

FUNCTIONAL PLAN: CHEDOKE HOUSE



CARDUS



OPENBALFOUR.CA

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EXECUTIVE SUMMARY

Dear Mayor Eisenberger and Council,

2020 will see Chedoke House re-open as a prime example of Hamilton's commitment to successful adaptive reuse of irreplaceable cultural heritage.

The restoration of Chedoke House will proceed on four principles, for the benefit of Hamiltonians and Canadians:

1. HONOURING HERITAGE

- Preserve priceless elements
- Annual public tours

2. SHOWING RESPECT

- Signage and commemoration of 700 years of known history

3. LOW IMPACT

- No zoning change required
- Light use, negligible traffic

4. LONG-TERM SUSTAINABILITY

- Twenty-year private sector investment plan
- Removing millions of dollars of taxpayer burden

THEREFORE, BE IT RESOLVED:

(a) That staff be directed to request, from the Cardus Institute, a detailed proposal to be submitted to the General Manager of the Planning & Economic Development Department within a two-month period, for the adaptive re-use and lease of the Balfour/Chedoke Estate, located at 1 Scenic Drive, Hamilton, with that submission to include the following, and report back to the General Issues Committee:

(i) A functional plan including, but not limited to, the types of uses that would be provided on the site, the nature of any physical changes to the site (buildings and land) that would be required to accommodate those uses, and anticipated use capacity and related requirements;

(ii) The opportunities for public access to the site; and,

(iii) Demonstration of the viability and sustainability of their business model, and their financial capacity to undertake all necessary improvements to the site, with no financial contribution from the City;

General Issues Committee September 18, 2019

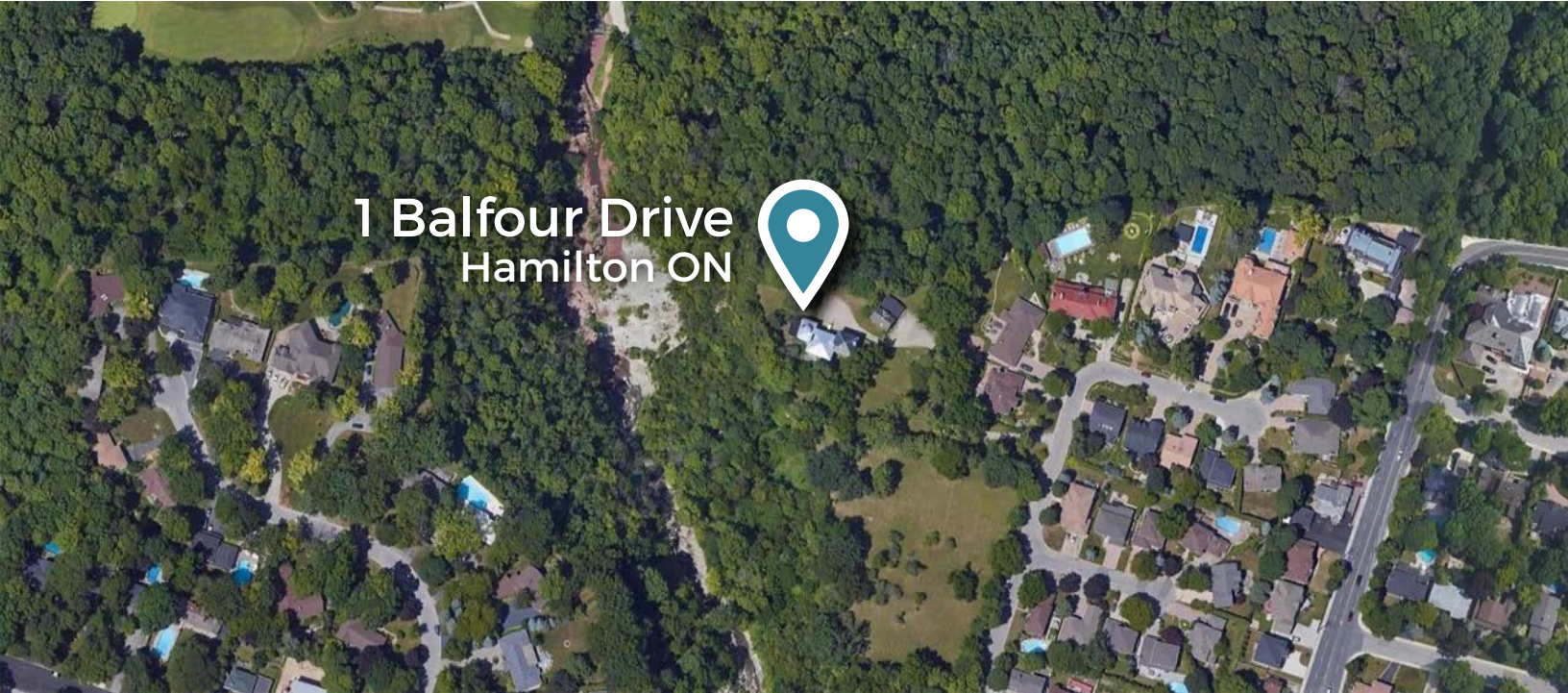
In the following pages we are pleased to detail our high-level plans for the beautiful renewal of Chedoke House.

We look forward to Council's approval of this win-win venture in early 2020.

Respectfully submitted,



Michael Van Pelt
President and CEO, Cardus
November 15, 2019



1 Balfour Drive
Hamilton ON



PHILOSOPHICAL COMMITMENTS

Our adaptive re-use restoration planning for Chedoke House followed precise steps. We began from significant data and information, including past City-commissioned documents and our own detailed architectural, structural, mechanical, and electrical commissioned studies. We have identified certain causes of deterioration of some elements of the property. And, in accordance with our proposed uses, we have proposed modest remedial interventions.

The final step in our restoration plan will include architectural drawings and Ontario Heritage Trust accordance. This step would follow Council's approval of this high-level functional plan.

Throughout the restoration process, Cardus and its community partners are committed to:

RECALLING/RETELLING the Chedoke House stories, from the Iroquois to the Southams to the Balfours

PRESERVING the Chedoke House beauty and period character

PROTECTING the Chedoke House unspoiled landscape

RESPECTING the Chedoke House neighbours

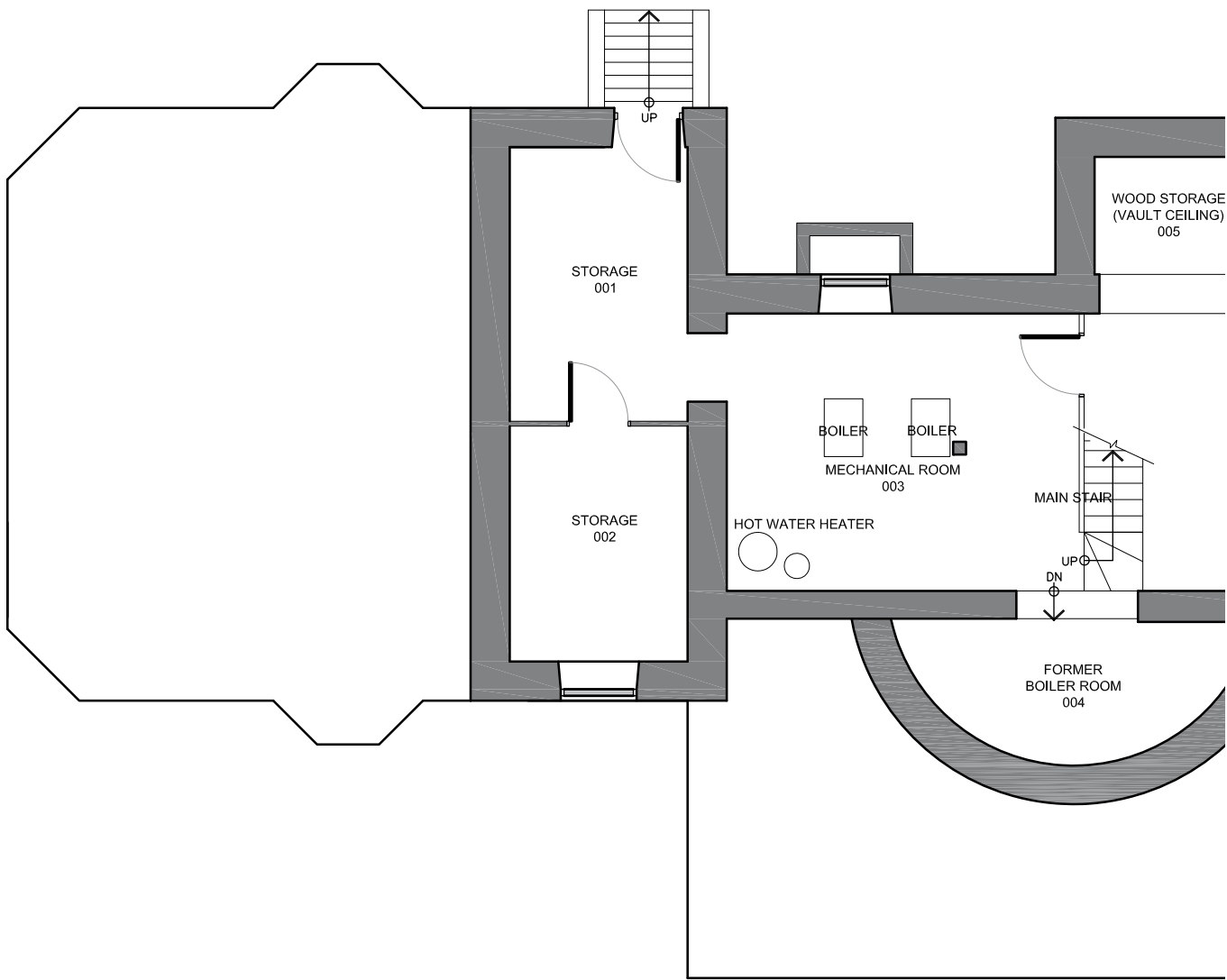
We make these commitments:

1. We will conserve, reinforce, and restore Chedoke House respecting the architectural value, the archaeological value, and the character-defining elements of the property, as described in the Statement of Heritage Significance by the Ontario Heritage Trust.
2. Restoration of Chedoke House is not an end in itself, but a means to an end: the improvement of Hamilton's heritage fabric.
3. Our restoration will privilege techniques that are "least invasive and most compatible with heritage values, bearing in mind safety and durability requirements" (ICOMOS, 2003).
4. Our restoration will include detailing and preserving the history of the property's owners and uses.
5. The exterior landscape of Chedoke House will be entirely untouched, save some pruning and new shrubs.
6. Until 2039, the citizens of Hamilton and all Canadians will be able to enjoy and appreciate the past glory and future potential of the Chedoke House property, through annual tours.
7. Until 2039, the neighbours of Chedoke House will realize both the security and aesthetic benefits of restoration, along with extremely low negative impacts on traffic and noise. This follows Cardus's pattern of many years at current heritage property: The Old Cooperage in Corktown.
8. In 2039, the Ontario Heritage Trust will receive back into its care a property that is well-preserved, well-restored, and much-enjoyed.

DRAWINGS



FLOORPLANS

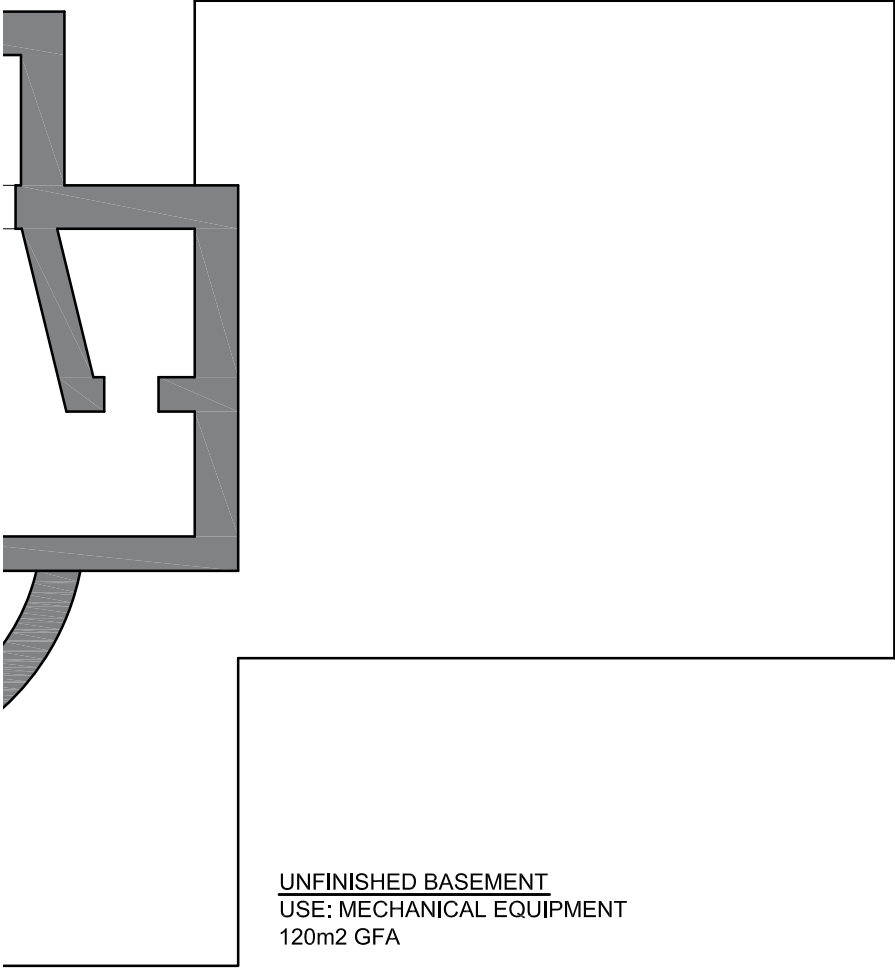


BASEMENT PLAN
SCALE



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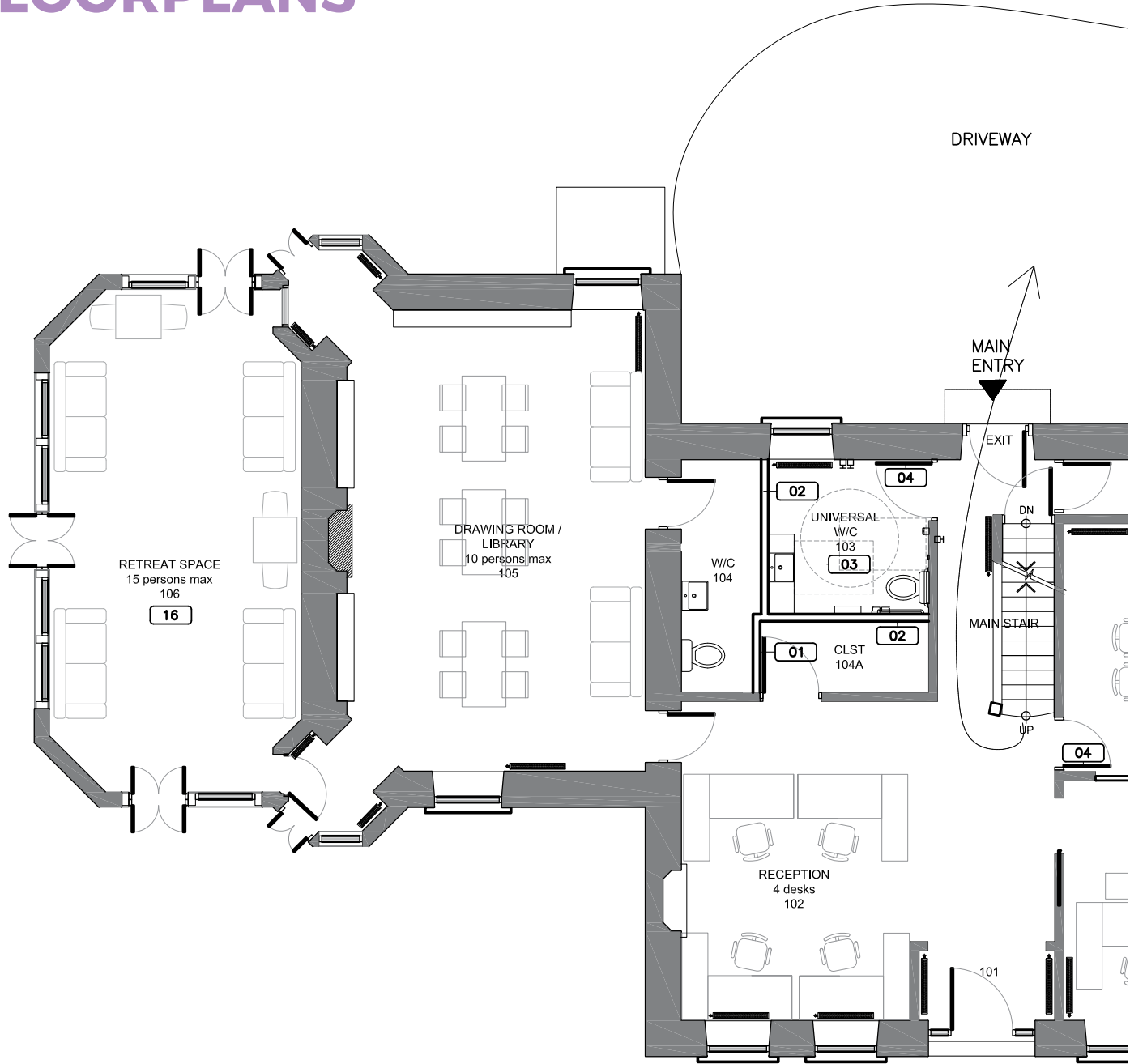
- 01 FLIP (E) DOOR
- 02 NEW WALL
- 03 NEW TOILET & LAVATORY IN NEW UNIVERSAL WASHROOM
- 04 MODIFY (E) DOOR
- 05 DEMO (E) WALL
- 06 MODIFY (E) LAUNDRY ROOM, REMOVE EQUIPMENT
- 07 REPLACE (E) MARBLE SHOWER ENCLOSURE WITH NEW SHOWER
- 08 POTENTIAL SERVER LOCATION
- 09 CAREFULLY REMOVE (E) MARBLE SHOWER SURROUND, TANK TOILET, & STORE, RELOCATE LAV
- 10 RELOCATED LAVATORY
- 11 POTENTIAL FIRE SEPARATION – TBD
- 12 REMOVE EXISTING BUILT IN MILLWORK
- 13 STORE ALL EXISTING ARTIFACTS/FURNITURE IN THIS ROOM IN AN ALTERNATE LOCATION
- 14 REPLACE MISSING RADIATOR
- 15 REPAIR WALLS AND WALL BASE WHERE FINISHES HAVE BEEN REMOVED
- 16 NEW HEATING SYSTEM REQUIRED FOR THIS ROOM

