

Pilon, Janet

Subject: Professional Hydrogeologist Disputes Marr-Phillipo House Relocation, 398 Wilson Street East, Ancaster

From: Bob Maton

Sent: Monday, October 11, 2021 1:16 PM

To: clerk@hamilton.ca

Subject: Professional Hydrogeologist Disputes Marr-Phillipo House Relocation, 398 Wilson Street East, Ancaster

Dear Mayor and Council:

We members of the Ancaster Village Heritage Community Inc., and many residents of Ancaster, understand that there was inadequate and incomplete evidence supporting the relocation of the Marr-Phillipo House at 398 Wilson Street East in Ancaster presented to the Planning Committee last week. The developers want to relocate the House on the basis of ground contamination from hydrocarbons. **In their report, City staff recommended denial of the relocation.** Nevertheless, Planning Committee marginally voted 4-3 in favour of relocating the building.

I am attaching above a professional environmental/hydrogeological review of the Landtek letter presented at Planning Committee which purportedly provides the evidence for relocation. This professional review was sent to me by certified environmental consultant and hydrogeologist **Wilf Ruland (P.Geo.)**, who lives in Ancaster. After reviewing the letter, Mr. Ruland concluded: **"The current proposal has the weakest evidentiary support I have ever seen over the course of my 35 year career."**

His recommendation is the following: **"I recommend that the proponent should be requested to provide proper and adequately detailed hydrogeological documentation to support their proposal to remove/relocate the Marr-Phillipo House. In the meantime, the City of Hamilton should put the associated development application on hold pending receipt of further documentation."**

Mr. Ruland supplies a list of the hydrogeological criteria that should be provided before any such decision is contemplated. In light of this review, and considering the fragility and heritage value of the building in its current location, **we hope that you will oppose relocation of this precious and fragile building at the Council meeting next Wednesday.**

As you will see from his letter, with his certification stamp, Mr. Ruland has 35 years of professional experience in environmental and hydrogeological practice, and specializes in water contaminants.

As before, we hope that you will oppose this relocation at the Council meeting next Wednesday.

Best wishes,

Bob Maton, President

Ancaster Village Heritage Community Inc.

Mr. Bob Maton, Ph.D. (Toronto)
President, Ancaster Village Heritage Community, Inc.
330 Lodor Street
Ancaster, ON
L9G 2Z2

October 7, 2021

Dear Mr. Maton,

I am writing today regarding the proposal to remove and relocate the Marr-Phillipo House from its current location at 398 Wilson St, Ancaster to a different location. Justification for the removal and relocation is said to be provided by a letter dated April 30, 2021 from Landtek Limited.

My comments on the proposed removal and relocation and the evidentiary documentation to support the proposal follow below.

Introduction

I am a hydrogeologist, and I have worked as an environmental consultant for 35 years (2 years for a larger firm in Germany, and 33 years independently in Canada). I am a specialist in water contamination issues, and have dealt with many such issues over the course of my consulting career. I have reviewed data and documentation pertaining to many contaminated sites across Ontario.

The current proposal has the weakest evidentiary support I have ever seen over the course of my 35 year career.

Detailed Comments

1) I have been provided with a 46-page PDF file entitled “*Appendix “E” to Report PED21196*”, which I am told represents the total documentation that was provided to the City of Hamilton’s Planning Committee on this issue for its meeting of Tuesday October 5, 2021.

The Appendix “E” PDF includes the following documents:

- a 2 page letter dated June 4, 2021 from GSP Group, which includes a map of the site
- a 3 page letter dated April 30, 2021 from Landtek Limited, which includes another map of the site
- a 38 page letter from GBCA Architects, whose last 3 pages are an Appendix containing the aforementioned Landtek Limited April 30, 2021 letter.

The only one of these documents to have been prepared by a qualified environmental professional is the Landtek Limited April 30, 2021 letter. I note that the author of the letter has not put a professional stamp or seal on the letter.

2) The Landtek letter consists of 3 paragraphs, which are reprinted in their entirety below:

“Based on the environmental investigations completed to date at the above site which previously included the location of a gas station, subsurface soil and groundwater impacts due to historical operations have been identified/confirmed. Impact plumes have migrated throughout several areas of the site and include areas beneath existing structures. Contamination has been found to depths of up to approximately 6 m to 8 m in some areas.

Remediation Measures

The redevelopment remedial option is expected to be a ‘dig and dump’ methodology which will focus on the removal/disposal of the impacted materials. For this remediation, it is essential that safe physical access for excavation activities can be maintained. Additionally, given the significant depths and lateral extents of impact in some areas, it is Landtek’s opinion that the structural integrity of on-site structures will be jeopardized.

With regards to the above conditions, it is our recommendation that demolition/removal or relocation of the building structures be completed to allow for safe and effective environmental remediation to proceed in accordance with the Ministry of the Environment, Conservation and Parks (MECP) regulation for filing/acceptance of a Record of Site Condition (RSC).”

Missing from the Landtek letter are any hydrogeological data which would support their recommendation for removal/relocation of the Marr-Phillipo House.

3) Information missing from the Landtek letter includes the following:

- Environmental Site Assessment (ESA) Report(s) for the site;
- any other hydrogeological/engineering reports;
- borehole logs for the boreholes and test wells drilled on the subject property;
- groundwater and soil testing results for petroleum hydrocarbons (PHCs);
- map(s) and cross-sections showing the location of PHC contamination plume(s);
- groundwater level measurements;
- a listing of options for remediation of the site.

4) The recommendation in the last paragraph of the Landtek letter reads as follows:

“It is our recommendation that demolition/removal or relocation of the building structures be completed to allow for safe and effective environmental remediation to proceed in accordance with the Ministry of the Environment, Conservation and Parks (MECP) regulation for filing/acceptance of a Record of Site Condition (RSC).”

In the absence of the information listed in 3) above, this recommendation can only be considered premature and unsupported. It should not be accepted by the City of Hamilton.

5) It may be that the proponent or the authors of the Landtek letter have more hydrogeological data or information available them - if so, then this has not been shared with myself or the members of the City of Hamilton Planning Committee.

As such, the Planning Committee did not have adequate hydrogeological information to support its decision in favour of the proposal to move the Marr-Phillipo House.

Recommendation

I recommend that the proponent should be requested to provide proper and adequately detailed hydrogeological documentation to support their proposal to remove/relocate the Marr-Phillipo House.

In the meantime, the City of Hamilton should put the associated development application on hold pending receipt of further documentation.

Please feel free to contact me if there are any questions about any of the issues raised or the recommendation made in this letter.

Yours sincerely,



WRuland

Wilf Ruland (P.Geo.)

[REDACTED]