

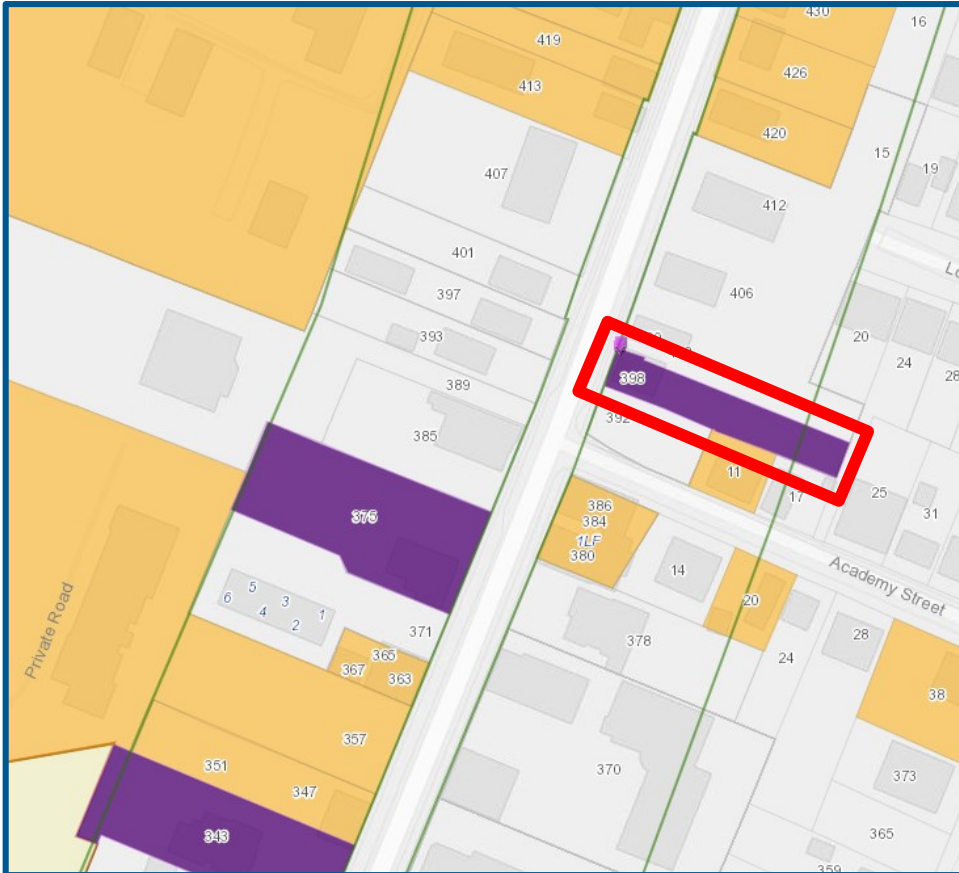
HERITAGE PERMIT APPLICATION HP2021-033  
DESIGNATED UNDER PART IV OF THE  
*ONTARIO HERITAGE ACT* FOR PROPOSED  
RELOCATION OF 398 WILSON STREET EAST,  
ANCASTER

September 24, 2021

# HP2021-033 – 398 WILSON STREET EAST, ANCASTER



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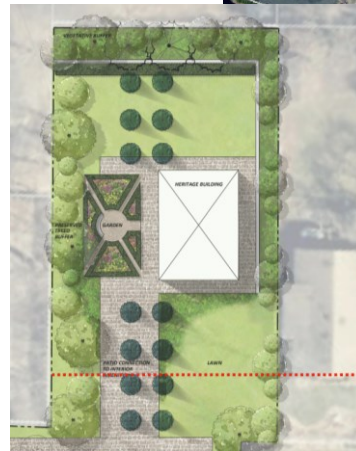
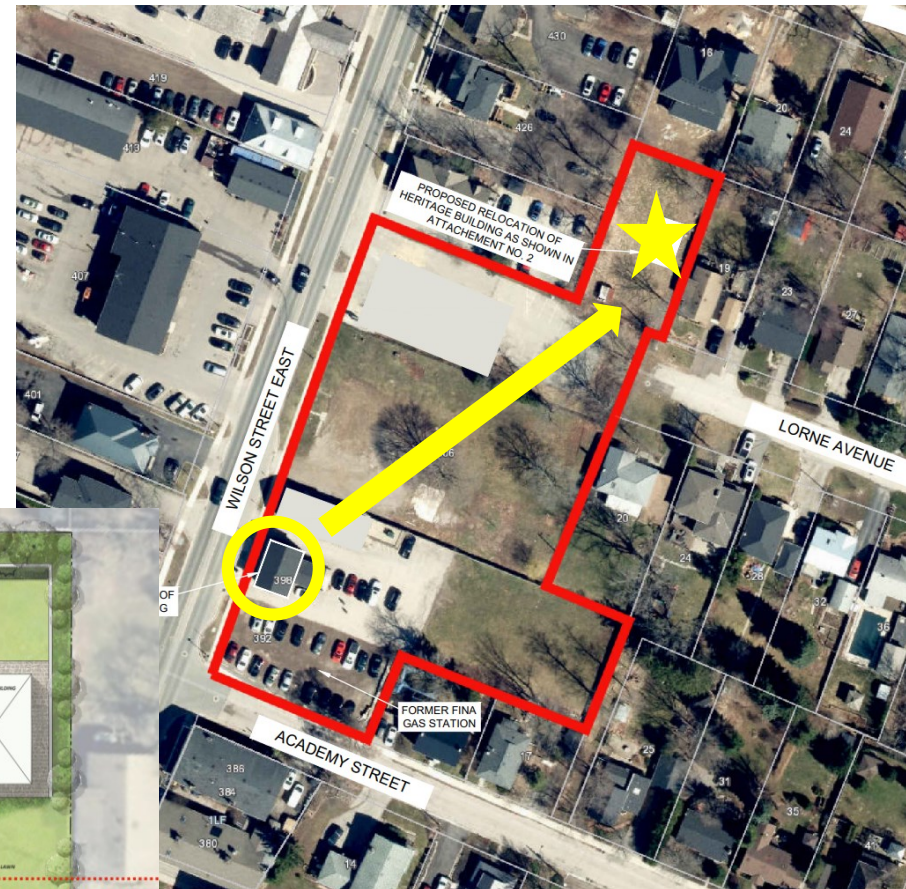
# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