1:100



BALFOUR HOUSE - HAMILTON ONTARIO
PROPOSED CARDUS LAYOUTS
NOVEMBER 3, 2019

FLOORPLANS

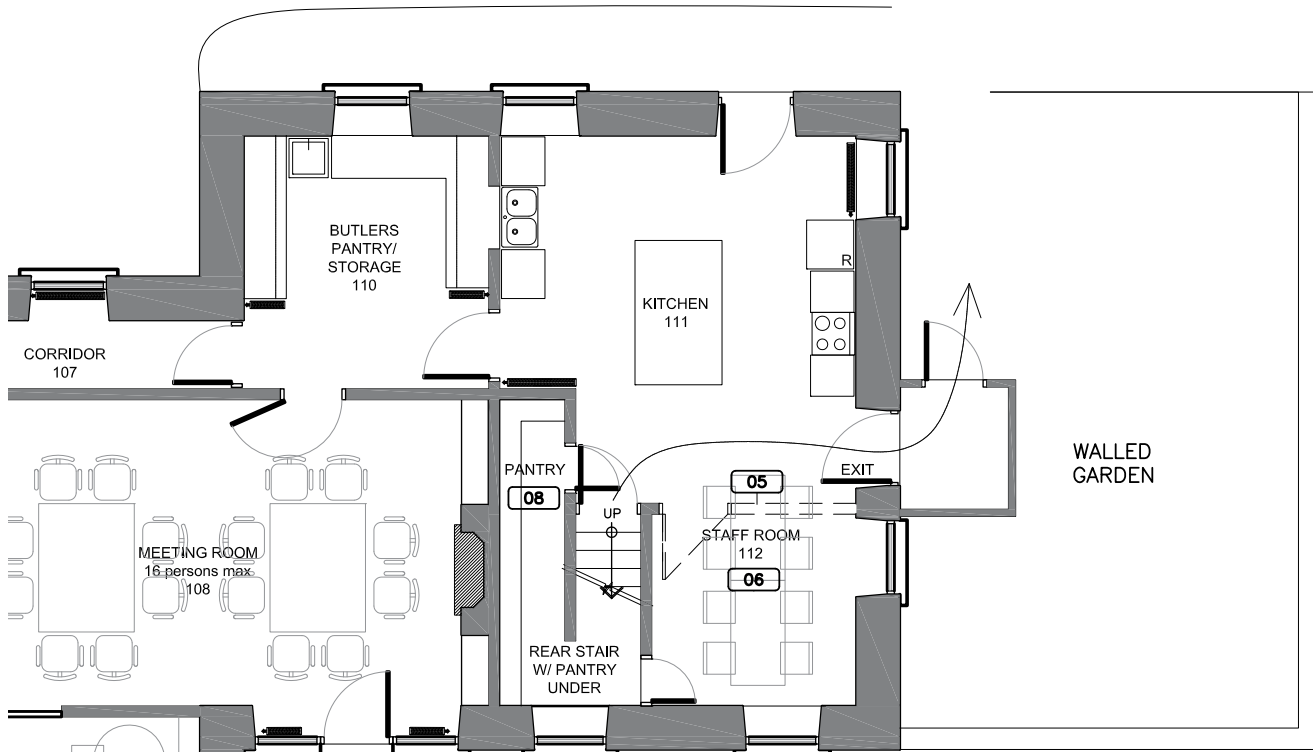


GROUND FLOOR PLAN
SCALE



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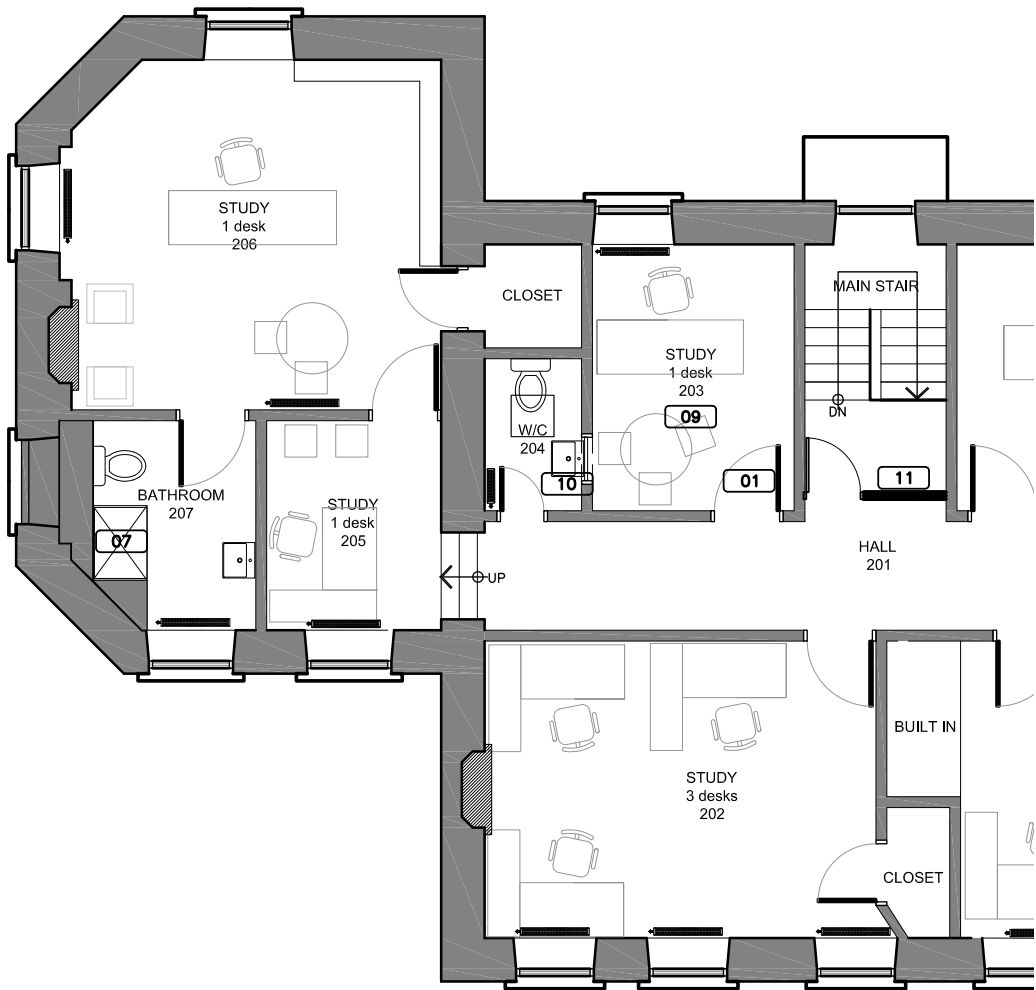


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BALFOUR HOUSE - HAMILTON ONTARIO
PROPOSED CARDUS LAYOUT
NOVEMBER 3, 2019

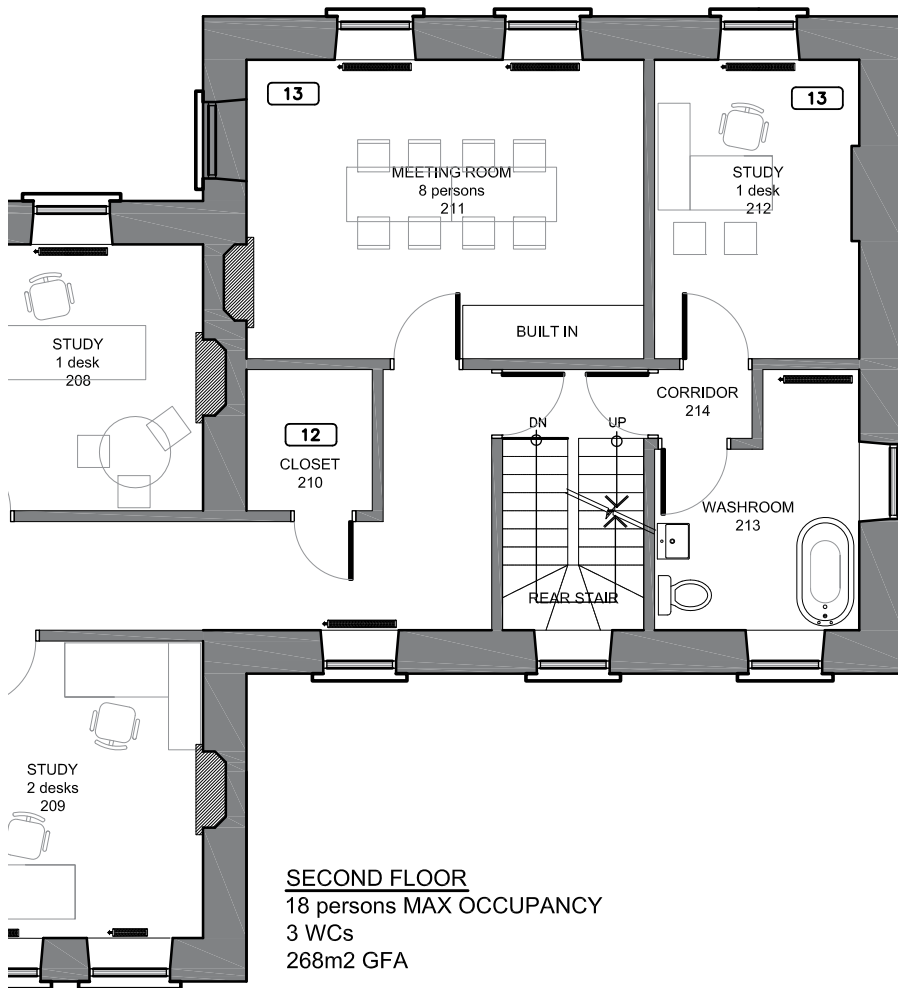
FLOORPLANS



SECOND FLOOR PLAN
SCALE



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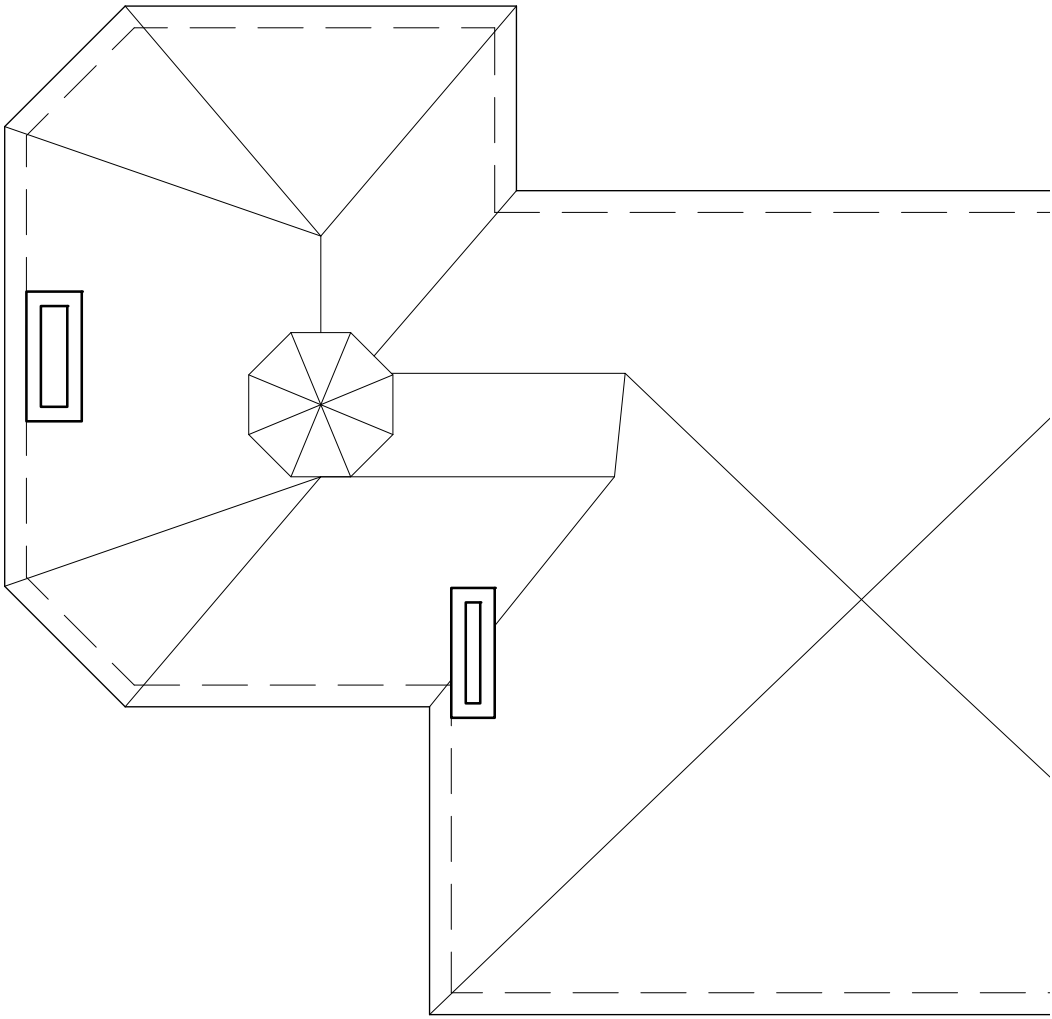
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BALFOUR HOUSE - HAMILTON ONTARIO
PROPOSED CARDUS LAYOUTS
NOVEMBER 3, 2019

FLOORPLANS

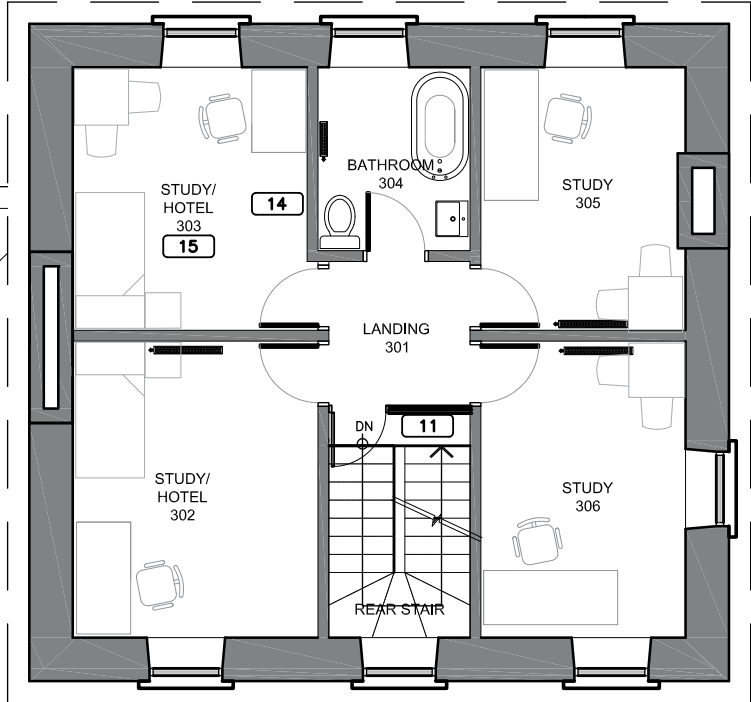


THIRD FLOOR PLAN
SCALE



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THIRD FLOOR
8 persons MAX OCCUPANCY
1 WC
90m2 GFA

