawing Date: 26/11/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:22:31 AM

Drawing Name:
**FLOOR PLANS -
GROUND LEVEL &
LEVEL 2**

Drawing Scale: 1: 250
Status:
Revision No.: **r11**
Drawing No.:

PRELIMINARY

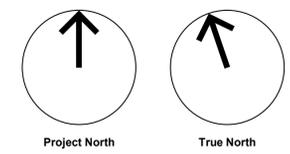
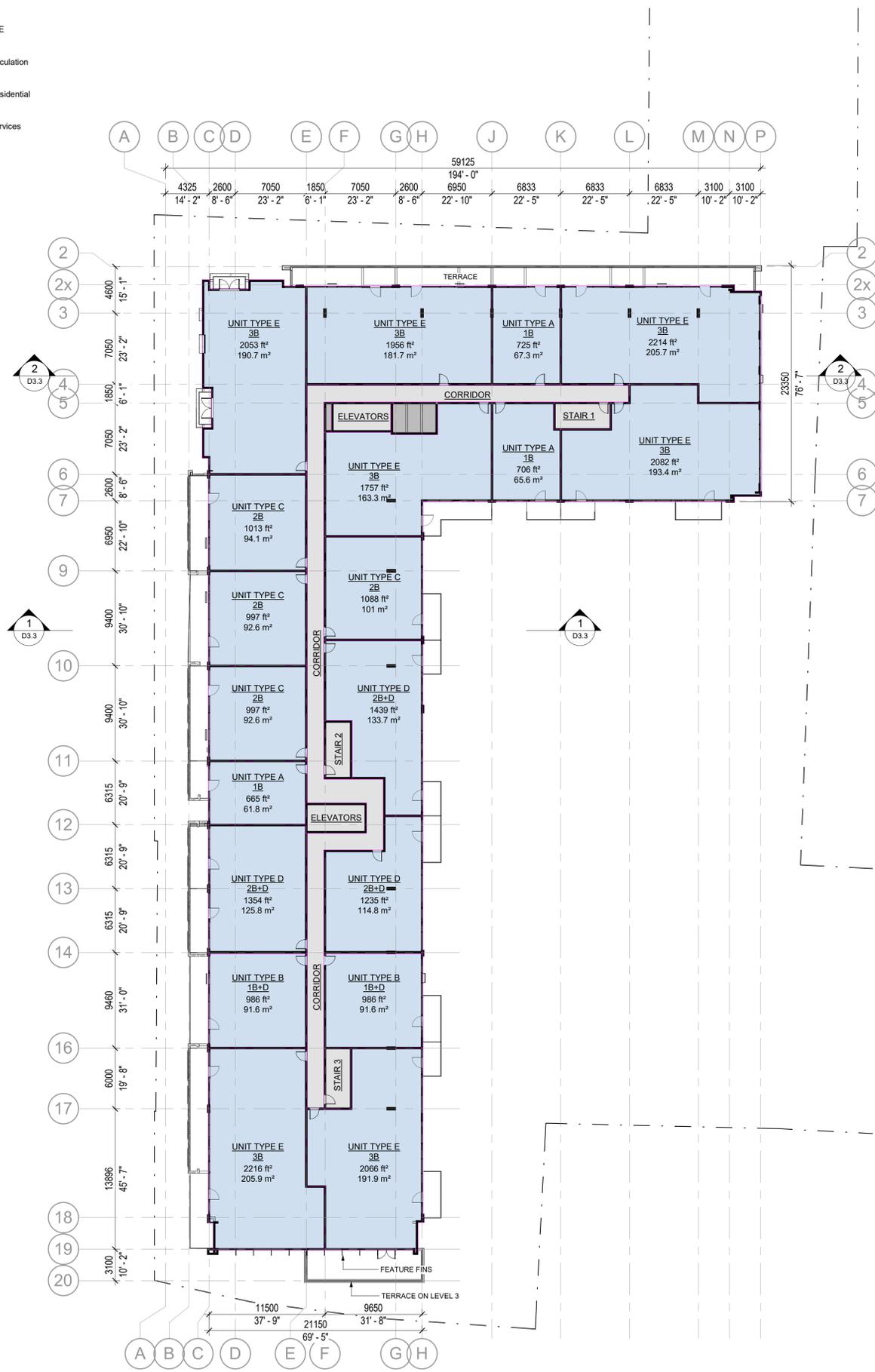
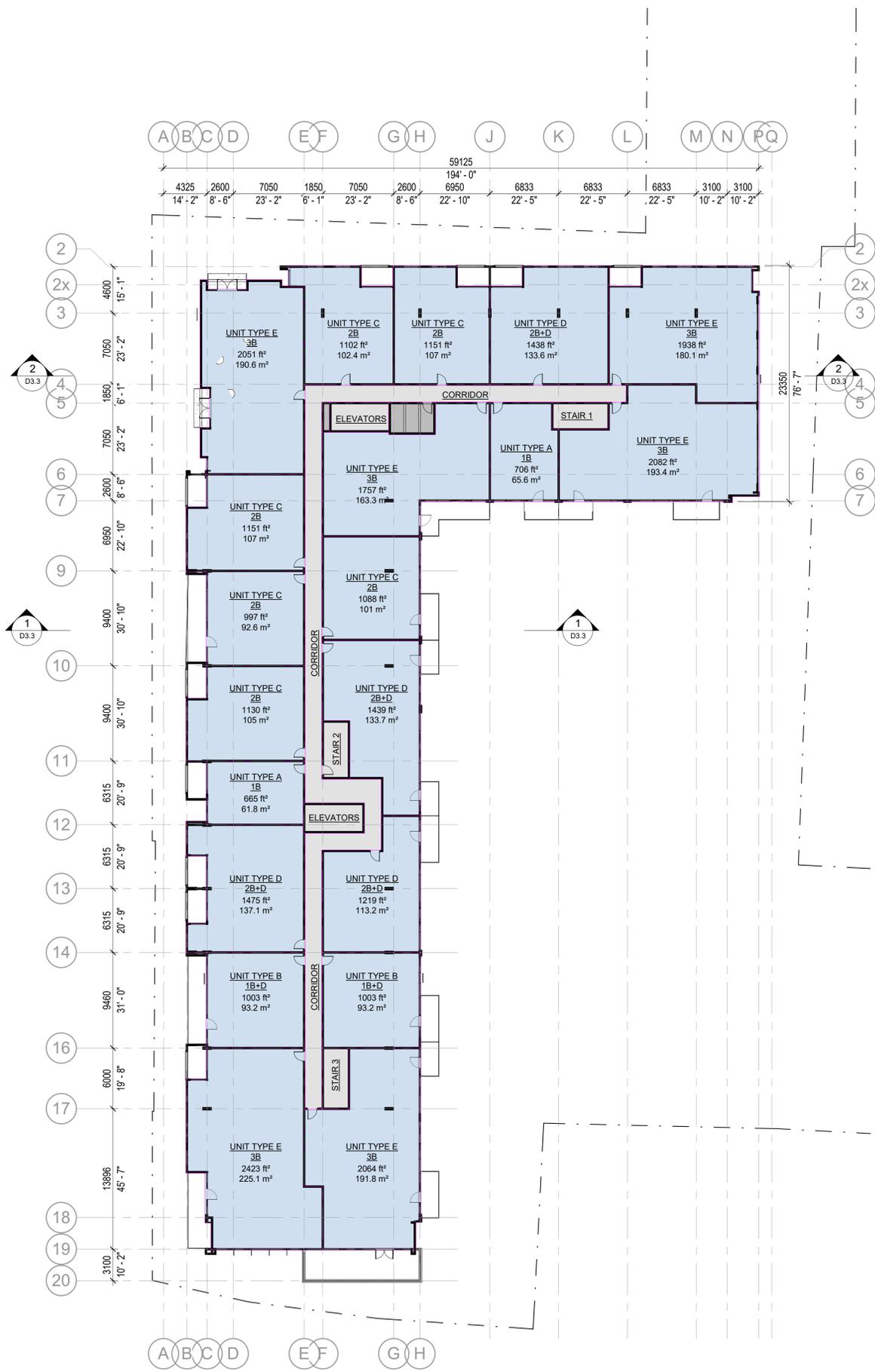
D2.2

