

1. Today Planning Committee deals with the future of Ancaster Village. Bold words, but the truth.
2. Your decision is not just about the fate of Phillip House at 398 Wilson Street East. It is about the streetscape that defines Ontario's third oldest community—Ancaster 1793

It is obvious Phillip House would have disappeared overnight with its neighbours save for this designation.

3. The Ancaster Wilson Street Secondary Plan was developed after commendable consultation with the community. I will simply say that the core of this Plan is preservation of the unique character of Ancaster with a primary focus on the Village Core. Design guidelines preserve the Village and I am not aware of any other secondary plans that have this detail. This is unique, and needs your careful consideration.

The underpinning of a decision on Phillip House should be a careful read of the Secondary Plan and the special attention it pays to the Village Core.

4. The C5a zoning for the Village Core is unique in Hamilton as it requires a specific height—9 meters—and spacing between buildings. This preserves the three dimensional character of the heritage buildings in the Core—you see the side of the building as well as the front. The Ancaster Village Core is VERY different from Dundas, for example, where the buildings touch each other. The Ancaster zoning in the Village Core reflects that—it is the streetscape of a 1793 village rather than a late 1800s community we also consider heritage.
5. The Wilson streetscape east of Phillip House has already largely been destroyed or is under threat. Three years ago there were 12 unique buildings between Academy Street and Rousseaux Street, a distance of about 2 blocks.

Today there are 8 left.

Two more have been identified for demolition in a proposed development, one may or may not survive as part of that development, and this Committee is considering whether the most important one of all can be removed.

When the developers are done about 60% of the streetscape in two blocks of the Village Core will be gone. *(See note below for details)

6. The heritage designation of Phillip House is “in place”. If it is moved the heritage designation ends and the building has no protection in a new location.

The 1978 Public Notice designating 398 Wilson Street is more powerful than any words I can craft.

I quote “The use of stone as a construction material relates the building to several other important buildings on Wilson Street. For these reasons the building is of great importance to the Wilson Street streetscape”

The takeaway? “Great importance to the Wilson Street streetscape”.

Will it even survive a move? Please take a careful look at the state of the stone work before answering this.

7. Much has been made about soil contamination migrating from the adjacent lot.

A critical question: was the soil **beneath** Phillio House sampled, or does this concern rest totally on estimations? It strikes me before a decision as critical as the one you face is made that this is a basic question; one easily answered.

In addition, has the air quality been sampled in Philippo House?

If there is concern about air quality, what remediation has been considered?

My understanding is that the City has flexibility to consider situations like this and exemptions have been granted in Dundas.

8. This decision is a footnote to a developer for a demolition plan creating the largest piece of development property in the Wilson Street Secondary Plan catchment area.

To the community.....it is the key to whether there will be a true Village Core, or vast lengths of new construction that might sort of look historical..... if this Committee holds the developer to the Official Plan. .

9. If a new building wraps around Phillip House, in accordance with the setbacks in the zoning, and had some careful design, this could be the crown jewel of the Village Core.

The Ancaster Village Core has suffered too much heritage demolition because no one thought anyone would tear down pristine heritage buildings like Brandon House or the Marr House or try to move a designated building like Philippo House.

If you own this building and have as your goal the preservation of Phillip House in place to protect the streetscape there are ways to do it.

If you own this building and want it out of the way no doubt you can come up with justification.

Please, follow the recommendation of staff and the Heritage Committee and ask this applicant to do better for Ancaster and take the path to preserve the diminished streetscape.

*NOTE: Status of properties referenced in Paragraph 5
Wilson Street East by Civic Address

- 462—Brandon House—Demolished (heritage--not designated)
- 454—Identified for demolition by developer (heritage--not designated)
- 450-- Identified for demolition by developer (heritage--not designated)
- 442—May be incorporated into above development (heritage—not designated)
- 436—Occupied—business/residential
- 430—Occupied—business (heritage—not designated)
- 426—Occupied—residential multi tenant (recent reno)
- 420—Occupied—business (heritage—not designated)
- 412—Demolished—business—mid century design--In operation until demolition
- 406—Demolished—residential (heritage—not designated)
- 400—Demolished--business (heritage—not designated)
- 398—Philippo House—application to remo