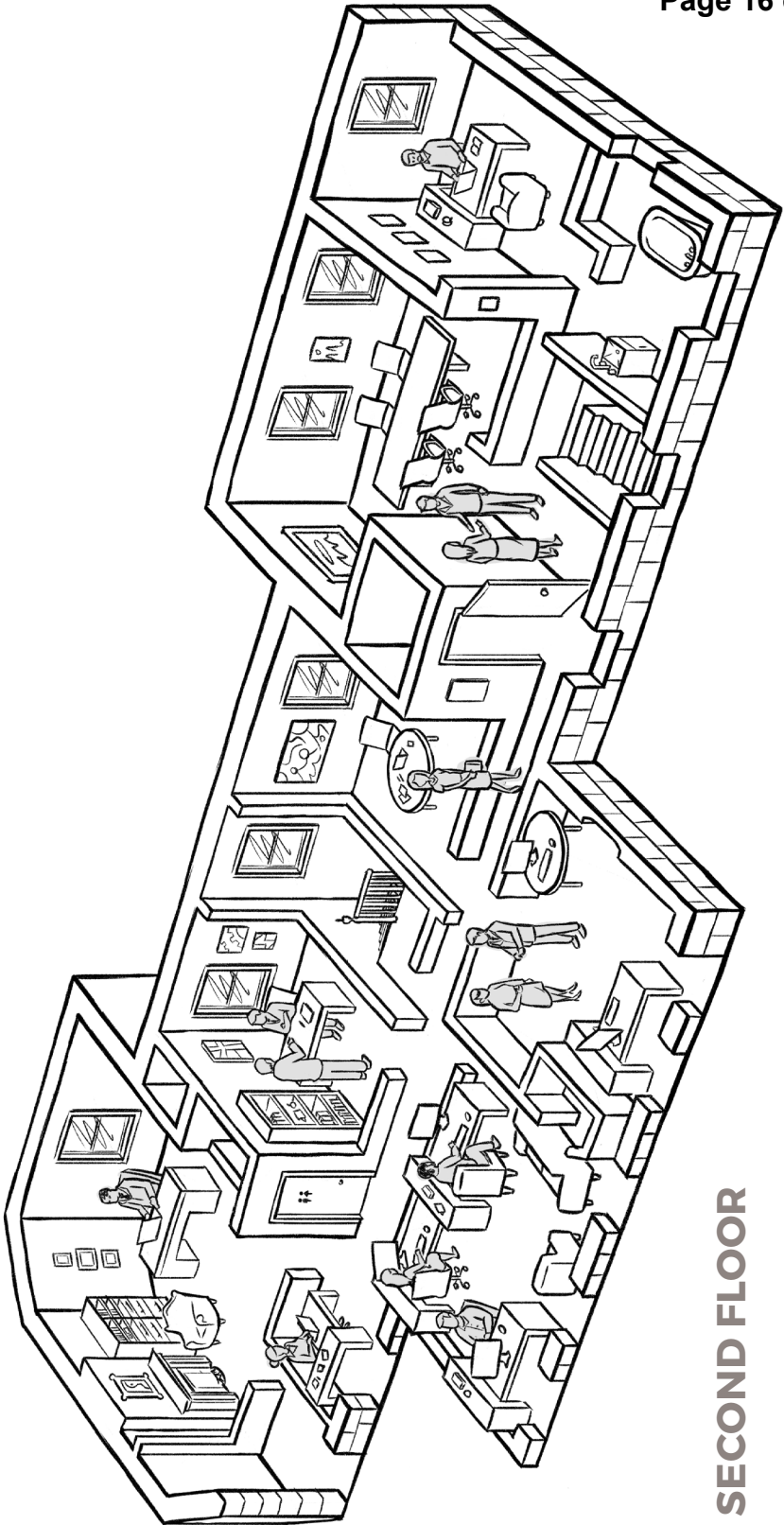
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BALFOUR HOUSE - HAMILTON ONTARIO
PROPOSED CARDUS LAYOUTS
NOVEMBER 3, 2019

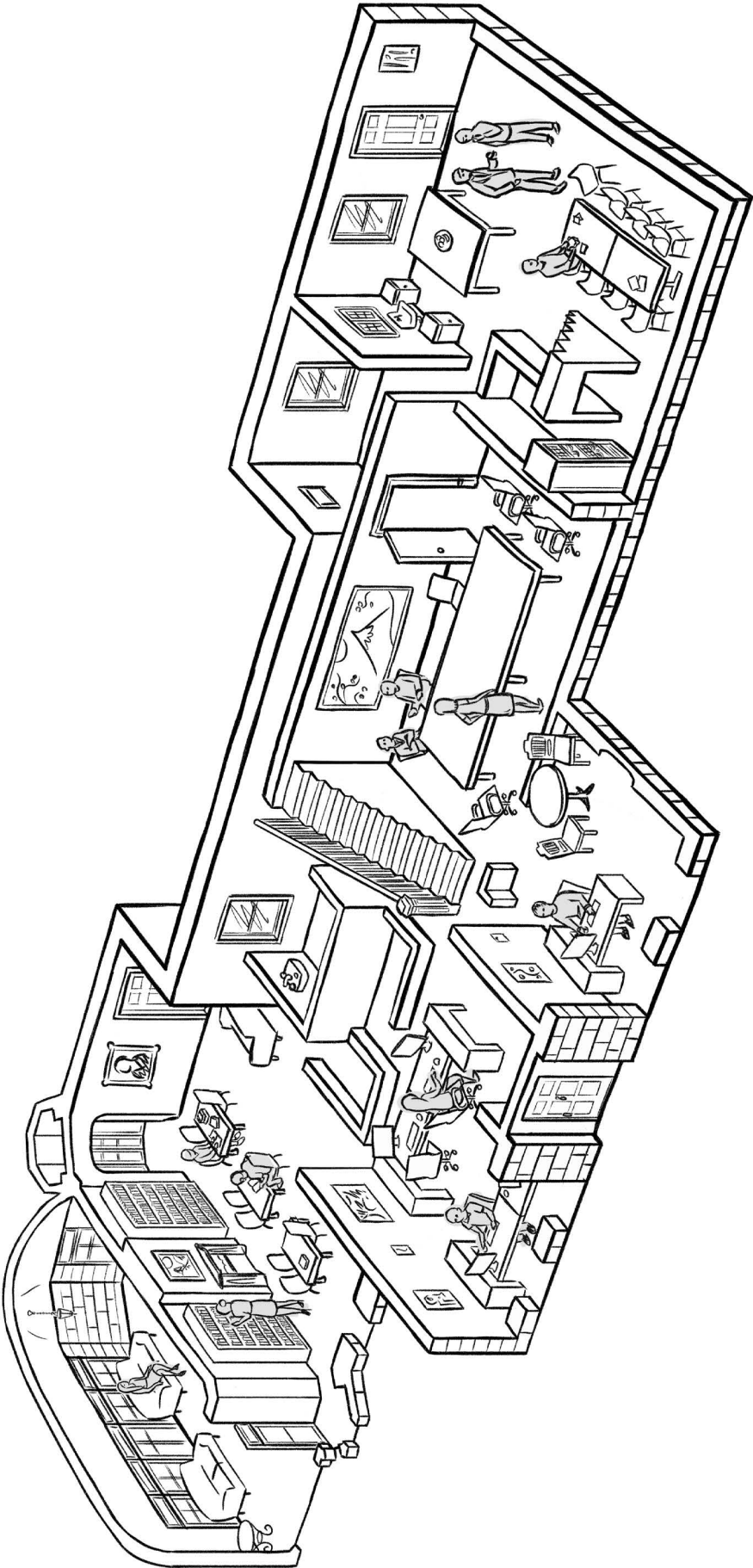
CONCEPT SKETCHES



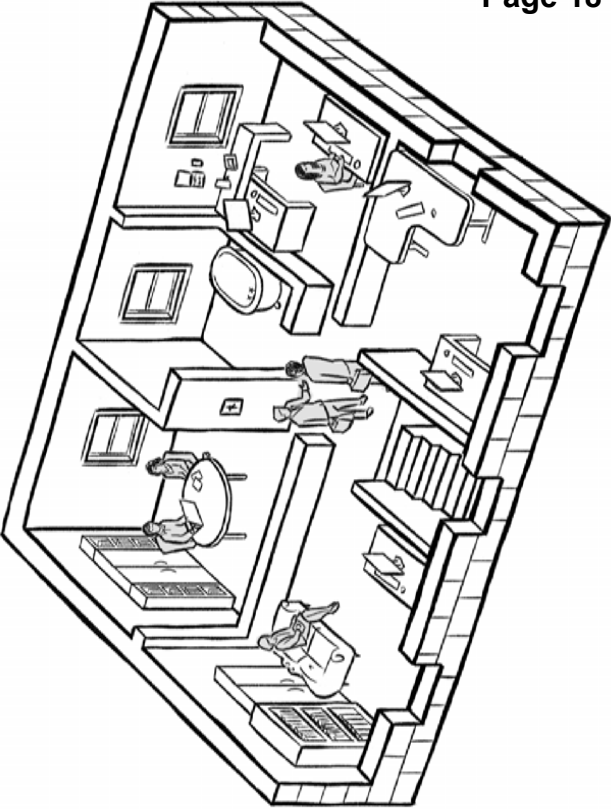
SECOND FLOOR

Illustrations and plan design: Simon Harchun

DRAWINGS



GROUND FLOOR



THIRD FLOOR

PROPOSED USES



PROPOSED ROOM USES

ROOM ID	EXISTING USE	LEVEL	NSF (FT ²)	PROPOSED USE	NUMBER OCCUPANTS	PROPOSED ELECTRICAL WORK (ALL NEW WIRING TO BE SURFACE MOUNTED IN WIRE MOLD)
001	Storage	Basement	127.1	Storage	-	New lighting, wiring for basement. Remove all existing knob & tube wiring, new wiring to all floors.
002	Storage	Basement	109.1	Storage	-	
003	Mechanical	Basement	255.7	Mechanical	-	
004	Mechanical	Basement	103.4	Mechanical	-	
005	Vault	Basement	45.0	Vault	-	
006	Storage	Basement		Storage	-	
007	Storage	Basement		Storage	-	
101	Hall	First	252.3	Entry	-	
101A	Hall	First		Main Entry	-	New lighting, wiring
102	Living Hall	First	178.3	Reception	-	New lighting, wiring
103	Boot Room	First	80.5	Universal Washroom	-	New lighting, wiring, emergency response system, automatic door opener and push button lock
103A	Boot Room	First		Closet	-	New lighting, wiring
104	Water Closet	First	58.4	Water Closet	-	New wiring
105	Drawing Room	First	509.2	Library	10	New wiring
106	Sunroom	First	392.4	Retreat space	15	New lighting, wiring

PROPOSED MECHANICAL WORK	PROPOSED ARCHITECTURAL WORK	HERITAGE ELEMENTS TO REMAIN (INCLUDES WINDOWS, RADIATORS, AND DOORS IN ALL LOCATIONS)	HERITAGE IMPACTS OF RENOVATIONS
-	Clean up, potential structural modifications, 2 layers drywall at ceiling		
-			
New plumbing?			
-			
-			
-			
-		Maintain coved ceiling, Ceiling light, & all millwork, wallpaper, flooring	
-		Maintain coved ceiling, all millwork, wallpaper, flooring	
Air conditioning		Maintain coved ceiling, all millwork, wallpaper, flooring, original push button lighting controls	Cut register in floor for ductwork
Plumbing & fixtures for new toilet and lavatory, provide exhaust fan ducted to exterior	Remove all carpet, remove wallpaper and washroom fixtures. New walls for washroom, new flooring on top of existing subfloor	Maintain all millwork	Exhaust fan grille on exterior wall, hidden from view
-	New walls for closet, flip door	Maintain all millwork	
Provide exhaust fan ducted to exterior	Modify ex. modern partition, relocate door, new flooring	Maintain toilet and lavatory, casework	Exhaust fan grille on exterior wall, hidden from view
Air conditioning		Maintain all millwork, chandelier, flooring, wallpaper, fireplace and surround, flooring	Cut register in floor for ductwork
Heating, air conditioning?		Maintain coved ceiling, all stone walls and ceiling, glazed walls & doors, flooring	Remove ex. ceiling mounted light, cut hole for ductwork register (if applicable).

Appendix "B" to Report PED19168(a)
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ROOM ID	EXISTING USE	LEVEL	NSF (FT ²)	PROPOSED USE	NUMBER OCCUPANTS	PROPOSED ELECTRICAL WORK (ALL NEW WIRING TO BE SURFACE MOUNTED IN WIRE MOLD)
107	Corridor	First	44.2		-	New lighting
108	Dining Room	First	373.4	Meeting Room	16	New lighting, wiring
109	Study Room	First	185.6	Study	1	New lighting, wiring
110	Butler's Pantry	First	133.5	Storage	-	New wiring
111	Kitchen	First	207.7	Kitchen	3	New wiring (if required)
112	Laundry	First	150.5	Staff Room	8	New ceiling light (if required)
112A	Pantry (under stair)	First		Pantry	-	-
	Main Stair	Basement through Second		Main Stair	-	New ceiling light
	Rear Stair	Ground through Third		Rear Stair	-	New ceiling light
201	Landing/ Corridor	Second	277.4	Landing/ Corridor	-	-
202	Bedroom	Second	249.8	Study	3	New wiring, ceiling light

PROPOSED MECHANICAL WORK	PROPOSED ARCHITECTURAL WORK	HERITAGE ELEMENTS TO REMAIN (INCLUDES WINDOWS, RADIATORS, AND DOORS IN ALL LOCATIONS)	HERITAGE IMPACTS OF RENOVATIONS
-		Maintain coved ceiling, millwork, wallpaper, flooring	
Air conditioning		Maintain coved ceiling, fireplace and surround, casework around fireplace, millwork, wallpaper, flooring	Cut register in floor for ductwork
Air conditioning		Maintain millwork, wall finish, cove ceiling, wall mounted light, flooring	Cut register in floor for ductwork
		All cabinetry and millwork, sink, vegetable wallpaper, flooring	
		Ceiling light, wall lights, kitchen sink, all millwork, faux-tile stucco wall finish, painted flooring, and all other new kitchen cabinetry to remain.	Cut register in floor for ductwork
Air conditioning	Remove washer, dryer, and laundry sink. Store for future use.	All lights, faux-tile stucco wall finish, painted flooring to remain.	Laundry sink to be removed, Cut register in floor for ductwork
-	-	Cabinetry to remain	
-	-	Staircase woodwork, wallpaper, millwork	-
-	Remove existing peeling wallpaper, paint	Staircase woodwork, millwork	
-	Fire rated glass partition/ door for fire separation - style to match that of house. Provide magnetic hold open tied to fire alarm. Provide insulation in attic above second floor.	All millwork (including original cove molding), ceiling lights, wallpaper, other wall finishes, push button lighting controls, flooring	New partition to butt up against millwork - wall base and cove molding
-	Fix ceiling where paint is peeling	Fireplace (sealed) and surround, built in casework, millwork, wallpaper, flooring	

ROOM ID	EXISTING USE	LEVEL	NSF (FT ²)	PROPOSED USE	NUMBER OCCUPANTS	PROPOSED ELECTRICAL WORK (ALL NEW WIRING TO BE SURFACE MOUNTED IN WIRE MOLD)
203	Bathroom	Second	113.9	Study	1	New wiring, ceiling light
204	Water Closet	Second	31.2	Water closet	-	-
205	Dressing Room	Second	80.8	Study	1	New wiring, ceiling light
206	Master Bedroom	Second	278.0	Study	1	New wiring, ceiling light
207	En suite bathroom	Second	66.2	Bathroom	-	New wiring
208	Bedroom	Second	157.1	Study	1	New wiring
209	Bedroom	Second	196.7	Study	2	New wiring, ceiling light
210	Closet	Second	37.6	Closet	1	New wiring, ceiling light
211	Bedroom	Second	255.1	Meeting Room	8	New wiring, ceiling light
212	Bedroom	Second	128.1	Study	1	New wiring, ceiling light
213	Bathroom	Second	94.8	Bathroom	-	New wiring
214	Landing/Corridor	Second	13.7	Landing/Corridor	-	-