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and no liability shall be assumed by the Consultant for any errors or omissions or for any reliance on or decisions based on them or the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

\\SRM-SRV-PDC\PROJECTS\2023 - Wilson Street, Ancaster (Urban Solutions)\DRAWING\Design Drawings\2023-05-30_8 Storey.rvt

AREA USE

- Circulation
- Residential
- Services



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No.	Date	Revision
10	2023/05/30	ISSUED FOR CLIENT REVIEW
9	15/05/2023	ISSUED FOR CLIENT
8	10/05/2023	ISSUED FOR CLIENT
7	28/02/2023	ISSUED FOR CLIENT
6	15/12/2021	ISSUED FOR CLIENT
5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	26/11/2021	ISSUED FOR CLIENT REVIEW
3	17/11/2021	ISSUED FOR CLIENT REVIEW
2	05/11/2021	ISSUED FOR CLIENT REVIEW
1	04/11/2021	ISSUED FOR CLIENT REVIEW



Project Name / Address:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

SRM
architects+
urban+designers

Project No: 22023
Drawing Date: 26/11/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:22:38 AM

**FLOOR PLANS - LEVELS
3 & 4**

Drawing Scale: 1:250
Status:
Revision No: **r10**
Drawing No:

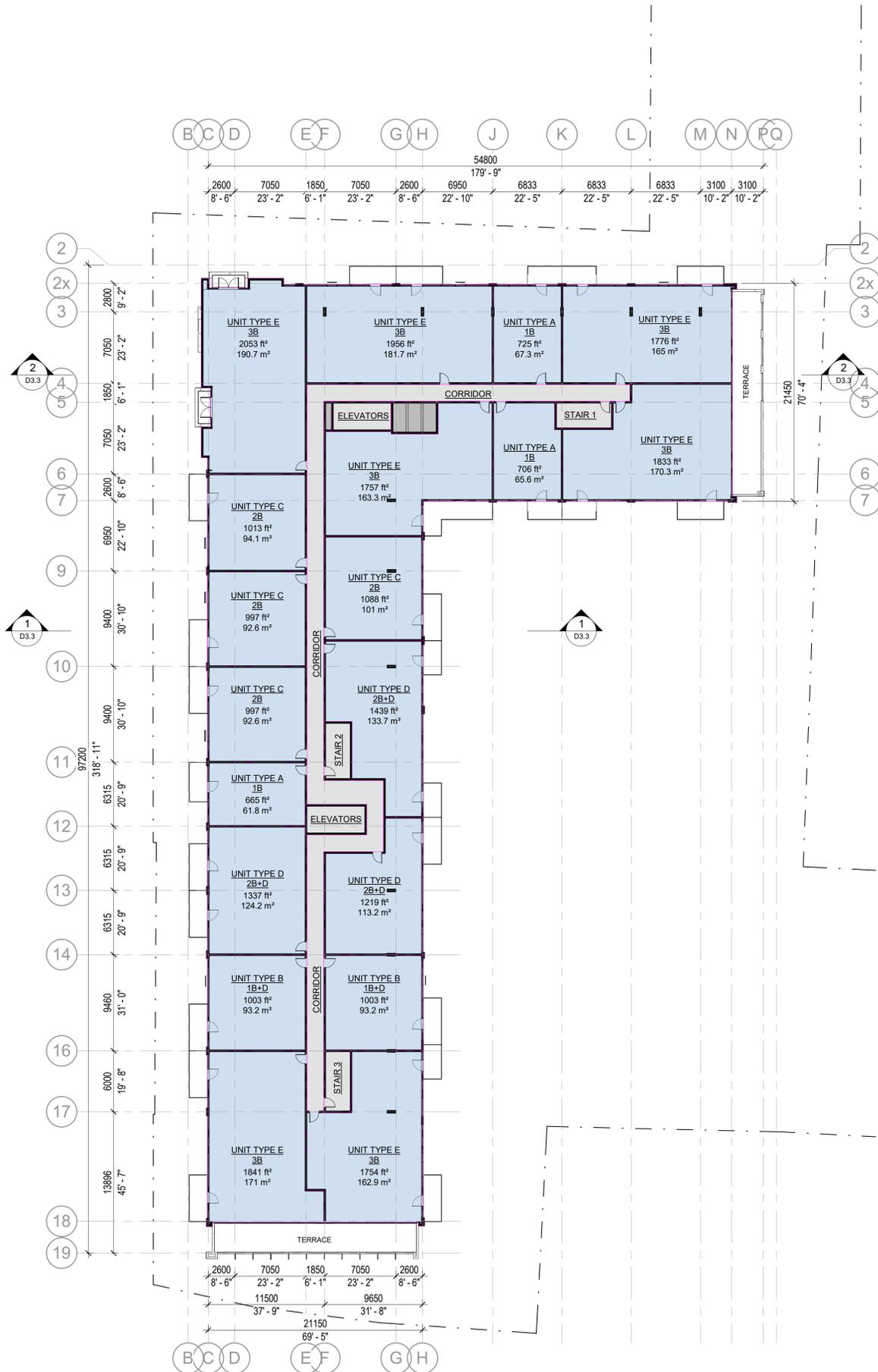
PRELIMINARY

D2.3

