

CITY OF HAMILTON

MOTION

General Issues Committee: February 26, 2025

MOVED BY COUNCILLOR . CASSAR.....

SECONDED BY

Feasibility of the Relocation and Adaptive Re-use of the Marr-Phillipo House

WHEREAS, the Marr-Phillipo house, a circa 1850 two storey rubble stone building currently located at 398 Wilson Street East in Ancaster, is designated under section IV of the Ontario Heritage Act and plays an important role in defining the unique heritage character of the Ancaster Village;

WHEREAS, there is a current Planning Act application for an 8-storey 118 unit mixed use development and an associated heritage permit for 392-412 Wilson St. E. and 15 Lorne Ave. that proposes moving the Marr-Phillipo house to the rear of the site where it would be used as amenity space for the proposed residents, would not be visible from Wilson Street and would not be accessible to the public;

WHEREAS, staff continue working with the proponent through the development approvals and heritage permit processes recommending that the Marr-Phillipo house remain in its current location or remain on the site in a location addressing Wilson Street recognizing that environmental concerns affect the development of site;

WHEREAS, the developer of the site has agreed to cover the cost of relocating the house to a location within the Ancaster Village BIA;

WHEREAS, the Ancaster Memorial Arts Centre grounds facing Wilson Street may provide a location for the relocated house that would maintain its historic relationship with Wilson Street, visibility to the public, and its role in contributing to the unique historic character of the Ancaster Village; and,

WHEREAS, local organizations have indicated that they are in need of more space and may consider leasing the former home adaptively reused as office or meeting space once relocated and in City ownership;

THEREFORE, BE IT RESOLVED:

That Planning Division, Corporate Facilities and Energy Management Division and Corporate Real Estate Office staff be directed to investigate the feasibility of relocating the Marr-Phillipo house to the Ancaster Memorial Arts Centre grounds or other publicly owned property in the Ancaster Village BIA and report back toto

the General Issues Committee in Q3 2025, with the following considerations in mind:

- (a) Zoning;
- (b) Parking;
- (c) Servicing;
- (d) Site drainage;
- (e) Interior upgrades;
- (f) Ongoing maintenance;
- (g) Possible tenants; and,
- (h) Any other opportunities and constraints to inform any future negotiations with the developer for the City of Hamilton to take ownership of the building, in the event the building cannot remain in its current location or as part of the proposed development directly addressing Wilson Street.