PROPOSED MECHANICAL WORK	PROPOSED ARCHITECTURAL WORK	HERITAGE ELEMENTS TO REMAIN (INCLUDES WINDOWS, RADIATORS, AND DOORS IN ALL LOCATIONS)	HERITAGE IMPACTS OF RENOVATIONS
Seal off existing plumbing, remove and store existing plumbing fixtures (lavatory, clawfoot tub, marble shower surround, toilet)	Seal ex. Door to WC, Repair floor under shower, if required	All millwork, wallpaper, flooring, medicine cabinet/ mirror	Store washroom fixtures
Repair heritage tank toilet (if required), new small lavatory	Refinish flooring and wall finishes (paint is peeling)	Heritage water closet, light, skylight	
-	Remove peeling wallpaper, paint	Millwork, flooring	
-	Remove peeling wallpaper, paint	Fireplace and surround, millwork, flooring	
Replace marble shower surround with new shower and fixtures	-	Existing lavatory, medicine cabinet	
-		Fireplace and surround, millwork, wallpaper, flooring	
-	Fix ceiling where paint is peeling	Fireplace and surround, built in casework, millwork, wallpaper, flooring	
-	Remove existing built in casements		Existing casements to be removed
-	-	Fireplace and surround, millwork, casements, wallpaper, flooring	
-	-		
-	-	Maintain existing fixtures (clawfoot tub, lavatory, toilet, ceiling pendant light, medicine cabinet, wallpaper, wainscotting, flooring)	
-	Replace two original exit doors on both sides of stair landing for fire separation purposes, add automatic closers and magnetic hold open tied to fire alarm.	All millwork (including original cove molding), ceiling lights, wallpaper, other wall finishes, flooring	

ROOM ID	EXISTING USE	LEVEL	NSF (FT2)	PROPOSED USE	NUMBER OCCUPANTS	PROPOSED ELECTRICAL WORK (ALL NEW WIRING TO BE SURFACE MOUNTED IN WIRE MOLD)
301	Landing/Corridor	Third	43.2	Landing/Corridor	-	-
302	Cistern Room	Third	153.6	Guest room	1	New wiring, ceiling light
303	Storage	Third	132.2	Guest room	1	New wiring, ceiling light
304	Bathroom	Third	59.1	Bathroom	-	New wiring, ceiling light
305	Bedroom	Third	112.5	Study	1	New wiring, ceiling light
306	Bedroom	Third	128.6	Study	1	New wiring, ceiling light

PROPOSED MECHANICAL WORK	PROPOSED ARCHITECTURAL WORK	HERITAGE ELEMENTS TO REMAIN (INCLUDES WINDOWS, RADIATORS, AND DOORS IN ALL LOCATIONS)	HERITAGE IMPACTS OF RENOVATIONS
-	Fire rated glass partition/ door for fire separation - style to match that of house. Provide magnetic hold open tied to fire alarm. Provide insulation in attic above third floor	All millwork, flooring	
-	Remove peeling wallpaper, paint	All millwork, built in casework, flooring	
Replace radiator	New flooring, replace millwork where missing with match or original, paint walls where finish has been removed	All millwork, flooring	
Replace existing lavatory (contemporary), replace with heritage lavatory being relocated from second floor, shower controls for clawfoot tub	Add shower surround for clawfoot tub	All millwork, medicine cabinet, clawfoot tub, flooring	
-	-	All millwork, built in casement, flooring	
-	Remove peeling wallpaper, paint	All millwork, flooring	

ROOM USE DESCRIPTIONS

STUDY USE

- Office chair, desk approx. 3-4' wide
- Small, rolling filing cabinet per individual
- 25% of studies include small bookshelves
- Desk phone with data cabling (no phone lines)
- Laptop, with or without dock
- Second monitor for each individual
- Sometimes external keyboard, mouse
- Small garbage and recycling bins
- 25% of studies include 1-4 guest chairs of various sizes, often shared
- 25% of studies include small meeting tables
- Some plants or flowers
- Wall-mounted or tabletop photos, art, occasionally bulletin or white boards

RETREAT SPACE USE

- Natural light
- Acoustic privacy
- Boardroom-style or kitchen-style table(s)
- Lounge chairs or chaises
- Telephone (data cabling)
- Possibly desk-mounted or wall-mounted television
- Small table(s) for hospitality storage e.g. cream, sugar, or literature

MEETING SPACE USE

- Boardroom-style table(s)
- Desk chairs
- Desk phone with data cabling
- Possibly desk-mounted or wall-mounted television
- Possibly lounge chairs or chaises
- Small bookshelf
- Small table(s) for hospitality storage e.g. cream, sugar, or literature

CHEDOKE ESTATE

HERITAGE REVIEW

Prepared for Cardus, Nov 8th, 2019

Megan Hobson Heritage Consulting was retained by Cardus to provide a heritage review of a Functional Plan by Invizij Architects for the use of the Chedoke Estate as a retreat centre. Cardus is a non-profit faith-based group based in Hamilton that is seeking a long-term lease for the property. This is a high level review based on a visual inspection of the buildings and grounds on the Chedoke Estate and a review of previous historical and technical reports provided by the City. Details of the proposed changes were provided by Invizij Architects, Furlan Conservation, Kalos Structural Engineers and CK Mechanical & Electrical Engineers. The identification and assessment of heritage impacts is based on general principles and specific guidelines outlined in the *Standards & Guidelines for the Conservation of Historic Buildings in Canada*.

The Chedoke Estate is a protected heritage property that is owned by the Ontario Heritage Trust and maintained by the City of Hamilton. Under the terms of this arrangement, the City of Hamilton is permitted to use or sub-lease the property as long as heritage values associated with the property are preserved. The heritage values are outlined in a formal *Statement of Significance* that includes a list of *Character-Defining Elements*. The *Statement of Significance* for the Chedoke Estate states that the property has significant historical, architectural, contextual and archaeological value. The *Statement of Significance* is included as an Appendix to this Review. A spreadsheet identifying impacts of the Functional Plan on *Character-Defining Elements* is included as an Appendix to this Review.

Historically the property was a private estate. In 1979 the house, carriage house and 4.4 acres were donated to the Ontario Heritage Trust and the donor retained a lifetime tenancy. After the donor vacated the property, some investigations and repairs were carried out. In 2014, the City considered different options for using the property and eventually decided to rent the house to students in the Heritage Conservation program at Willowbank because this option did not require capital expenditures and represented a compatible use in the form of ongoing residential use.

The Cardus proposal represents a minor change in use from residential to institutional that is consistent with current approved zoning. Based on a proposed in-house staff of 18, approximately 18 house-guests and accommodations for 2 visiting scholars, this change is generally compatible with the historic use of the place as a private estate and does not require major site interventions, new additions or major interior renovations.

Impacts on the site are limited to an increase in parking requirements, but Cardus has indicated that the existing parking areas and driveway are adequate to meet these needs. Impacts of the proposed Functional Plan are limited to the interior of the house.

The proposed number of occupants/users will not significantly exceed the size of household that the house was built to accommodate. The solid masonry construction is not likely to require any type of structural reinforcing but this has to be confirmed based on a more detailed review. The code requirements will need further clarification because they will determine fire and safety needs under the *Ontario Building Code*. If the City is considering a sub-lease agreement with Cardus, a code specialist should be consulted to determine these needs based on exceptions and equivalencies for historic building materials and assemblies under Part 11 of the *Ontario Building Code*.

In anticipation of fire regulations associated with the proposed change in use, the Functional Plan includes fire-separation walls at the top of both stairwells. In terms of heritage impacts, the rear stair well is in a service area where finishes are modest so the impact of a fire separation wall in this area will be minimal. Impact of a fire separation wall at the top of the front stairs is more of a concern because there is a decorative plaster cornice moulding in this area. It is anticipated that impacts to this feature and to baseboard trim in this area can be reasonably mitigated through careful design and installation guided by the principles of 'minimal intervention' and 'reversibility'.

The proposed service upgrades and installation of air conditioning are normal updates that probably would have occurred if the house were still a private residence. These changes are part of the normal evolution of buildings. For example, the existing radiators, electrical wiring, plumbing and bathroom facilities are examples of upgrades undertaken in the early 20th century. All of which have had physical and visual impacts on the interior.

Cardus is proposing to retain the existing radiators for heating and install a separate air conditioning system. They are proposing to conserve the existing wood sash windows and storms and install new insulation in the attic. These measures are non-obtrusive ways of improving energy efficiency that will help reduce the demand on the air conditioning system.

Cardus has looked into various options to determine what type of air conditioning system would be the least intrusive including hi-velocity micro-duct, VRF and ductless systems. All of these systems will require penetrations through exterior and interior surfaces and the installation of mechanical units outside. The requirements of each system are outlined in the report provided by CK Engineering, based on a preliminary assessment. A preferred system has not been determined. Heritage impacts cannot be fully assessed without a detailed system plan. If the City decides to consider a sub-

lease agreement with Cardus, a more detailed plan showing specific impacts should be provided.

The challenges associated with mechanical and service upgrades are that there is no existing ductwork, portions of the building do not have a basement, and there are solid masonry walls between the three sections of the house because it was built in different phases. This may require surface mounting or construction of bulkheads in some areas to conceal these intrusions. There are a number of strategies that can be employed to minimize these intrusions.

The most challenging area will be the sunroom that is not currently supplied with heat because this room does not have a basement, and is comprised of three walls with glazing and one wall of solid masonry. The Functional Plan includes year round use of this room so installation of units that can deliver heat or air conditioning may make sense in this area.

A flexible, zoned system should be designed that works with the buildings existing passive features such as high ceilings and operable windows and takes into account the thermal properties of the solid masonry walls and upgraded insulation in the attic. It is anticipated that with careful planning and execution, service upgrades and installation of a modern air conditioning system can be done with minimal impacts to heritage elements.

The Functional Plan indicates that there will be meeting rooms, study rooms and lounges on the 1st and 2nd floors, and study rooms on the 3rd floor. Two of the study rooms on the 3rd floor will be designed to accommodate overnight guests on occasion but will primarily be used as studies. Existing bathrooms will be utilized with some minor changes to reconfigure or update the fixtures. There will be no substantial changes to the layout of rooms, with the exception of an existing coatroom and washroom on the 1st floor and a laundry room in the kitchen area.

The existing coatroom and modern washroom on the 1st floor will be reconfigured to accommodate a Universal Washroom. The modern partition wall in the coatroom area will be removed and new partition walls will be built. It is anticipated that the new partition walls and the automatic door required for the Universal washroom may have some impact on historic baseboards and wood trim in this area.

The existing laundry room fixtures in the kitchen wing will be removed. This room does not contain historic finishes or fixtures and is located in a service area. Removal of the wall between the laundry room and the kitchen to create the staff room is not anticipated to have impacts on heritage elements but a more detailed investigation may be needed to confirm this.

Upgrades to existing bathrooms on the 2nd and 3rd floors may have impacts on historic 1910 fixtures that have been identified as heritage elements. These impacts can be reduced if original tile work, built-ins and bathroom fixtures are retained and refurbished and if any new work is made 'compatible with' and 'distinct from' those heritage elements.

The proposed furniture layout appears to be compatible with the interior. Some simple measures, such as floor coverings or the installation of felt pads or bumpers, may be needed to ensure that heavy furniture does not mark floors or damage windows sills or wood trim.

Existing light fixtures may not be adequate to provide enough light in work and study areas. A lighting plan should be prepared so that impacts of additional lighting can be assessed and appropriate fixtures can be installed in the least intrusive way. This plan could also detail electrical outlets and cabling required for computers, telephones and other office machines. If installed carefully these elements are 'reversible' and can be removed without loss of heritage fabric.

SOURCES

- *Chedoke House; Architectural & Historical Report* (Unterman & McPhail / David Cuming & Associates, 1988)
- *Chedoke House; Statement of Significance* (Ontario Heritage Trust, undated)
- *Condition Assessment of Chedoke House* (George Robb Architect, 2009)
- *Chedoke; Options Analysis* (City of Hamilton, 2014)
- *Eight Guiding Principles in the Conservation of Historic Properties* (Ontario Heritage Trust, 2012)
- *Preservation Brief 24; Heating, Ventilating, and Cooling in Historic Buildings – Problems and Recommended Approaches* (National Park Service, undated)
- *Standards & Guidelines for the Conservation of Historic Places in Canada* (Park Canada, 2003)

PROPERTY DATA SHEET



Property name:	Chedoke Estate
Address:	1 Balfour Drive, Hamilton
Legal address:	Part Lot 1, Plan 447
Description:	A 4.4-acre estate containing a stone house and stone stable
Date of Construction:	Built 1836, additions 1850s, sunroom addition 1920s
Physical Context:	Niagara Escarpment Brow Chedoke Ravine
Historical Associations:	1836-42; William Scott Burn 1853-70; Charles John Brydges 1870-78; Plummer Dewar Family 1910-76: Balfour / Southam Family
Architectural Values:	19 th century limestone construction with rooftop belvedere Georgian/Regency architectural style 1830s house, attributed to R.C. Wetherell 1850s additions, attributed to F.J. Rastrick 1920s sunroom addition by William Lyon Somerville
Outbuildings:	Carriage House, stone construction, c. 1850s
Associated Sites:	Former Gate Lodge is located on Garth Street
Landscape Features:	Lawns, wooded grounds, remnant orchards Stone pillars at entrance

PHOTOS (Provided by Cardus)



BALLROOM – wood floors, wood trim, wood windows, plaster & lathe, wallpaper, marble fireplace

PROPOSED USES



PARLOUR – radiators, window shutters and heavy drapes.



PANTRY – built-in cabinets



SUNROOM – unheated with no basement, solid masonry walls with no insulation, glazing on three sides



DINING ROOM – coved ceiling, marble fireplace, modern wallpaper and built-ins



BEDROOM – wood floors, wood trim, plaster & lathe, wallpaper, built-in cabinets



BEDROOM – fireplace, radiators and window shutters



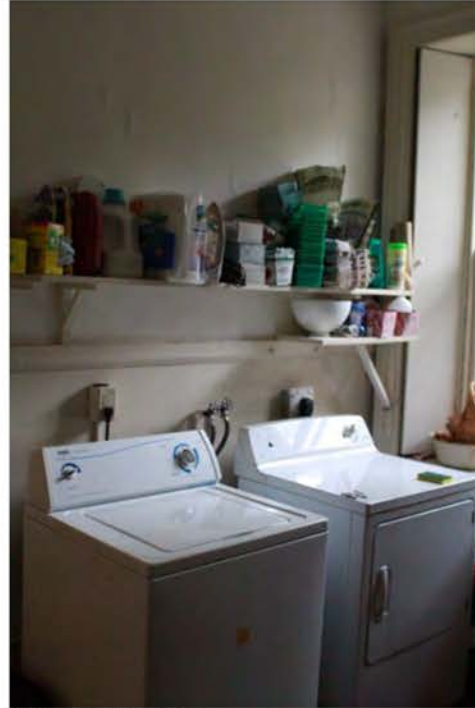
MAIN STAIRCASE – stained oak banister, wood trim, plaster crown moulding, wallpaper