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgement in light of the information available to him at the time of preparation and no liability is assumed by the Consultant for any errors or omissions or for any reliance on or decisions based on them as the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. \\SRM-SRV-PDC\PROJECTS\2023 - Wilson Street, Ancaster (Urban Solutions)\DRAWING\Design Drawings\2023 - Wilson Street Ancaster Building_2023-05-30_8 Storey.rvt

AREA USE

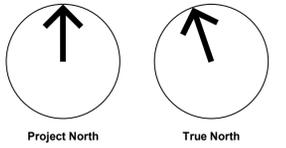
- Circulation
- Residential
- Services



1 FLOOR PLAN - LEVEL 5-6
1: 250



2 FLOOR PLAN - LEVEL 7
1: 250



- GENERAL NOTES**
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No.	Date	Revision
7	2023/05/30	ISSUED FOR CLIENT REVIEW
6	15/05/2023	ISSUED FOR CLIENT
5	10/05/2023	ISSUED FOR CLIENT
4	28/02/2023	ISSUED FOR CLIENT
3	15/12/2021	ISSUED FOR CLIENT
2	09/12/2021	ISSUED FOR CLIENT REVIEW
1	26/11/2021	ISSUED FOR CLIENT REVIEW

Augustus
CONDOMINIUMS IN ANCASTER

Project Name / Address:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

Client:
SRM
architects+
urban+designers

Project No: 22023
Drawing Date: 26/11/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:22:44 AM

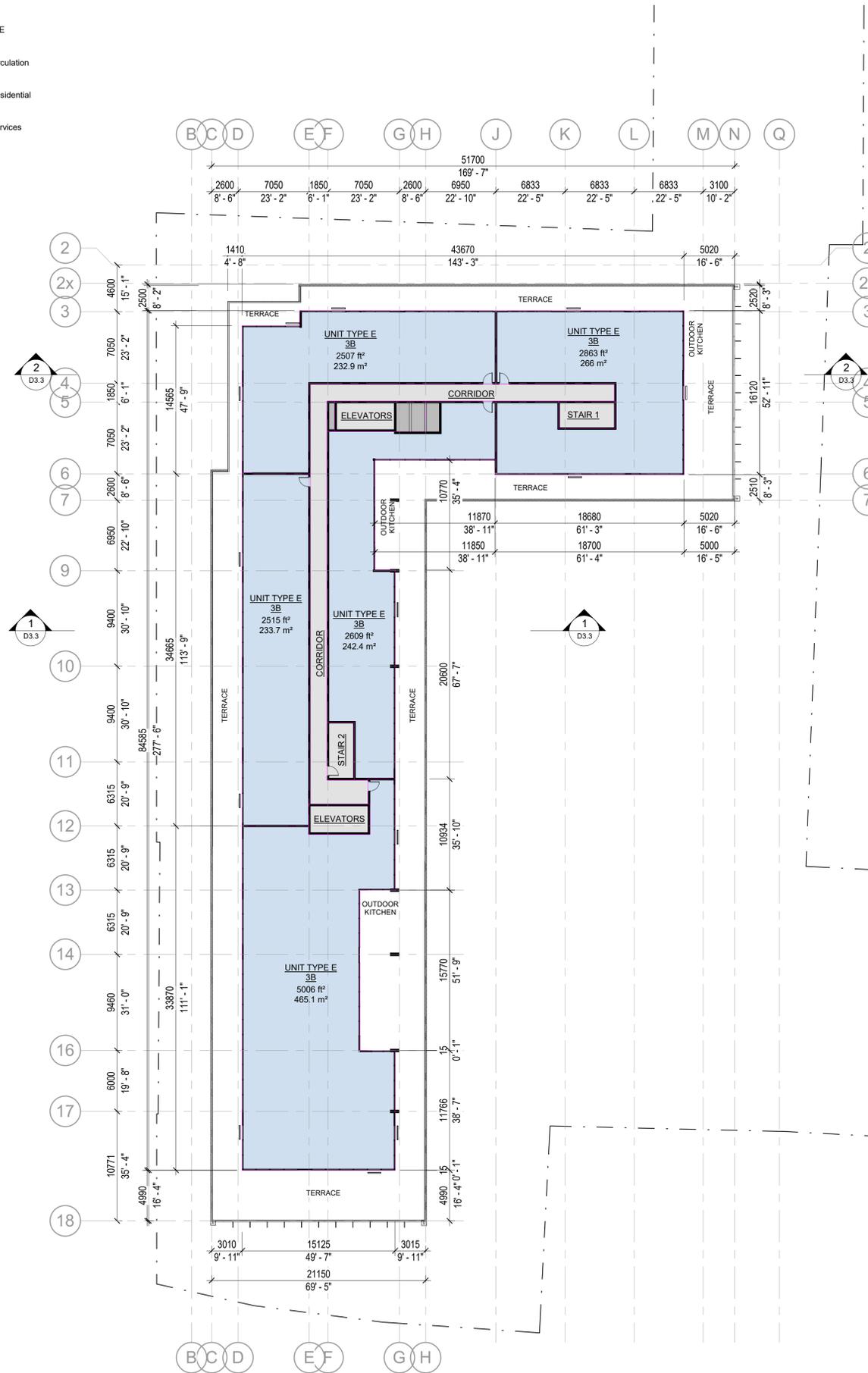
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**FLOOR PLANS - LEVELS
5-7**