## Proposal:

- Relocate the existing stone structure (Marr House) to the NE corner of amalgamated parcel (15 Lorne Avenue);
- Removal of rear wing addition;
- Extensive restoration work following relocation;
- Conceptual plan shows use as amenity space/garden for future redevelopment.

## Applicant's Reason for Relocation:

- Decontaminate soil and groundwater below/adjacent to structure;
- Future comprehensive redevelopment of the site.



# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

GBCA Project No. 21006 - 392- 412 Wilson Street East and 15 Lorne Avenue Ancaster

4 June 2021



*Marr House, 2021 (GBCA). North Elevation. Top left window opening closed in.*



*Marr House, 2021 (GBCA). South Elevation. Blank wall with tail extending to the east. Foundation issues notable from a distance.*



*Marr House, 2021 (GBCA). East Elevation. Rear tail covers to ground level openings.*

GBCA Architects



*Marr House, 2021 (GBCA). West Elevation 2.4 meters from Wilson Street East. Although the designation by-law notes that chimneys are a contributing heritage attribute, in its current state these are no longer present.*

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# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

## SCHEDULE "B"

### Reasons for Designation of 398 Wilson Street East, in the Town of Ancaster

The Marr House/Heritage Bookstore, known municipally as 398 Wilson Street East, in the Town of Ancaster, being of historic and architectural value and interest, is a well-preserved and charming Georgian stone house dating from circa 1850 although some stylistic details suggest an earlier date.

Without restricting the generality of the foregoing the reasons for this Council designating the described premises include the intention that the following features of the described premises should be preserved, that is,

this Council has no intention that any alteration, maintenance, repair, replacement or improvement of elements of the premises requires the prior written consent of this Council unless such affect the reasons for the designation of the premises as described in paragraphs (a) to (c) herein.

### **Property Overview:**

- Part IV of OHA in 1978 by By-law No. 78-87;
- Constructed circa 1850 for Adam Marr, local cabinet maker;
- Random rubble stone structure consistent with others along Wilson St;
- Initially a residence, converted to commercial uses.

### **Previous Applications:**

- Formal Consultation in 2019 for redevelopment including relocation of Marr House – no formal *Planning Act* applications submitted to date.

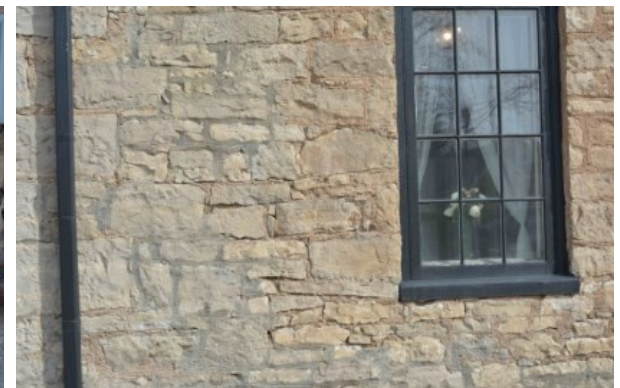


# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

## **Cultural Heritage Impact Assessment (CHIA) prepared by GBCA Architects:**

### Conclusions & Recommendations:

- Recognition of the location on Wilson St E being considered character attribute;
- Due to site conditions, relocation is considered necessary intervention for remediation of site and for long term-conservation of resource;
- Permanent relocation will limit unnecessary impacts to building from multiple moves;
- Advises a Structural Engineer with heritage knowledge needs to be consulted;
- Advises specifications & scope of relocation should be prepared by qualified Building Mover in conjunction with Structural Engineer;
- Proposal balances demand for intensification with those of heritage preservation in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.



# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

**Environmental Letter prepared by Landtek  
Limited Consulting Engineers:**

**Contamination:**

- Site previously contained gas station
- Subsurface soil and groundwater impacts have been confirmed
- Impact plumes migrated to several areas including beneath the Marr House
- Contamination has been found to depths of up to 6-8m

**Proposed Remediation:**

- Redevelopment remedial option is expected to be a 'dig and dump' method
- Focus on remove/dispose impacted materials
- Landtek's opinion that the structural integrity of on-site structures will be jeopardized.
- Recommend demolition/removal or relocation to allow for remediation to get an accepted Record of Site Condition



Estimated extent of on-Site groundwater contamination

Estimated extent of on-Site soil contamination

Estimated groundwater flow direction



# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

## Policy & Design Working Group:

- Reviewed CHIA at the **August 23, 2021** and had several concerns about the CHIA, deemed it to be incomplete.

## Heritage Permit Review Subcommittee Consultation (HPRS):

- Reviewed application at a special meeting on **August 31, 2021** and recommended that the application as submitted be **denied**.
- Several concerns and questions raised about the proposal including:
  - Significance of its location;
  - Associated risks given complex nature of relocating stone structure;
  - Other alternatives (location and remediation methods);
  - Future intention for property;
  - Scope and timing of remediation;
  - Case studies;
  - Conformity with policy.

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## Staff Analysis:

- Key Factors Considered for Evaluating Change Affecting Heritage Resource:
  - Displacement Effects:
    - Entire structure and all features proposed to be removed from its designated and prominent location along Wilson St E.
  - Disruption Effects:
    - Complex relocation given random rubble stone construction and age – high potential risks that could be irreversible;
    - Changes to the setting of the historic building from streetscape (defining feature).
- Ontario Heritage Act:
  - Interpreted as a demolition as all attributes proposed to be removed from limitations of designated parcel.
- Archaeology:
  - Amalgamated site meets six of ten criteria used by MHSTCI;
  - No Stage 1&2 Archaeological Assessment submitted with application.

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## Staff Conclusions:

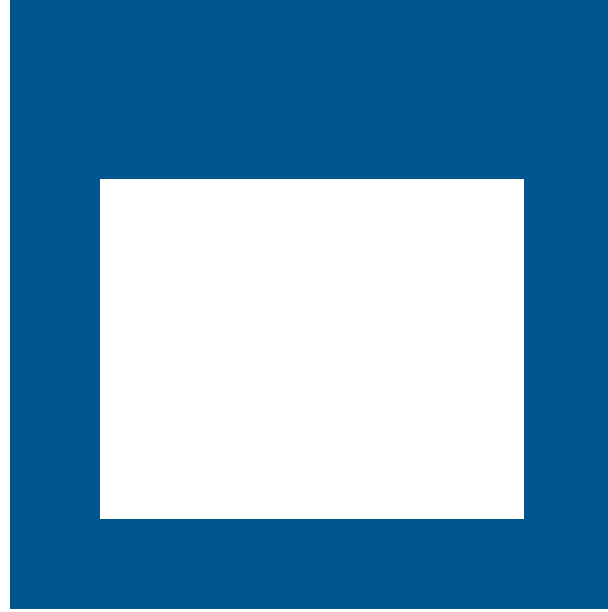
- Does not meet the intent of the designation By-law - value of building's setting;
- Not in keeping with the policies of the PPS, UHOP, Ancaster Wilson Street Secondary Plan;
- Potential mitigation measures or alternatives are not adequately assessed;
- Supporting documentation does not provide sufficient justification or technical information;
  - CHIA is deficient in its assessment, alternatives and overall impact;
  - Environmental Letter had minimal information on contamination or options;
  - No documentation provided by qualified Structural Engineer;
  - No documentation provided by qualified building moving company;
  - No technical information on scope or specifications of building.
- Formal Consultation in 2019 identified concerns and requirements from other departments – should be reviewed in its entirety through appropriate *Planning Act* applications;
- Application cannot be adequately assessed, insufficient evidence to support relocation as proposed;
- In agreement with recommendation of HPRS.



# HP2021-033 – 398 WILSON STREET EAST, ANCASTER

## Staff Recommendation:

- (a) That Heritage Permit application HP2021-033, for the relocation of the Part IV designated heritage building at 398 Wilson Street East, Ancaster, under section 34 of the *Ontario Heritage Act*, be deemed to be premature and therefore be **denied**;
- (b) That appropriate notice of the Council decision be served on the owner of 398 Wilson Street East, Ancaster, and the Ontario Heritage Trust, as required under Section 34 of the *Ontario Heritage Act*.



THANK YOU