BACK STAIRS – paint grade railing, wood floors, wood trim, wallpaper



BATHROOM – no historic finishes or fixtures



LAUNDRY ROOM – service area



BATHROOMS – historic fixtures and finishes – exposed pipes



PROPOSED USES



DRIVEWAY – gravel driveway

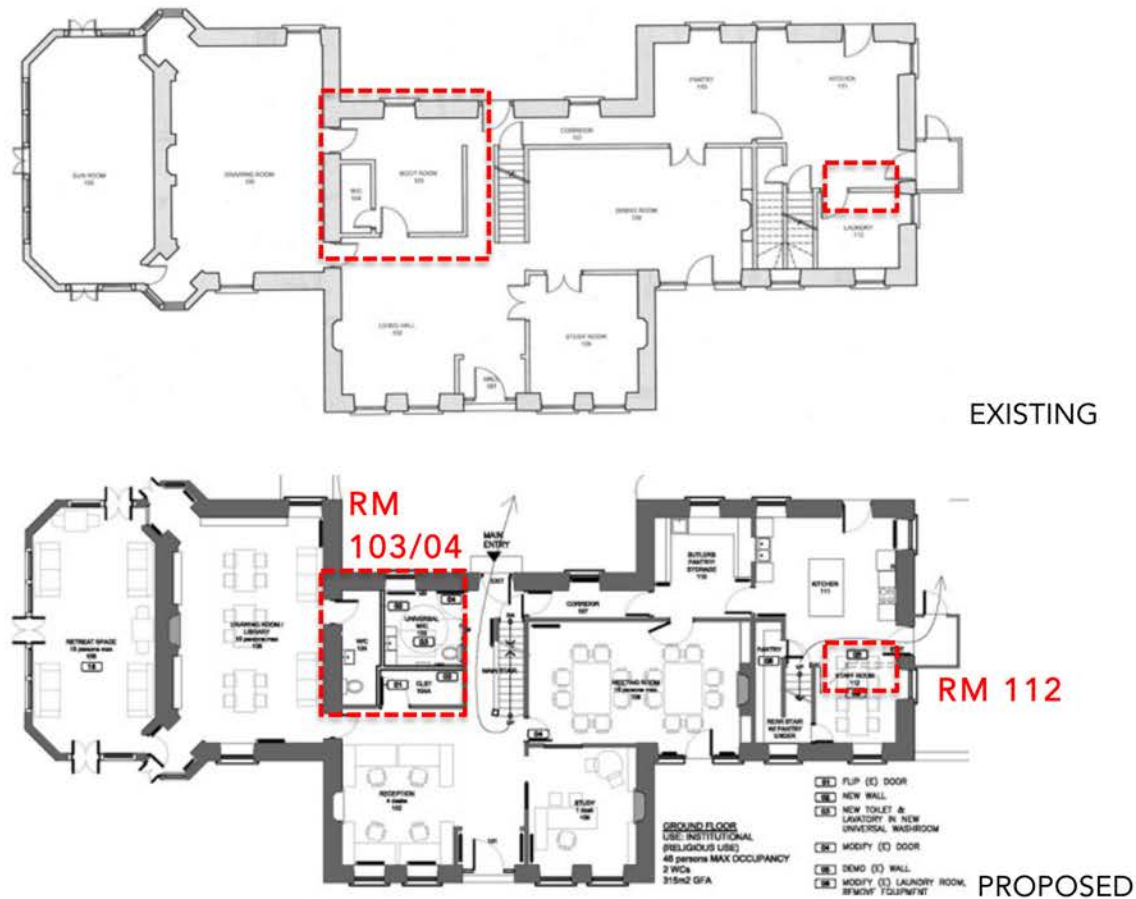


ENTRANCE – narrow entrance to parking area behind the house



PARKING AREA – gravel area for parking behind the house

1ST FLOOR IMPACTS



PROPOSED USES

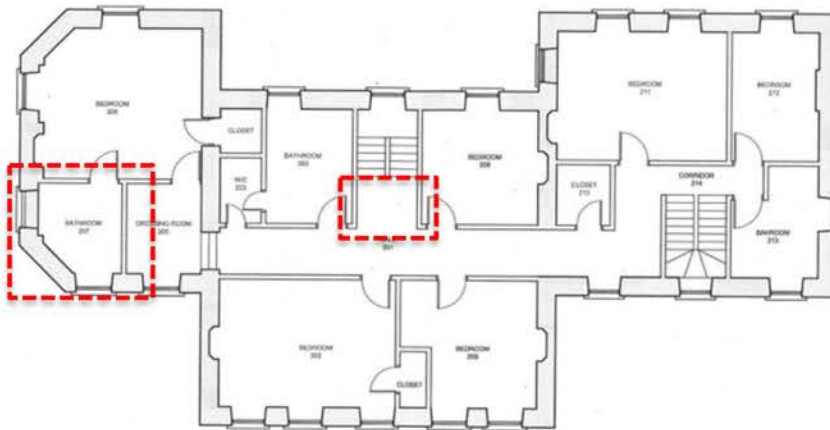
ROOM 103/104 – RE-CONFIGURATION OF AN EXISTING COATROOM/WASHROOM

1. Removal of a non-historic partition wall
2. Construction of new partition walls
3. Installation of new bathroom fixtures
4. Installation of an automatic door & emergency response system

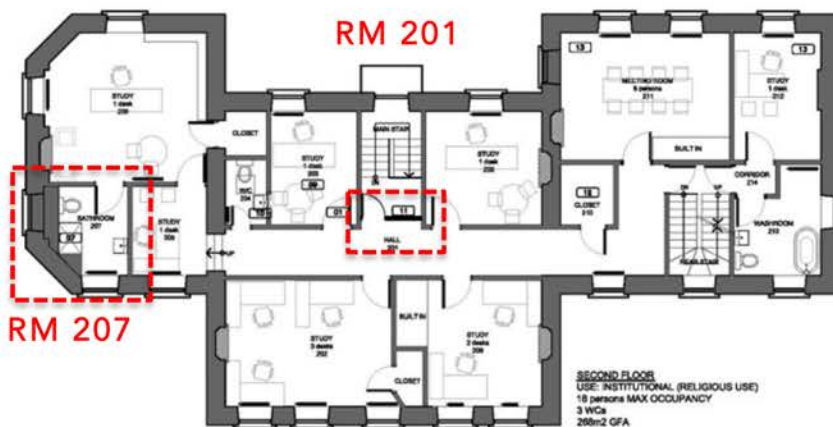
ROOM 112 – CONVERSION OF A LAUNDRY ROOM TO A STAFF ROOM

1. Removal of a partition wall in a secondary area
2. Removal of non-historic laundry facilities

2ND FLOOR IMPACTS



EXISTING



PROPOSED

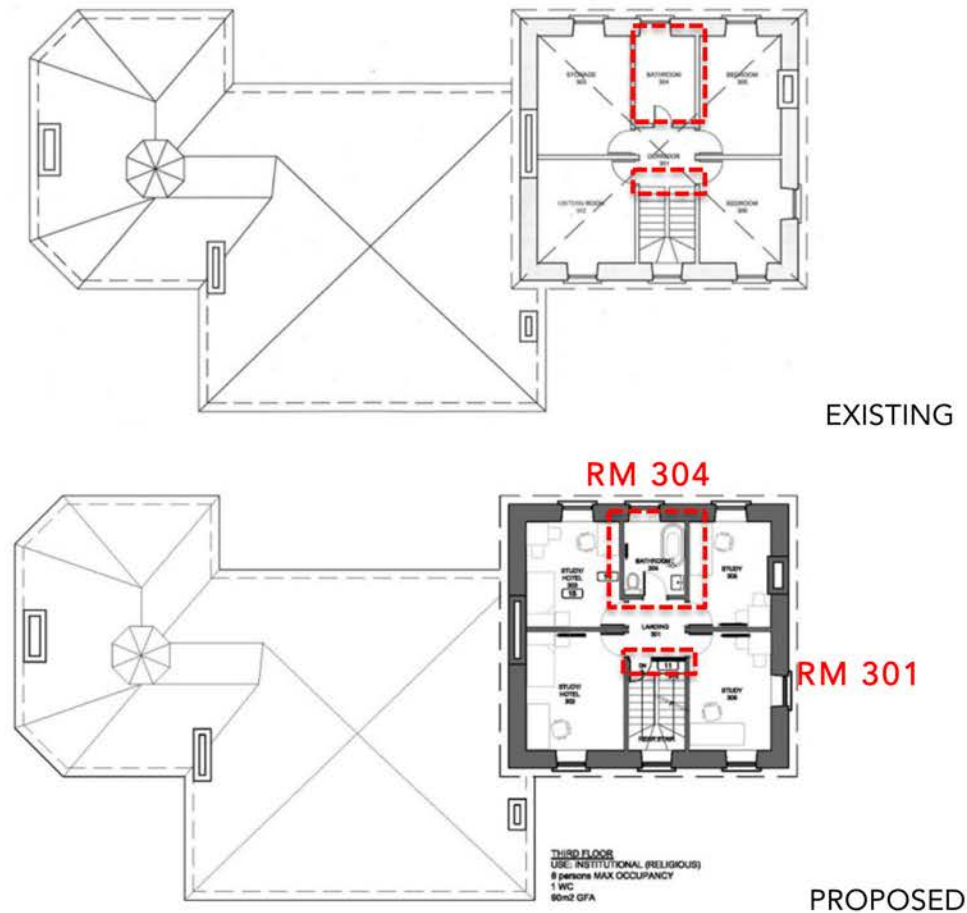
ROOM 201 – FIRE & SAFETY REQUIREMENT

1. Construction of a fire separation wall at the top of the stairs

ROOM 207 - UPDATES TO AN EXISTING BATHROOM

1. Removal of non-historic bathroom fixtures
2. Installation of new bathroom fixtures

3RD FLOOR



PROPOSED USES

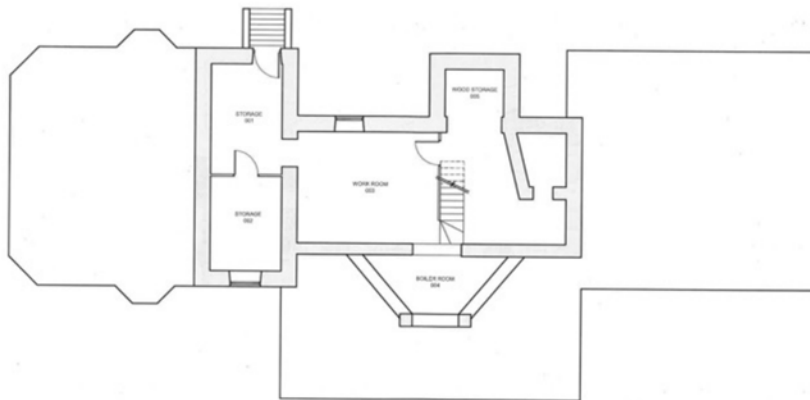
ROOM 301 – FIRE & SAFETY REQUIREMENT

1. Installation of a fire separation wall at the top of the stairs

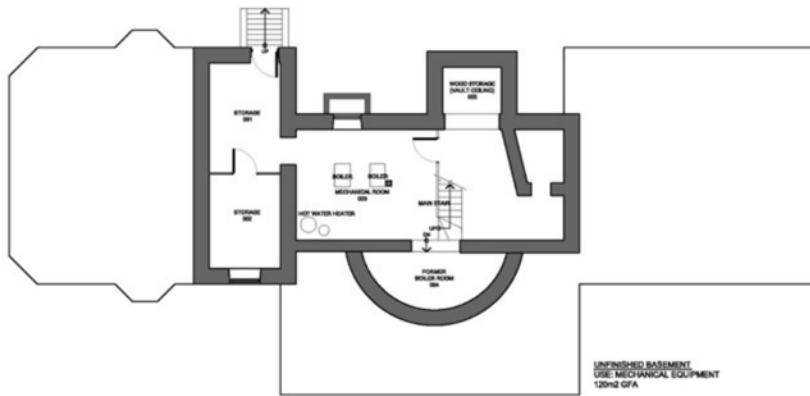
ROOM 304 – UPDATES TO AN EXISTING BATHROOM

1. Removal of non-historic bathroom fixtures
2. Installation of new bathroom fixtures

BASEMENT



EXISTING



PROPOSED

NO CHANGES PROPOSED



Chedoke

Statement of Heritage Significance

Description of Historic Place

The building at One Balfour Drive, known as Chedoke, is situated on approximately four acres of land on the Niagara Escarpment overlooking the City of Hamilton. The three-storey ashlar and random rubble limestone building was designed in the Regency style and constructed between 1836-38. Subsequent additions were made in the 1850s and 1920s. Influence of the Picturesque movement is evident in Chedoke's orientation towards the natural beauty of the site. Ownership of the property was transferred to the Ontario Heritage Foundation (now the Ontario Heritage Trust) in 1979.

Heritage Value

Historic Value:

Chedoke is historically significant for its association with prominent Hamiltonians William Scott Burn, Charles Brydges, St. Clair Balfour, and as one of the last remaining 19th century country estates on the Niagara Escarpment in Hamilton. It is also significant as the site of an Iroquois settlement, from which Chedoke derives its name. Prior to the arrival of Europeans, the site was part of an extensive Iroquois territory in what is now southern Ontario and New York State. This group of First Nation people were members of the Neutral Nation, an agricultural society. As Europeans began to arrive in the area these people were forced to move away. The name Chedoke is believed to mean 'burial place' in the Iroquois language and it is possible that the estate lands were used as a burial site for local Iroquois people. Scottish immigrant, grain merchant and accountant William Scott Burn (1797-1850) purchased the Chedoke site in 1835 for £100 from Henry Beasley and was the first European to live on the property. Chedoke was built as a country home for William Scott Burn between 1836 and 1838, at a time when Hamilton was enjoying great prosperity. Due to financial difficulties following the collapse of the economic boom, William Scott Burn sold the house and the grounds, a 13-acre property, in 1842. The property was owned or rented for the next 11 years until it was sold again. In 1853 it was purchased by Great Western Railway's General Manager Charles John Brydges (1827-1889). The 1850s were important for the development of Hamilton as the city was experiencing economic growth once again, due in large part to the growth of the railways. Brydges was able to expand the house to reflect his wealth and prominence within the community before selling Chedoke to Plummer Dewar (1815-1878) and his family in 1870. After the Dewar family vacated the property in 1880, Chedoke had multiple owners including one of William Scott Burn's grandsons. In 1910 it was purchased by Ethel Balfour (1882- 1976) and St. Clair Balfour (1880-1959), who carried out extensive renovations to modernize the house. Chedoke remained in the Balfour family until St.Clair and Ethel Balfour's daughter Elizabeth Balfour Baxter, donated ownership of the property to the Ontario Heritage Foundation in 1979. She continues to occupy the house under a life tenancy agreement. Parts of the estate lands were sold off and developed between 1980-88 under the name Chedoke Park Ravine

Estates. Along with Westlawn and Bellevue, Chedoke is one of the last remaining 19th century escarpment estates in Hamilton.

Architectural Value:

Chedoke is architecturally significant for its Regency style architecture, containing classical and Italianate antecedents. Built of limestone, likely taken from the escarpment near the estate, Chedoke was originally a two-storey structure surmounted by a low hip roof, with a symmetrical five-bay façade. The house had a bell-cast front verandah, flat unadorned exterior walls, a double cornice detail and a simple floor plan with a central hall and two rooms deep on each side. The main (south) façade is built in an irregular coursed ashlar pattern, with uncoursed rubble stone on the other walls. The east wing was originally one and-a-half storeys and contained the kitchen and servants' quarters. The house had a wood shingle roof, but now has a combination of slate, (east wing), and metal covered in tar (centre wing). The house was extensively enlarged in the 1850s by Charles John Brydges, and came to include a large conservatory and vinery running across the front (south) façade, and a two-storey Italianate-inspired west wing with an octagonal belvedere. The belvedere was capped by a pressed-shingle roof, had 2/2 sash windows separated by Doric colonettes and provided unobstructed views of Hamilton and Lake Ontario. The east wing was enlarged to a height of three storeys, an alteration that is evident in the colour and texture of the ashlar limestone on the south façade. The original 1830s limestone ashlar has a slightly lighter colour and has evident eluvial erosion. Following the 1850s addition, the layout of the rooms changed, enabling the addition of a larger dining room, front parlour, kitchen pantry and servants' stairwell and access to servants' living quarters. In 1898 the windows were replaced, the verandah, vinery and conservatory were removed (the stone wall extending from the kitchen wing is a remnant) and the roof was replaced with metal. In 1910, the interior of the house was extensively renovated and new oak tongue and groove flooring and new oak stair banisters were installed, ceiling mouldings were altered, washrooms were added and the kitchen was modernized; however the 19th century baseboards, paneled doors and marble fireplaces were maintained. A central heating system of hot-water radiators was also installed around that time. The basement is only partially excavated and contains a large arched-stone coal room and a room which was formerly the well and source of the household's drinking water. In 1920 a sunroom designed by William Lyon Somerville was added to the west wing, distinguished by its pick-faced limestone ashlar walls and numerous French Doors. In the 1930s the driveway was oriented towards the rear of the house; this was the final significant alteration to the house.

Although there were once numerous outbuildings on the estate, the carriage house to the north of the house is the only outbuilding remaining on the property. It is a one-and-a-half storey random rubble structure with a cedar shingle pitched roof. On the north façade there is a small gable, making the structure resemble an Ontario farmhouse. The construction date of this structure is unknown, but it is believed to have been some time in the mid 19th century. It has a simple Georgian form with a Gothic hood moulding over the large French door. The interior was finished and had a heating stove allowing it to be used for various functions. The structure was used as a Presbyterian Chapel and as a school house by various owners of the estate and their children. Access to the second floor was gained via an exterior staircase that has since been removed. (The door remains midway up the wall on the south side). In 1913 a wooden garage was added to the rear (north) of the carriage house.

Archaeological Value:

Archaeological excavations were carried out in 1989 in selected test areas over the entire property. This was done to assess which areas merit further research. Evidence of the conservatory, vinery and verandah was found in the form of glass, nails and stone. At the extreme southern end of the estate remnants of an unidentified structure were found in the form of red tile, brick and mortar. In total 1,100 artifacts were recovered, mostly glass, china and earthenware remnants, dating from the latter part of the 19th century. Relatively few middens were discovered on the property suggesting that most of the household waste was deposited over the edge of the escarpment. Evidence of a prehistoric Iroquois settlement was discovered and included shards of vessels and tools made of chert. It is possible that these artifacts date from ca. 1280-1350 CE. It could not be determined whether there were any First Nation burial sites on the property.