Drawing Scale: 1: 250
Status:
Revision No: r7
Drawing No: D2.4

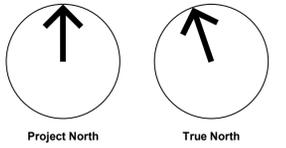
PRELIMINARY

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AREA USE	
	Circulation
	Residential
	Services



1 FLOOR PLAN - LEVEL 8
1 : 250



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No.	Date	Revision
6	2023/05/30	ISSUED FOR CLIENT REVIEW
5	15/05/2023	ISSUED FOR CLIENT
4	10/05/2023	ISSUED FOR CLIENT
3	28/02/2023	ISSUED FOR CLIENT
2	15/12/2021	ISSUED FOR CLIENT
1	08/12/2021	ISSUED FOR CLIENT REVIEW



Client:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

SRM architects+ urban+designers	Project No:	22023
	Drawing Date:	12/08/21
	Drawn by:	Checked by:
	Office Location:	KITCHENER
Plot Date / Time: 2023-05-30 10:22:48 AM		

**FLOOR PLANS - LEVELS
8**

Drawing Name:	Drawing Scale:	1 : 250
Status:	Revision No.:	r6
Drawing No.:	Drawing No.:	D2.5

PRELIMINARY

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgement in light of the information available to him at the time of preparation and no liability is assumed by the Consultant for any errors or omissions or for any reliance on or decisions based on them or the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

\\SRM-SRV-PDC\PROJECTS\2023 - Wilson Street, Ancaster (Urban Solutions)\DRAWINGS\Design Drawings\Revit\2023 - Wilson Street Ancaster Building_2023-05-30_8 Storey.rvt



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No.	Date	Revision
8	2023/05/30	ISSUED FOR CLIENT REVIEW
7	15/05/2023	ISSUED FOR CLIENT
6	10/05/2023	ISSUED FOR CLIENT
5	28/02/2023	ISSUED FOR CLIENT
4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW

Client:
Augustus
CONDOMINIUMS IN ANCASTER

Project Name / Address:
**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

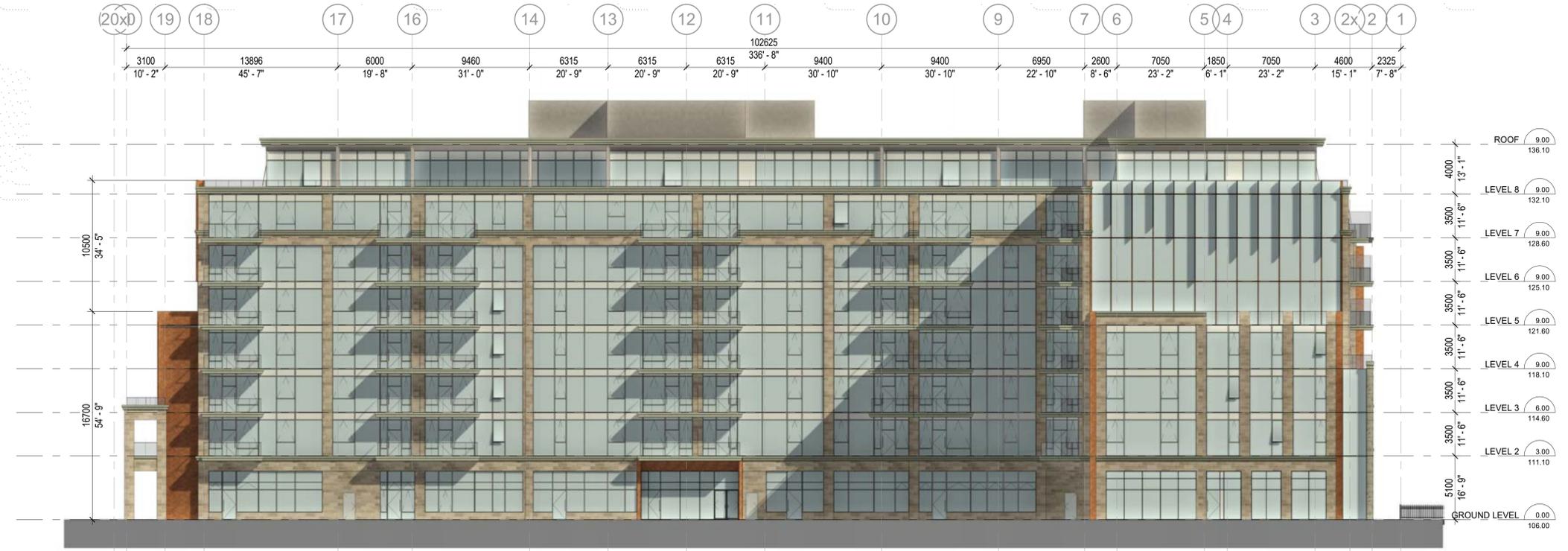
Project No: 22023
Drawing Date: 02/12/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:23:23 AM

ELEVATIONS

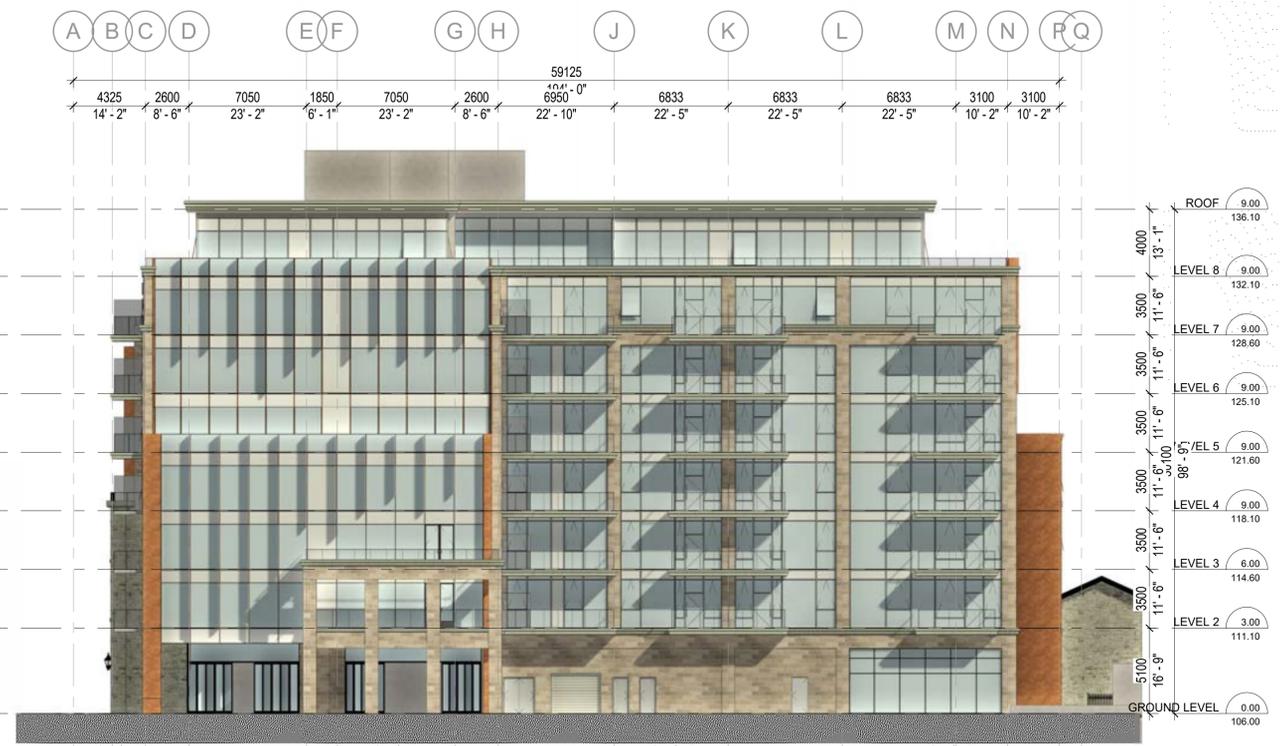
Drawing Name:
Drawing Scale: 1:200
Status:
Revision No: r8
Drawing No: D3.1