Contextual Value:

Located on a secluded street at the edge of the Niagara Escarpment above Hamilton, Chedoke's architectural and historical value is enhanced by its contextual setting. Exemplifying principles of the Picturesque movement, Chedoke is built to suit its natural setting near Chedoke Falls, and amidst mature trees both on the estate grounds and along the Escarpment. The house is oriented to take advantage of its location and has commanding views of downtown Hamilton, Burlington Bay and Lake Ontario.

Character Defining Elements

Elements that contribute to the historical value of Chedoke include:

- Association with prominent Hamilton businessmen William Scott Burn, Charles John Brydges and St. Clair Balfour;
- Importance as one of the last remaining 19th century escarpment (or 'mountain') estates in Hamilton;
- Association with the Iroquois people who once occupied the site.

Exterior features that contribute to the architectural value of Chedoke include:

The residence:

- Regency style architecture with Classical and Italianate antecedents;
- Influence of the Picturesque style on Chedoke's orientation towards the site's natural beauty;
- Symmetrical five bay façade of the centre wing;
- Limestone (south) façade laid in coursed ashlar;
- Uncoursed rubble walls on the other east, west and north walls of the centre and east wing;
- Coursed ashlar of the west wing;
- Coursed pick-faced limestone ashlar of the sunroom;
 - Wide fascia on the sunroom;
 - French doors in the sunroom.
- Random rubble wall of the kitchen garden;
- Octagonal belvedere atop the west wing;
 - Hanging fascia with scalloped edges on the belvedere;
 - Pressed metal shingles atop the belvedere;
 - Doric colonettes between the 2/2 sash windows of the belvedere.
- Metal roof of the centre and west wing;
- Slate roof on the east wing;
- Limestone chimneys of coursed ashlar;
- Limestone window sills and lintels;
- Recessed front door with transom windows and sidelights.

The carriage House:

- Georgian architectural style;
- Random rubble walls;
- Cedar shingle roof;
- Small gable on the north elevation;
- 1913 wooden garage addition;
- Gothic hood molding over the second storey French door.

Interior features that contribute to the architectural value of Chedoke include:

The Residence:

- Centre-hall floor plan of the original house;
- Tongue and groove hardwood flooring;
- 1910 oak staircase banister;
- Paneled doors;
- Elaborate cast iron radiators;
- Numerous marble fireplaces;

- 19th century heating stove in the kitchen;
- High ceilings;
- High baseboards;
- Stone arched basement coal room;
- Former well room in the basement.

Archaeological features:

- 1,100 artifacts including:
 - Glass;
 - Nails;
 - Flagstone floors;
 - China fragments;
 - Kitchen middens;
 - Earthenware.
- Foundation of an unknown structure at the extreme south end of the estate in the form of red tile, brick and mortar;
- Prehistoric artifacts indicating that the estate was the site of an Iroquois village between ca. 1280-1350 CE, in the form of:
 - Shards of vessels;
 - Chert tools.

Characteristics that contribute to the contextual value of the Chedoke include:

- Location at the top of the Escarpment (or 'mountain') surrounded by mature trees;
- Picturesque location orientated toward the views and natural beauty of the Escarpment;
- Proximity to Chedoke Falls;
- Extensive views of downtown Hamilton, Burlington Bay and Lake Ontario.

:SF

Dec - 2007

Eight guiding principles in the conservation of historic properties

The following guiding principles, prepared by the Ministry of Tourism, Culture and Sport, are statements in the conservation of historic properties and are based on international charters that have been established over the past century. These principles, endorsed by the Ontario Heritage Trust, provide an intellectual framework for decision making in architectural conservation. They also provide conservation rationale for activities or interventions that may affect the character, features or context of a heritage property.

1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historic documentation, such as historic photographs, drawings and physical evidence



Martintown Grist Mill, South Glengarry

2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. Respect for historic material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. Respect for original fabric

Repair with like materials, to return the resource to its prior condition without altering its integrity.

5. Respect for the buildings history

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

6. Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. Legibility

New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Revised September 2012

IMPACTS TO HERITAGE ELEMENTS

These heritage elements are repeated from the Chedoke House Statement of Heritage Significance by the Ontario Heritage Trust (2007).

ID	SECTION	CHARACTER-DEFINING ELEMENT	NOTES
01	Elements that contribute to the historical value of Chedoke:	Association with prominent Hamilton businessmen William Scott Burn, Charles John Brydges and St. Clair Balfour	n/a
02		Importance as one of the last remaining 19th century escarpment (or 'mountain') estates in Hamilton	n/a
03		Association with the Iroquois people who once occupied the site	n/a
04	Exterior features that contribute to the architectural value of Chedoke include: THE RESIDENCE:	Regency style architecture with Classical and Italianate antecedents	Impacts: mechanical equipment, conduits and vents for the proposed HVAC system may be visually intrusive
05		Influence of the Picturesque style on Chedoke's orientation towards the site's natural beauty	Impacts: proposed parking area behind the house will impact views from the house to the Escarpment.
06		Symmetrical five bay façade of the centre wing	No impact
07		Limestone (south) façade laid in coursed ashlar	Minor Impacts; installation of the proposed HVAC system will require small holes for conduits and vents
08		Uncoursed rubble walls on the other east, west and north walls of the centre and east wing	Minor Impacts; installation of the proposed HVAC system will require small holes for conduits and vents
09		Coursed ashlar of the west wing	Minor Impacts; installation of the proposed HVAC system will require small holes for conduits and vents

ID	SECTION	CHARACTER-DEFINING ELEMENT	NOTES
10		Coursed pick-faced limestone ashlar of the sunroom	Minor Impacts; installation of the proposed HVAC system will require small holes for conduits and vents
11		Wide fascia on the sunroom	No impact
12		French doors in the sunroom	No impact
13		Random rubble wall of the kitchen garden	No impact
14		Octagonal belvedere atop the west wing	No impact
15		Hanging fascia with scalloped edges on the belvedere	No impact
16		Pressed metal shingles atop the belvedere	No impact
17		Doric colonettes between the 2/2 sash windows of the belvedere	No impact
18		Metal roof of the centre and west wing	No impact
19		Slate roof on the east wing	No impact
20		Limestone chimneys of coursed ashlar	No impact
21		Limestone window sills and lintels	No impact
22		Recessed front door with transom windows and sidelights	No impact
23	Exterior features that contribute to the architectural value of Chedoke include: THE CARRIAGE HOUSE:	Georgian architectural style	Impacts: mechanical equipment, conduits and vents for the proposed HVAC system may be visually intrusive
24		Random rubble walls	n/a
25		Cedar shingle roof	n/a
26		Small gable on the north elevation	n/a
27		1913 wooden garage addition	n/a
28		Gothic hood molding over the second storey French door	n/a

ID	SECTION	CHARACTER-DEFINING ELEMENT	NOTES
29	Interior features that contribute to the architectural value of Chedoke include: THE RESIDENCE:	Centre-hall floor plan of the original house	No impact
30		Tongue and groove hardwood flooring	Minor impacts: increased traffic and potential damage from office furniture
31		1910 oak staircase banister	Potential impacts if railing height does not meet current Building Code requirements. TBC
32		Paneled doors	No impact
33		Elaborate cast iron radiators	Very Minor impacts; proposed installation of thermostatic valves.
34		Numerous marble fireplaces	No impact
35		Ceiling plaster crown mouldings	Impacts: fire separation wall will impact plaster crown moulding in the main stairwell
36		1910 bathroom fixtures	Minor impacts; some bathroom fixtures may require relocation, repair, or replacement. TBC
37		1910 pantry shelving and cupboards	No impact
38		19th century heating stove in the kitchen	No impact
39		High ceilings	Minor Impacts: some bulkheads may be required in secondary areas for proposed HVAC system. TBC
40		High baseboards	No impact
41		Stone arched basement coal room	No impact
42		Former well room in the basement	No impact

ID	SECTION	CHARACTER-DEFINING ELEMENT	NOTES
43	Archaeological features:	1,100 artifacts including	n/a
44		Glass	n/a
45		Nails	n/a
46		Flagstone floors	n/a
47		China fragments	n/a
48		Kitchen middens	n/a
49		Earthenware	n/a
50		Foundation of an unknown structure at the extreme south end of the estate in the form of red tile, brick and mortar	Possible impacts: shallow excavations may be required for upgraded electrical services. TBC
51		Prehistoric artifacts indicating that the estate was the site of an Iroquois village between ca. 1280-1350 CE, in the form of	Possible impacts: shallow excavations may be required for upgraded electrical services. TBC
52		Shards of vessels	n/a
53		Chert tools	n/a
54	Characteristics that contribute to the contextual value of the Chedoke include:	Location at the top of the Escarpment (or 'mountain') surrounded by mature trees	n/a
55		Picturesque location orientated toward the views and natural beauty of the Escarpment	Impacts: proposed parking area behind the house will impact views from the house to the Escarpment.
56		Proximity to Chedoke Falls	n/a
57		Extensive views of downtown Hamilton, Burlington Bay and Lake Ontario	n/a

CODE IMPACTS

For the next chapter of Chedoke House, Cardus proposes new uses which include a retreat facility which combines offices, small meeting spaces, and short-term accommodations for visiting scholars. Below are the code impacts of this change of use from the current use (single family residential). This proposed use aligns with existing zoning ("B") as has been verified by Hamilton's Building Division (2019).

- The proposed use will be classified under Part 9 of the Ontario Building Code (OBC 2012).
- The proposed use will comply with the floor load limits of the existing structure as per the preliminary analysis from Kalos Engineering.
- The proposed number of users and visitors complies with the OBC requirements for washrooms with the exception of a separate Universal Washroom as per OBC 3.8. As a result, one of the intended renovations is to add a Universal Washroom on the ground floor.
- While there is currently no mechanical fresh air in the building, there is an OBC Part 11 compliance alternative for fresh air to be provided by natural ventilation. During detailed design stage, calculations and engineering data will be provided to demonstrate that such a method is capable of providing ventilation for the type of occupancy. Due to the age of the building, infiltration plays a vital role in natural ventilation.
- Currently there is no exhaust provided for the washrooms. All new washrooms shall be provide with individual ceiling mounted exhaust fans to meet code minimum required exhaust rates.
- All other mechanical and plumbing fixtures to remain as-is or will be upgraded with more water-efficient equipment.
- All heating systems to remain as-is, new cooling to be provided as outlined in the Heritage report by Megan Hobson and will be designed to Code. New heating to be provided to the sunroom as per OBC.
- Following Council approval - Cardus will engage a fire protection engineering study to analyze fire and life safety codes for such a heritage property restoration. With a focus on maintaining the historic integrity of this heritage property, this study will conduct a fire protection engineering analysis incorporating the use of contemporary fire and egress simulation software to determine what impacts, if any, are required to the building for fire safety with the new proposed use.
- In the final stage of this adaptive re-use plan—Cardus and the Ontario Heritage Trust will discuss considerations under Part 11 of the OBC, especially regarding fire prevention, fire alarm system, and third floor egress.

ZONING

The City of Hamilton Building Division has approved Cardus's proposed use for Chedoke House.

Final zoning verification is attached.

In consultation with the Building Division, Cardus applied for mixed use:

- Residential – short-term lodging
- Institutional – religious use

The full text of our successful application is truncated on the attached verification, so it is reprinted here:

ADDITIONAL COMMENTS:

- Cardus restoration and adaptive re-use proposal for Balfour: viable, sustainable
- Cardus proposes retreat facility which combines offices, small meeting spaces, and short-term accommodations for visiting scholars
- Cardus usage would accomplish three of the City's four adaptive reuse 2014 proposals, through mixed residential and institutional tenancy
- Cardus helps the Canadian public, and the Hamilton public, to live together well despite their differences, hosting public conversation on key policy issues: see cardus.ca
- Cardus already uses downtown heritage building (Corktown) for reading rooms, offices, library, small meeting spaces for colloquia and roundtables
- Proposed Balfour retreat facility adds short-term residential lodging for visiting Fellows, scholars, and employees"



Planning and Economic Development Department
Building Division
71 Main Street West
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2720 Fax: 905-546-2764
Email: building@hamilton.ca

CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT

Hamilton

PROPERTY ADDRESS: 1 Balfour Dr., Hamilton

SECTION No.:

PROPOSED USE: Mixed Use

ATTENTION OF: Emily Coe

TELEPHONE: 905.546.2424 x 2575

A. ZONING VERIFICATION

AS OF THIS DATE, Building Division records indicate the property is subject to:

ZONING DISTRICT: B
SECTION 8 OF HAMILTON ZONING BY-6593 AS AMENDED
SITE PLAN CONTROL: FOR FUTURE DEVELOPMENT

THE PROPOSED USE IS: PERMITTED

ADDITIONAL ONLINE PROPOSED USE INFORMATION: Cardus restoration and adaptive re-use proposal for Balfour: viable, sustainable; Cardus proposes retreat facility which combines offices, small meeting spaces, and short-term accommodations for visiting scholars; Cardus usage would accomplish

COMMENTS:

Our records indicate that the recognized use is a single family dwelling, which is permitted.

The proposed use is considered to be a community centre, or other such cultural, recreational or community building or structure, provided that it is not carried on as a business.

The Zoning By-law does not regulate short-term accommodations. Provided that this portion of the building is used as a single family dwelling, the use is permitted, regardless of length of accommodation.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division.

The lands are located adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. For further information, please contact the Development Planning Division at 905-546-2424 extension 2799, 1355 or 4498.

This property is included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest as a non-designated property. Council requires 60 days' notice of any intention to demolish or remove any building or structure on the property. Please contact a Cultural Heritage Planner at 905-546-2424 extension 1202 or 1214, or visit www.hamilton.ca/heritageplanning for further information.

No survey submitted showing actual conditions.

IMPORTANT:

THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE. (COPIES OF THE CITY BY-LAWS MAY BE OBTAINED FROM THE CITY CLERK)

B. PROPERTY REPORT

AS OF THIS DATE, Building Division records indicate the following:

No outstanding work orders.

NOTE:

PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

NOTE: THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT IS CURRENTLY DRAFTING A NEW COMPREHENSIVE ZONING BY-LAW 05-200 FOR THE ENTIRE CITY OF HAMILTON. HAMILTON ZONING BY-LAW 05-200 WILL BE INTRODUCED IN VARIOUS STAGES FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND RURAL ZONES. AS A RESULT, THE ZONING OF PROPERTIES THROUGHOUT THE CITY MAY BE AFFECTED.

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***

FOR DIRECTOR OF BUILDING DIVISION

CERT. NO. [19-117297 00 ZR2]

DATE ISSUED: April 30, 2019

PARKING

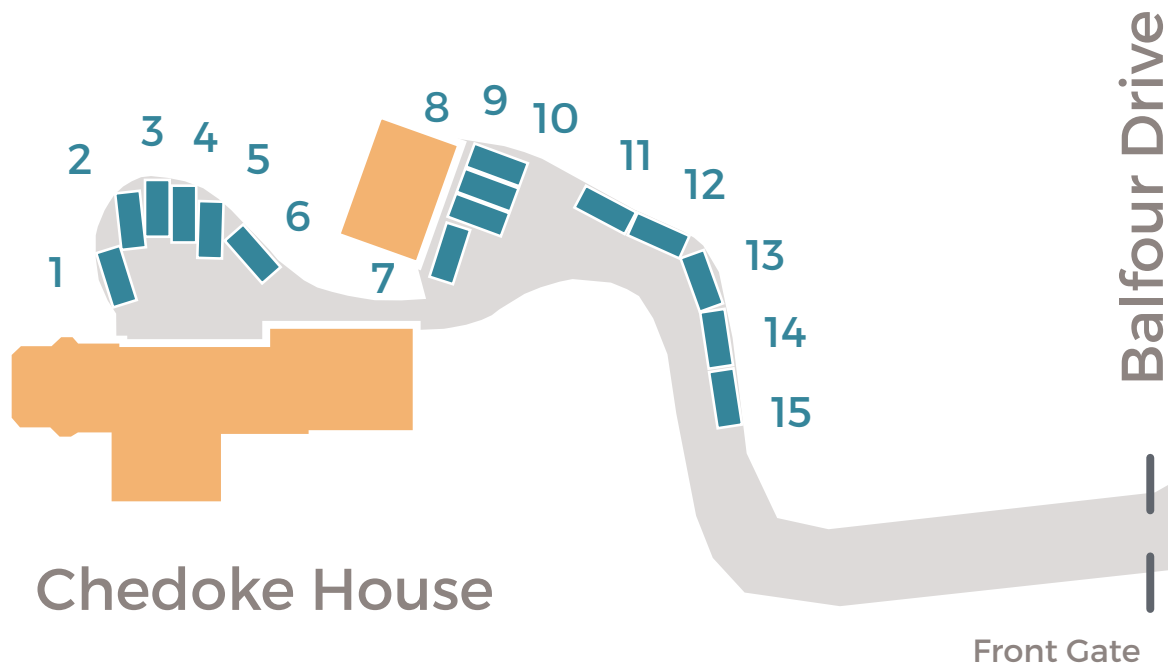
The Chedoke House can easily accommodate at least 15 parking spots, which is sufficient for Cardus's needs. No development is needed to accommodate any additional parking.

Cardus currently owns 13 parking spots at our Corktown historic building, and reaches 100% use only two or three days per year.

Over a third of Cardus's Hamilton staff walk, bike, or commute via public transit.

On event days, e.g. Doors Open and Jane's Walk, more laneway and street parking may become necessary.

PROPOSED USES



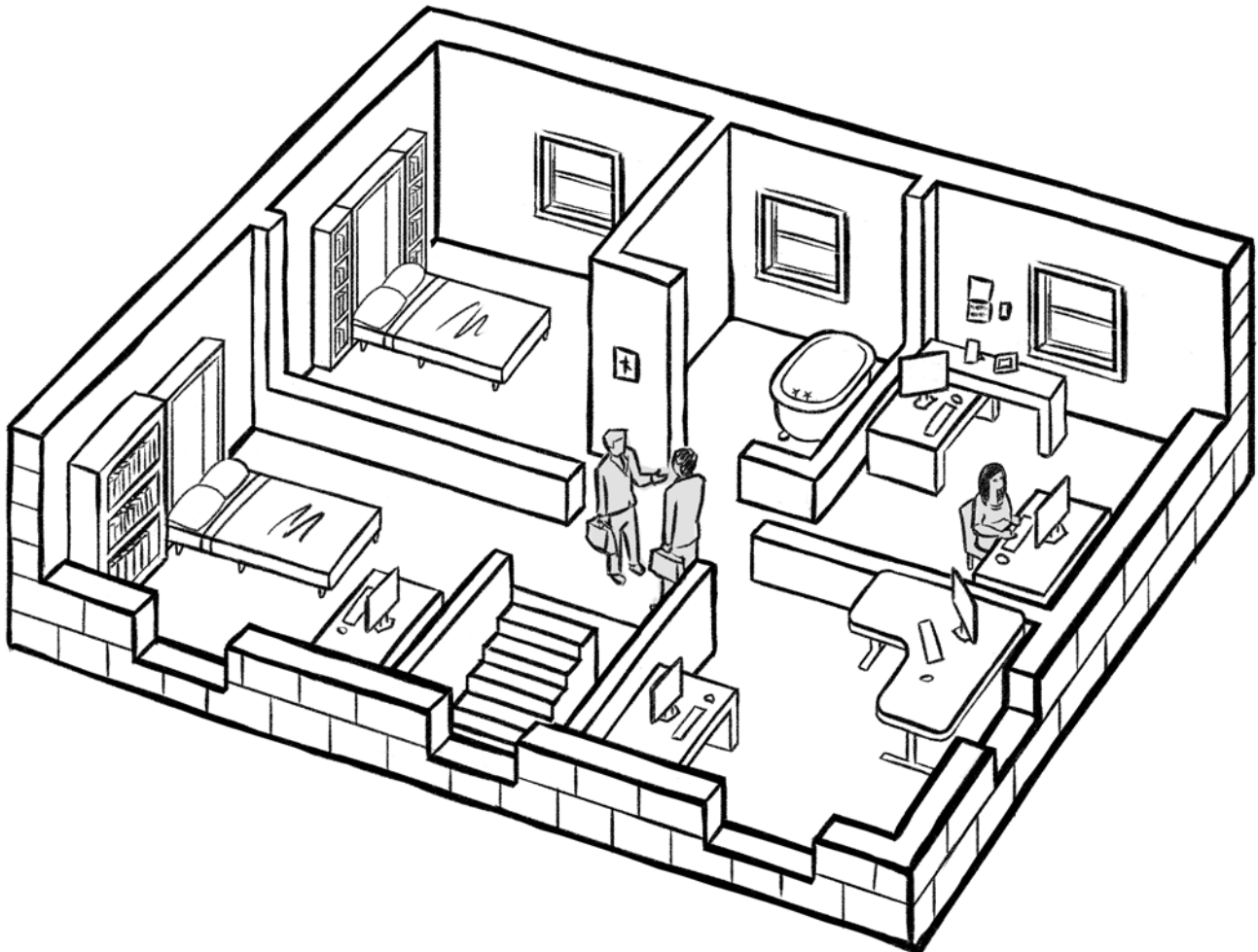
ACCOMMODATION

Two of the rooms in Chedoke House may be used for short-term accommodation of visiting scholars and Cardus staff.

Both of these third-floor rooms will be primarily used as studies. The secondary use will be on rare occasions.

We do not expect any stays of a duration greater than 14 days.

We do not expect overnight occupancy of either room any more than 30 nights per year.



PUBLIC ACCESS

- Cardus seeks a restored Chedoke House that serves the heritage fabric of Hamilton, for the benefit of all Hamiltonians and Canadians.
- Currently, the property is occupied only for security, and is entirely inaccessible to the public.
- When the restoration is complete and Cardus begins occupancy, this beautiful building will be open to visitors over 250 days per year, exactly the way our existing heritage property in Corktown is currently open to visitors.
- In addition, Cardus is thrilled to continue participation in annual Doors Open, as we have done in the Old Cooperage. Starting in 2021 this wonderful weekend will see Chedoke back on the Doors Open map, accessible for guided tours inside and outside the manor house.
- Cardus has been sought as a participant by Hamilton Employers' Crawl.
- Cardus also welcomes the chance to conduct annual Jane's Walks through the property.
- One factor we keep in sight: Cardus operations must balance public access with the low-density neighbourhood commitments that align with the current zoning.
- To that end, in concert with the Ontario Heritage Trust, Cardus will also—by way of physical signage and online publications—tell the stories of Chedoke, from the Iroquois to the Southams to the Balfours.



TRAFFIC

The restoration and occupancy of Chedoke House by Cardus will see negligible traffic impact on the immediate neighbourhood.

At peak arrival and departure hours, current load for Hamilton Cardus staff is 5-7 vehicles per hour. Most hours of the day, traffic impact is expected to be 1-2 vehicles per hour.

Further, Balfour Drive exits onto Scenic Drive where Scenic is one-way eastbound, which minimizes any traffic impact related to Cardus's use.

In addition, there is only one single driveway between Scenic Drive and the laneway to Chedoke House, so impact on any residential back-outs will be negligible.



APPENDICES

COMMISSIONED STUDIES

In preparing this Chedoke House Functional Plan, Cardus commissioned and received the following professional reports.

1. MECHANICAL & ELECTRICAL DESIGN BRIEF

CK Engineering Inc
3390 South Service Rd, Suite 302
Burlington ON L7N 3J5
www.ckengs.com

2. STRUCTURAL REVIEW

Kalos Engineering
300 York Blvd
Hamilton ON L8R 3K5
www.kaloseng.ca

3. HERITAGE REVIEW

Megan Hobson Heritage Consulting
15 Ogilvie St
Dundas ON L9H 2S1

4. PRELIMINARY RESTORATION COSTING

Schilthuis Group of Companies
23 Industrial Dr
Caledonia ON N3W 1H8

5. ARCHITECTURAL MANAGEMENT REVIEW

Invizij Architects
185 Young St
Hamilton ON L8N 1V9



INVI Z I J

Heritage Projects - Selected

Ontario Provincial Administration Offices and Courtrooms, Hamilton

This project involved renovating and repurposing of 50 Main Street East to house the Ontario Provincial Administration and Courtrooms, the Ontario Municipal Board Court Room, and offices for City Staff. Originally constructed as a courthouse in 1958 to the design of Hamilton architect Alvin Prack, the building was later occupied by McMaster University, before being renovated back to a courthouse. It is slated for heritage designation in 2021. With +VG Architects.

Hamilton City Hall Renovations, Hamilton

The project involved a comprehensive rehabilitation and upgrade of City Hall, an important civic building in Hamilton as well as an architecturally significant example of the "International Style" in Canada originally designed by Stan Roscoe in 1956. Renovations were undertaken to improve the building while maintaining its heritage characteristics. The site and building were completely restored, with improvements such as replacing the exterior cladding and curtain wall, interior renovations, life safety upgrades, increased barrier-free access, and upgrades to the building's energy loads with new wall assemblies and mechanical/electrical systems. With mcallumsather and +VG Architects.

Ancaster Memorial Arts Centre

The Ancaster Memorial School, built in the mid-1940s, occupies a special place in the hearts of many local residents. Invizij's solution manages to preserve most of the existing building, including the iconic stone portal, while adding a modern addition to the south and west side. Four levels of the facility can be reached by one elevator. The new and renovated facility will house a 450-seat theatre auditorium, a 150-seat multi-purpose studio, visual arts classrooms, and music and dance studios.

Dundas Valley School of Art Renovation, Dundas

Located in the village of Dundas, the original building dated 1836, was formerly known as Canada Screw Works. This building, along with an 1941 addition, was in need of a complete renovation to bring the facility up to energy, code, and accessibility standards, and to give a new face to this important anchor for artists and art students. Inside the 2,253m² renovated building are studio space for ceramics, drawing, jewelry, painting, printmaking, photography and sculpture, an extensive library, a community art gallery, café, and a large loft space with beamed ceiling suitable for large events and performances.

First Hamilton Christian Reformed Church Restoration & Renovation, Hamilton

This 130-year-old place of worship in downtown Hamilton has undergone a complete restoration of the building envelope. The scope of work included masonry re-pointing and replacement, restoration to the leaded glass windows, roof replacement, new exterior doors, some foundation re-pointing, and necessary structural repairs.

St. Andrews Presbyterian Church - Addition & Renovations, Ancaster

St. Andrew's Presbyterian Church Gothic Revival building dates back to 1875 with an addition constructed in the 1960s to accommodate the burgeoning Ancaster community during its post-war expansion. Accessibility was a significant issue before the renovations; neither part of the church was wheelchair-accessible, and the link between the Sanctuary and Parish Hall was difficult to navigate. The steel and glass canopy over the lobby entrance not only serves as a shelter, but also attempts to unify all building additions and present the church with a unique identity.

Caledonia Old Mill Conversion, Caledonia

Project includes the complete re-building of the Caledonia Old Mill on the Grand River in a way that replicates will replicate the historic character of the former Mill as new office space.

Heritage Projects - Additional

Hamilton Christian Fellowship Annex Renovations

BD Architectural Salvage Showroom and Warehouse

Church of St. John the Evangelist Chancel Accessibility Renovations

St. Marks Historic Church Conversion to Housing, Kitchener

St. James Coach House Conversion to Daycare Offices, Dundas

Harvey Woods Historic Lofts Conversion, Woodstock



Emma is a Principal of Invizij and specializes in Housing, work with non-profits, and Sustainable Design. A graduate of both the University of Illinois and Waterloo, she is a registered architect with the OAA and has over 15 years of architectural experience. Emma's passions in livable small spaces, affordable housing, cycling, and sustainability have shaped her as a designer, where she is driven by values of justice and inclusion. She is involved in various community-building initiatives in downtown Hamilton and an advocate for laneway housing and Passive House design, and was recently awarded "Environmental Of The Year" by Environment Hamilton.

Emma Cubitt | Principal & Project Architect - Invizij Architects Inc.

M.Arch., OAA, MRAIC, LEED® AP, CAHP Intern

Professional Association

Architect, Ontario Association of Architects
Member, Royal Architectural Institute of Canada
Hamilton/Burlington Society of Architects
LEED Associated Professional
CAHP (Intern), Canadian Association of Heritage Professionals

Professional Experience

Principal, Invizij Architects Inc - 2019- Present
Associate, Invizij Architects Inc - 2014- 2019
Architect, Invizij Architects Inc - 2012- 2013
Intern Architect, Garwood-Jones & Hanham Architects - 2008- 2011
A Architects, Wonder Lake Illinois - 2003-2004
Legat Architects, Crystal Lake, Illinois - 2000-2003

Selected Project Experience

Heritage / Historic Buildings

Dundas Valley School of Art Renovation, Dundas
Hamilton City Hall Renovations, Hamilton
Caledonia Old Mill Conversion, Caledonia
Hamilton Christian Fellowship Annex Renovations Feasibility Study
Church of St. John the Evangelist Chancel Accessibility Renovations
Auchmar Estate Coach House Conversion (not built)
St. James Coach House Conversion to Daycare Offices, Dundas
Ferguson Coach House Conversion to Laneway Suite, Hamilton
Harvey Woods Historic Lofts Conversion, Woodstock
Hambleton Hall Apartments Conversion, Simcoe
St. Marks Historic Church Conversion to Housing, Kitchener
First Hamilton Christian Reformed Church Restoration & Renovation, Hamilton
Riversyde 83 Commercial Building Conversion to Community Cafe, Simcoe

Non-profit, Office, and Commercial

Dr. John M. Perkins Centre -Supportive Housing & Community Development Centre
Hughson Street Baptist Church
Redeemer University College Recreation Centre Renovations
The Mustard Seed Co-operative Grocery
Hamilton Community Food Centre
Mission Services Good Food Centre
YWCA Cafe & Catering Kitchen Renovation
Caledonia Old Mill Conversion

Megan Hobson

M.A. (Architectural History), Diploma in Heritage Conservation, CAHP
Built Heritage Consultant

Megan Hobson has experience as a built heritage consultant for a wide range of heritage projects including residential, commercial, industrial and institutional sites. With professional training in heritage conservation, heritage planning and historical research, she brings together specialized skills in research, analysis, planning and conservation of built heritage resources and cultural heritage landscapes.

Megan is a professional member of the Canadian Association of Heritage Professionals and has over 20 years experience researching, writing and lecturing on built heritage in Ontario. She has taught history of architecture courses at the University of Toronto and McMaster University and is currently an adjunct faculty member at the Willowbank School of Restoration where she teaches Research Methods and Conservation Planning.

Since graduating from Willowbank in 2011, Megan has worked as a built heritage expert in both the public and private sectors, advising heritage property owners, architects, planners, community groups and developers of historic properties. She has prepared heritage reports related to heritage designations, planning approvals and permit applications for clients in the public and private sectors for individual buildings, large building complexes, heritage districts and cultural heritage landscapes.

Her consulting practice is focused on the identification and conservation of heritage values in heritage places undergoing change. It is based on a sustainable approach to heritage conservation that conserves heritage values and supports ongoing and vibrant uses for historic places. This process includes meaningful engagement with clients and stakeholders and collaboration with multi-disciplinary project teams. She provides recommendations to ensure that interventions to heritage properties follow best practices, as outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and that they meet or exceed requirements under the *Ontario Heritage Act* and all relevant heritage legislation, easements agreements and planning policies.

MEGAN HOBSON, M.A. Dipl. Heritage Conservation, CAHP (Canadian Association of Heritage Professionals)
BUILT HERITAGE CONSULTANT

45 James St., Dundas, ON L9H 2J5

Phone: (905) 975-7080

Email: mhobson@bell.net

EDUCATION

- **Dipl. Heritage Conservation**, Willowbank School of Restoration Arts, 2009
- **Ph.D. Candidate**, University of Toronto, 1993
- **M.A. (Architectural History)**, University of Toronto, 1991
- **B.A. Honours (Art History)**, McMaster University, 1989

PROFESSIONAL EXPERIENCE

- Principal, Megan Hobson Heritage Consulting, 2009-Present
- Municipal Heritage Planner, Town of Oakville, 2014-15
- Architectural Historian and Conservation Specialist, Taylor Hazell Architects, 2010-13.
- Adjunct Faculty, Willowbank School of Restoration, 2012-Present
- Faculty (CLA), Department of Fine Art, McMaster University, 1998-99
- Sessional Instructor, Department of Fine Art, University of Toronto, 1998-2006

PROJECT EXPERIENCE

KEY:

DFAIT	Department of Foreign Affairs and International Trade, Ottawa
JS	Julian Smith & Associates, Niagara-on-the Lake
MH	Megan Hobson Heritage Consulting, Hamilton
MHBC	MHBC Planning, Urban Design and Landscape Architecture, Kitchener
IO	Infrastructure Ontario
OHT	Ontario Heritage Trust, Toronto
SBA	Steven Burgess Architect, Toronto
THA	Taylor Hazell Architects, Toronto
HSAI	Heman Shih Architect Inc., Richmond Hill
Invizij	Invizij Architects, Hamilton

- Conservation Plans: 502-08 Parliament Street, Hamilton, Listed (MH/Chamberlain/Toronto Community Housing)
10 Tom Street, Hamilton, Designated Part IV (MH/Invizij)
915 North Service Road, Mississauga, Designated Part IV (MH/Private Client)
8066 Kipling Avenue, Vaughan, Designated Part V (MH/Private Client)
271 Queen Street South, Streetsville, Mississauga, Designated Part IV (MH/Private Client)
William Thomas Façade, 48-52 James Street N, Hamilton, Designated Part IV (MH/Hi-Rise)
Former Wentworth County Courthouse, Hamilton (MH/City of Hamilton)
Canadian Embassy, Tokyo (JS/DFAIT)
Canadian Embassy, Colombo, Sri Lanka (JS/DFAIT)
Auchmar Estate, Hamilton (MH/Willowbank student project)

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BUILT HERITAGE CONSULTANT

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Phone: 905.975-7080

Email: mhobson@bell.net

PROJECT EXPERIENCE contd.