PRELIMINARY

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1 EAST ELEVATION
1:200



2 SOUTH ELEVATION (ACADEMY STREET)
1:200

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7	15/05/2023	ISSUED FOR CLIENT
6	10/05/2023	ISSUED FOR CLIENT
5	28/02/2023	ISSUED FOR CLIENT
4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	08/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW

Client:

Augustus

CONDOMINIUMS IN ANCASTER

Project Name / Address:

**392-412 WILSON STREET
EAST & 15 LORNE
AVENUE, ANCASTER**

Project No: 22023

Drawing Date: 02/12/2021

Drawn by: TH
Checked by: ET

Office Location: KITCHENER

Plot Date / Time: 2023-05-30 10:23:58 AM

ELEVATIONS

Drawing Name:

Drawing Scale: 1:200

Status:

Revision No: **r8**

Drawing No: **D3.2**

PRELIMINARY

7.6. APPENDIX F: QUALIFICATIONS OF AREA & RESUMES

QUALIFICATIONS OF AREA



FIRM PROFILE | HERITAGE & MUSEUM WORK

AREA is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff - including intern architects, interior designers and architectural technologists - with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

AREA and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1995, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Hall-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivat Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th c.), 9 Weatherstone Dr., Niagara on the Lake
- St. Lawrence Hall (1840) - renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave
- William Wench House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Minoy House Restoration (c. 1830), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1690 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Hills Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, "Strathrobyn"), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Silton Estate, 1923), 294 - 318 Lawrence Ave. E.

DAVID ECKLER, AREA

**EDUCATION**

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of Architects
(former Councillor & Chair Awards Committee)

Royal Architectural Institute of Canada

Architectural Conservancy of Ontario Advisory Board

Society for the Study of Architecture in Canada

Association for Preservation Technology

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA, Architects Rasch Eckler Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC
AREA, Architects Rasch Eckler Associates Ltd.
President & Principal – Senior Project Architect

David Eckler is the firm's principal and is responsible for the administration and design of all projects in the office. Mr. Eckler has over 30 years of experience in the design of medium-size institutional facilities for government, non-profit agencies and other organizations including community centres, museums and municipal facilities. Mr. Eckler is involved most particularly with the Concept Design, Design Development and Contract Documents phases of projects and is the author of many of the firm's heritage assessment reports.

Mr. Eckler's previous firm *David Eckler Architect (DEA)*, established in 1992, specialized in heritage conservation including feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Ontario Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public sites and cultural landscapes. An example of a heritage complex in a public park setting is the restoration and redevelopment of the 'Waypoint Centre for Mental Health Care' within the former *Penetanguishene Mental Health Centre (1903)*. He has most recently worked on the restoration of the historic 1910 Palm House within the Allan Gardens Conservatory Complex.

RELEVANT EXPERIENCE: Toronto location unless indicated**Heritage Restoration**

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Third Church of Christ, Scientist (1928) Redevelopment
- Eglinton Hunt Club (1929) Condominiums
- Aurora Historical Society Museum (1886 school), 22 Church St.
- Officers' Barracks (1830), Discovery Harbour, Penetanguishene
- Medical Arts Building Restoration (circa 1929)
- Heliconian Hall (first Olivet Church, 1876), Yorkville

Institutional Uses in Historic Buildings

- Goldring Student Centre, Victoria University, 150 Charles St. W.
- Toronto French School (Sifton Estate, 1924) Restoration Plan
- Armour Heights Officers' Mess ('Strathrobyn' 1913), DND College
- Hutton House (1853) Community Centre, St. Marys
- Valley Halla Villa (Jackson Res., 1922), Toronto Zoo, Scarborough
- Bellevue Daycare Centre (1887)
- Adamson House (1927) Cawthra Estate Park, Port Credit