- Impact Assessments: 383 Hughson Street North, Hamilton, Listed (MH/Invizij)
16 Ennisclare Drive, Oakville, Listed (MH/Private Client)
3658 Burnbrae Drive, Mississauga, Listed (MH/Private Client)
352 Main Street East, Grimsby (MH/Private Client)
Parliament Oak School, Niagara-on-the-Lake, Listed (MH/Private Client)
Sir John Whitney Provincial School, Belleville, Provincial Heritage Property (HSAI/IO)
Orillia & Bracebridge Courthouses, Provincial Heritage Properties (HSAI/IO)
North Bay Jail, North Bay, Provincial Heritage Property (John R. Hamalainen Engineering/IO)
Parry Sound Courthouse, Parry Sound, Provincial Heritage Property (HSAI/IO)
55, 59 & 61 Beech Street & 136 Church Street, Brampton, Listed (MH/Private Client)
Long & Bisby Building, Chedoke Sanatorium, Hamilton, Listed (MH/Urban Solutions)
333 Main Street, Port Dalhousie, St. Catharines, Designated Part IV (MH/Private Client)
Glen Ridge School, St. Catharines, Designated Part IV (MH/Private Client)
24 & 26 Ann Street, Mississauga, Listed (MH/Private Client)
1982 Queensville Sideroad, East Gwillimbury, Listed (MH/Town of East Gwillimbury)
9393 McLaughlin Road, Brampton, Listed (MH/Private Client)
1234 Old River Road, Port Credit, Mississauga, Designated Part IV (MH/Private Client)
122 Augusta Street, Hamilton, Listed (MH/Private Client)
30 Ridge Road, Stoney Creek, Designated Part IV (MH/Private Client)
29 Port Street West, Port Credit, Mississauga, Designated Part V (MH/Private Client)
43-51 King Street East Hamilton, Kresge Co. Store, Listed (MH/Hi-Rise Group)
Children's Museum, 1072 Main Street East, Gage Park, Hamilton, Listed (MH/City of Hamilton)
8066 Kipling Avenue, Vaughan, Designated Part V (MH/Private Client)
20 Ben Machree Drive, Port Credit, Mississauga, Designated Part IV (MH/Private Client)
Laura Secord School, Queenston, Designated Part V (MH/Willowbank School)
27 Cherry Street, St. Catharines, Designated Part V (MH/Private Client)
271 Queen Street South, Streetsville, Mississauga, Designated Part IV (MH/Private Client)
307 Queen Street South, Streetsville, Mississauga, Designated Part IV (MH/Private Client)
19 Church Street South, Richmond Hill, Listed (MH/Private Client)
3032 Churchill Ave, Listed, Malton Wartime Housing CHL, Mississauga (MH/Private client)
1028 Lakeshore Road, Oakville, Designated Part IV (MH/Private Client)
197 Hatt Street, Dundas, Listed (MH/Private Client)
252-264 Adelaide St. West, Toronto, *National Historic Site (THA/Allied Properties)
55 Station Road, King, Listed (THA/Metrolinx)
Beckford Motel, 10046 Creditview Road, Brampton, Listed (THA/Metrolinx)
Uxbridge Trail Bridge, Listed (THA/Metrolinx)
331 Clair Road E, Guelph, Designated Part IV (SBA/Acorn Developments)
St. James Anglican Church, Etobicoke, Listed (RAW Architects/St.James)

MEGAN HOBSON, M.A. Dipl. Heritage Conservation, CAHP (Canadian Association of Heritage Professionals)
BUILT HERITAGE CONSULTANT

45 James St., Dundas, ON L9H 2J5
Phone: 905.975-7080

Email: mhobson@bell.net

PROJECT EXPERIENCE contd.

- Heritage Conservation District Studies: King/Spadina HCD Study, Toronto (THA/City of Toronto) (400+ properties)
Greenfield HCD Study, North Dumfries (THA/Township of North Dumfries)
Downtown Oakville HCD Study (MHBC/City of Oakville) (200+ properties)
Brooklyn & College Hill HCD Study, Guelph (MHBC/City of Guelph) (160 properties)

- Heritage Evaluations: Ontario Reg. 09/06 & 10/06, Statements of Cultural Heritage Value (SCHV) 1982 Queensville Sideroad, Listed (Town of East Gwillimbury)
1216 Mississauga Road, Listed (WSP/MMM Group)
50 Main E, Wentworth County Courthouse, Hamilton, Listed (MH/City of Hamilton)
St. James, Etobicoke, Designated (RAW Architects/St.James)
18 Properties on Eglinton Avenue, Toronto (THA/Metrolinx)
8 Properties in Whitby, Pickering & Oshawa (THA/Metrolinx)
Stouffville Grain Elevator (THA/Metrolinx)
MacMillan Farm, Vaughan, Designated Part IV (THA/City of Vaughan)
Former Drill Hall, Guelph (THA/Metrolinx)
McMichael Cemetery, Kleinburg, *National Historic Person (McMichael Art Collection)
271 Queen Street South, Streetsville, Mississauga, Designated Part IV (Private Client)
19 Church Street South, Richmond Hill, Listed (Private Client)
3032 Churchill Avenue, Listed, Malton Cultural Heritage Landscape, Mississauga (Private client)

- Heritage Evaluations contd.: Ontario Reg. 09/06 & 10/06 17587 Warden Aven, East-Gwillimbury, Listed (MH/Town of East-Gwillimbury)
3761 Main Street, Jordan, Listed (MH/Town of Lincoln)
Forest Hill Fire Station, Toronto, Designated Part IV (THA/Metrolinx/City of Toronto)
Kodak Employees' Building, 3500 Eglinton Ave W, Toronto, Listed (THA/Metrolinx/GO)
Guelph Correctional Centre, 12 Designated & Listed Buildings, (THA/Infrastructure Ontario)
Mohawk-Greenwich Site, Brantford (THA/City of Brantford)

- Condition Assessments: Hamilton Psychiatric Hospital, Provincial Heritage Site (THA/Infrastructure Ontario)
Maplelawn, Ottawa *National Historic Site (THA/National Capital Commission)
Scotsdale Farm, Halton Hills *Ontario Heritage Trust Property (OHT Intern)

- Heritage Policy: City of Toronto Official Plan Policy Review (THA/City of Toronto)
Metrolinx Cultural Heritage Protocol (THA/Metrolinx)

- Brownfield Development: West Donlands, Toronto (THA/City of Toronto)
Mohawk-Greenwich Site, Brantford (THA/City of Brantford)

- Infrastructure Planning: 407 ETR Extension, Oshawa, Pickering Whitby (THA/Ministry of Transportation)
Eglinton LRT, Toronto (THA/Metrolinx)

- Adaptive Re-Use: Forest Hill Fire Station, Toronto, Designated Part IV (THA/Metrolinx/City of Toronto)
Kodak Employees' Building, Toronto, Listed (THA/Metrolinx/GO)
Guelph Correctional Centre, Provincially Significant Site (THA/Infrastructure Ontario)

MEGAN HOBSON, M.A. Dipl. Heritage Conservation, CAHP (Canadian Association of Heritage Professionals)
BUILT HERITAGE CONSULTANT

45 James St., Dundas, ON L9H 2J5
Phone: 905.975-7080

Email: mhobson@bell.net

PROJECT EXPERIENCE contd.

- Documentation: C.H. Bray Elementary School, Ancaster (MH/Hossack/Ham-Wentworth District School Board)
& Salvage 61 Main E, Grimsby, Listed, (MH/Private Client)
433 Mary Street, Hamilton, Listed (MH/Private Client)
167 Book Road, Ancaster, Listed (MH/Catholic Diocese of Hamilton)
3761 Main Street, Jordan, Listed (MH/Private Client)
Gibson Street School, Designated Part IV (MH/Stinson Developments)
440 Victoria Ave. N., Hamilton (Otis Elevator Co. & Studebaker Plant) (MH/Urban Solutions)
Calvin Rand Estate, Niagara-on-the-Lake (Willowbank/Trillium Foundation)
Winder House, London, Ontario, Designated Part IV (Willowbank/Heritage London)
Scotsdale Farm Manager interview *Ontario Heritage Trust property (OHT Internship)

PUBLICATIONS

- 'The C.J. Holman House; Edmund Burke's Adaptation of the Queen Anne for a Canadian Suburban Residence.' Bulletin for the Society of the Study of Architecture in Canada, vol. 18, no.s. 3 & 4 (Sep-Dec 1993); 96-106.
- 'To Educate Public Opinion, John M. Lyle's Gift.' Essay in A Catalogue of the John M. Lyle Collection of Architectural Books, Hamilton, 1984. Co-authored with Sharon Vattay.
- (Book Review) 'A Heritage of Stone: Buildings of the Niagara Peninsula, Fergus and Elora, Guelph, Region of Waterloo, Cambridge, Paris, Ancaster-Dundas Flamborough, Hamilton and St Mary's.' Canadian Historical Review, Vol. 89, No. 3; 419-420.

PUBLIC LECTURES

- 'Hamilton Rising; Heritage & the Civic Renaissance', (Plenary Session, National Trust for Canada, 2016)
- 'McMichael, Venchiarutti, the Group of Seven and the McMichael Cemetery.' (McMichael Canadian Art Collection)
- 'Built Heritage Inventory Project for Westdale & Ainslie Wood.' (Westdale Ainslie Wood Neighbourhood Association)
- 'An Early Mill Town on the Grand River; John Goldie and the history of Greenfield, North Dumfries.' (Public Meeting, Township of North Dumfries)
- 'Architectural Styles in Toronto's Warehouse District.' (Public Meeting, City of Toronto)
- 'Evolution of the Built Environment in Downtown Oakville.' (Public Meeting, Town of Oakville)
- 'Architectural Styles in the Brooklyn Chapel Hill Study Area.' (Public Meeting, City of Guelph)
- 'The Landscape of the Auchmar Estate: A Scottish Laird in Hamilton.' (City of Hamilton, Culture Division)
- 'William Thomas and Gothic Revival Architecture in Hamilton.' (McMaster University Retirees Association)

PUBLIC TOURS

- 'Hamilton the City Beautiful' (Bus Tour, National Trust Conference 2016)
- 'Made in Hamilton; Industrial Heritage of a Great Canadian Steel Town' (Bus Tour, National Trust for Canada, 2016)
- 'The Work of John M. Lyle and the City Beautiful in Hamilton' (Bus Tour, Ontario Association of Architects, 2015)

- 'Village and Gown; the Story of McMaster University and the Suburban Village of Westdale.' (Walking Tour, Architectural Conservancy of Ontario)
- 'The City Beautiful Movement in Hamilton.' (Bus Tour, Architectural Conservancy of Ontario)
- 'Hamilton's Stone Age Architecture.' (Walking Tour, Architectural Conservancy of Ontario)
- 'Hamilton's Mountain Brow Estates.' (Bus Tour, Architectural Conservancy of Ontario)

EXHIBITIONS

- 'Downtown Details: Historic Buildings in Downtown Hamilton.' (Community Gallery, Art Gallery of Hamilton)
- 'John M. Lyle and Dunington Grubb; Designs submitted to the 1928 Competition for a New North-Western Entrance to the City of Hamilton.' (Community Gallery, Art Gallery of Hamilton)
- 'Hamilton's Old Custom House: Design/Build/Re-Build.' (Ontario Workers' Arts & Heritage Centre)

MEMBERSHIPS

- International Council on Monuments and Sites (ICOMOS) Canada
- Canadian Association of Heritage Professionals (CAHP) Professional Member
- National Trust for Canada (NT)
- Society for the Study of Architecture in Canada (SSAC)
- Architectural Conservancy of Ontario, Hamilton Region Branch (ACO)
- Association for Preservation Technology (APT)



Suite No. 302, 3390 South Service Road, Burlington, ON L7N 3J5

Email: info@ckengs.net

Tel: (905) 631 1115

FIRM PROFILE:

CK Engineering is a recognized mechanical and electrical engineering consultant firm known for delivering innovative solutions. CK Engineering is known to be reputable and work with some of award-winning architects including Invizij Architects Inc., DPAI Architects, NGA Architects, Lintack Architects, Toms + McNally Architects, Grguric Architects. We have completed numerous projects for them and continue to work closely with them on future projects as we are one of their preferred mechanical and electrical consultants.

We've been in business for over eleven years and as a team, CK engineering possesses more than forty years of knowledge and experience in this industry. CK Engineering started in 2007 and have expanded to be a company of 14 employees and will continue to grow.

CK Engineering values clients and their needs for safe, reliable and operationally efficient designs through cost effective engineering and construction management. Our staff have the experience to deliver a project from conception to completion in an efficient and timely manner. We are always keeping up with the new innovative technology and equipment to provide our clients with the best options for their projects. We often have workshops with suppliers to demonstrate and help us understand newer and better ways to create designs for all projects.

MECHANICAL AND ELECTRICAL PROJECT EXPERIENCE:

Owner Name	Yoke Group	Lakeview Retirement Centre Inc.	Indwell
Owner Contact Information	Anthony Q anthony@yokegroup.ca 289-426-5692	Kim Janjic 905-664-2966	Graham Cubitt graham@indwell.ca 905-529-0454 x229
Architect	Kathryn Vogel Architect	Lintack Architects Inc.	Invizij Architect
Project Name	Treble Hall	Riverstone Retirement Home	Hambleton Hall
Location	85 King St. E, Hamilton	34 Hasting St. S, Bancroft	190 Dean Street, Simcoe
Description of Project	Mechanical and Electrical design for 3.5 storey heritage building, retail on ground floor and apartments on 2.5 storeys	Mechanical and Electrical design to convert an old hospital into retirement home consisting of 30 beds.	Mechanical and Electrical design to convert an old 2 storey church into 40 residential units.
Construction Budget	\$2.5 Million	\$5 Million	\$ 3.92 Million



Hank Huitema, M. Eng., P. Eng.

Senior Structural Engineer, President

Professional summary

Hank Huitema has been in the consulting engineering business for over 30 years. Hank initiated **Kalos Engineering Inc.**, a structural engineering practice, in 2012 to provide dedicated structural engineering and project management consulting services to select clients. Hank served in various capacities in the structural engineering field, previously with AMEC Environment & Infrastructure and with Philips Engineering Ltd. prior to the merger with AMEC Environment & Infrastructure in 2009. Hank's experience includes:

- 1987 to 1998 - Design Engineer – Philips Engineering
- 1998 to 2009 - Sr. Structural Engineer, Principal – Philips Engineering
- 2009 to 2012 - Sr. Structural Engineer, Principal – Amec Environment & Infrastructure
- 2012 to present - Sr. Structural Engineer, Principal – Kalos Engineering Inc.

Mr. Huitema's experience encompasses both new and renovation/rehabilitation work. As a Project Manager, he undertakes design and analysis work on low and high-rise structures, including commercial, industrial, institutional, residential and municipal facilities, as well as retaining walls, culverts and bridge structures.

Representative projects

Mr. Huitema has been actively involved in many projects in a design and project management capacity. Hank has completed design and construction review for multiple structures with varying vintages. He has worked on countless single family and low rise residences with vintages between the late 1800s through to 1960s. Numerous church renovations/modifications/condition assessments have been completed. Several notable projects include:

- *La Salle Park Pavilion, Burlington (1916)*
- *Caledonia Old Mill (1853)*
- *Martin Street School, Oakville*
- *Coppley Buildings, 56 York Blvd., Hamilton (circa 1853, 1907)*
- *Patterson Building – residence for Columbia College (1920s)*
- *716 Bloor - 1930s building - interior renovation for doctors office including structural reinforcing of the floor and roof*
- *Baltimore House (currently Berkely North) - structural condition assessment*
- *16 Kenilworth - renovations/floor reinforcing*
- *Salvation Army - renovations/ and new elevator in old bank building*
- *St Andrews Church, Ancaster*
- *Melvin/Parkdale - redevelopment*
- *26/38 West - Low-rise residential renovation*
- *Edinburgh Ramp, Caledonia – former town hall (1857)*
- *Several Carnegie buildings*
- *Treble Hall renovation, including new elevator*
- *Many 100+ year old houses – work includes underpinning, reviews, removal of load bearing walls, general renovations, repairs etc*



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