Heritage Planning, Parks & Urban Design

- Cookstown Heritage Conservation District, Innisfil
- Old Pickering Village Planning & Heritage Study, Ajax
- Yorkville-Hazelton Avenue Heritage Conservation District
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses (1860-1890) Mews Parkette

BRUCE J.F. CORLEY, AREA


**EDUCATION &
PROFESSIONAL
DEVELOPMENT**

Ontario Building Officials
Association (2005),
Registered and qualified
to design Small Buildings

Ryerson Polytechnic
University (2004),
Certificate in Architecture

Building Owners and
Managers Institute (2002)
Real Property Administrator

Ivey Business School,
University of Western
Ontario (2001),
Masters in Business
Administration

Ontario Real Estate
Association (1995),
Registered Member with
Toronto Real Estate Board

Huron College,
University of Western
Ontario (1985),
Honours Bachelors of
Arts & Science in History

**MEMBERSHIPS &
DIRECTORSHIPS**

Canadian Association of
Heritage Professionals
(2007),
Registered Professional
Member

Historica Foundation of
Canada (2005-07),
Past Council Member

Canadian Warplane
Heritage Museum (2002-9)
Board of Directors

**BRUCE J.F. CORLEY HBA, MBA, Cert. Arch., CAHP
AREA, Architects Rasch Eckler Associates Ltd.
Heritage Consultant, Site Coordinator & Recorder**

Bruce Corley is an associate consultant of AREA and specializes in the documentation and restoration of historic buildings many of which become incorporated into adaptive reuse redevelopment projects. Mr. Corley has over 12 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers.

Mr. Corley has provided detailed measured drawings, photographs and conditions reports to numerous owners, developers, planners and municipalities for over 50 heritage properties. These assessments and documentation assignments have allowed the heritage buildings to be restored, adapted, reused, removed, rebuilt or replicated. Mr. Corley's process involves measuring, researching and documenting heritage structures to a high degree of accuracy and completeness in order to understand the information provided by the buildings. The property information is derived from published works, civil records and oral history to ascertain when, how and by whom the buildings were constructed.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Restoration, Cultural & Museum Facilities

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Datzel-Schmidt Barn, Black Creek Pioneer Village
- Montgomery Inn, Etobicoke
- Club House (1918), Royal Canadian Yacht Club

Masonry Restoration, Churches & Office Buildings

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Kingsway-Lambton United Church (1937), 85 The Kingsway
- Emmanuel Howard Park United Church, 214 Wright Ave.
- Timothy Eaton United Church, 230 St. Clair Ave. West

Heritage Retail & Commercial Development

- Warwick Office Building (1905) Restoration, 401-409 King St. W.
- Old Fire Hall Redevelopment, 23 King St., Niagara-on-the-Lake
- Retail Restoration (1910), Baby Point area
- Retail building (1912) adaptive reuse, Bloor West Village
- Prescott Harbour, development financing, Prescott
- First London Centre: Rezoning & financing

Measured Drawings of Heritage Residences

- Henhoefer House (Italianate), Fisher Hallman Rd. Kitchener
- Becker House (1850, Fisher Hallman Rd. Kitchener
- Napier Simpson House, Caledon Hills
- Hall House (Classical Revival), Hallstone Rd. Brampton
- Tudor Revival House, The Kingsway
- Home Smith House, The Kingsway
- Harrison House, Gore Road, Brampton
- Laidlaw House, Winston Churchill, Georgetown

SARAH KING HEAD

The report's author, Sarah King Head, has been a professional member of the Canadian Association of Heritage Professionals (CAHP) since 2019, with the specialization of Architectural Historian. Formal education includes: a double BA Hons from the University of Saskatchewan (History and Art History, 1987); two graduate degrees from the University of Toronto (MA, History, 1989; and PhilM, Art History, 1996); and a Graduate Degree in Planning from the University of Waterloo (2020). In 2010 she began working in cultural heritage research and management in the Niagara region. She was named Honorary Historian for the City of Thorold in 2015 for her work with Heritage Thorold and has published extensively, including the award-winning book, *Where Beavers Built Their Dams: A Unique Cultural Heritage Landscape in Thorold, Ontario* (2017). Recent committee work includes: ACORN editorial board (2015–present); Landscape of Nations 360° Indigenous Education Initiative (2018–22); Thorold Museum Board of Directors (2018–present); CAHP Board of Directors (2020–present); OAHP Board of Directors and newsletter editor (2020–present); and others.