

CITY OF HAMILTON

- INFORMATION REPORT -

DATE: May 22, 2001
Author: Kevin Nutley, 905-628-4460

REPORT TO: Mayor and Members
Committee of the Whole

FROM: Barry B. Coopersmith, General Manager
Community Services Department

SUBJECT: **Glen Manor, The Veevers' Home**
22 Veevers Drive, Hamilton
Green Venture Proposal (CS01058)

BACKGROUND:

In 1985, the City of Hamilton accepted the gift of 22 Veevers Drive, an historic residence on 1.6 acres of property, in the form of a donation agreement with the owners Ronald and Bertram Veevers. Under the agreement the name of the property is to be "Glen Manor, the Veevers' Home" and the property is to be used in perpetuity and for all time as a horticultural/historic resource centre.

In August of 1993, the City gained full possession and use of Veevers' Home following the death of Bertram Veevers. Under the Wills of the late Bertram and Ronald Veevers, the City of Hamilton is to be paid annually the interest from a trust fund of each estate, for a period of 20 years, with this income to be solely used for the maintenance/refurbishing of the grounds and building at 22 Veevers Drive. Further, at the end of this 20-year period, the City is to receive one-half of the trust and the remaining half has been left to a hospital preferably in the East End of Hamilton.

Since the gifting of the real property at 22 Veevers Drive, the City has been responsible for maintaining the property in a good state of repair, fit for habitation.

Shortly after gaining full possession and use, the property was designated pursuant to the provisions of the Ontario Heritage Act 1983. Following the demise of Mr. Bertram Veevers, staff from various City departments inspected the premises and considered possible uses ranging from museum, conservation laboratory, municipal office/meeting facility, volunteer centre, to staff residence. Given the constraints associated with the building and grounds and other factors such as location, adjacent land use, needs assessment and budget limitations no foundation of support could be built for any of these conventional type uses.

In June 1995, City Council approved a proposal for Long Term Use of the Veevers' Home that respected the principal requirements of the Veevers Brothers. The plan called for the residential use of the estate property, on a lease basis, to an individual having credentials in the historical/horticultural field and willing to share his/her expertise with the City of Hamilton as well as academic and/or other institutions interested in participating in this project. In return for use of the Veevers' Estate Property, affected individuals would be required to provide to the City of Hamilton their expertise on a gratis basis for a mutually acceptable amount of time.

Subsequent to this plan the City entered into a lease agreement with Mr. N.M. Tomlinson on February 1, 1997, in which Mr. Tomlinson took up residency in the Veevers' Home paying for all utility costs and in lieu of payment of rental charges fixed at \$1,500.00 per month plus property taxes estimated to be approximately \$6,775.00 per year. In exchange, Mr. Tomlinson undertook to complete a project on behalf of the Parks Division. Mr. Tomlinson occupied the property until May 31, 1999 and the house has remained vacant since that time.

Recently, the City has received a request from Green Venture that would see them utilize the Veevers' Home for their EcoHouse Proposal (see Schedule "A"). In their request Green Venture has set out the following principles:

- To lease the Veevers' Home for a period of 10 years for \$1.00 with Green Venture to be responsible for operating costs.
- All renovations and upgrade will be consistent with the heritage designation on the facade of the building and will not significantly alter the structure or appearance of the buildings.
- The appropriate city department and the executor of the estate will review all major renovations and alterations if required.
- The house will be used as office space for Green Venture and possibly one other not for profit group and primarily for the purpose of demonstrating new or improved technologies as described in the EcoHouse proposal dated November 7, 2000, Schedule "A". It is expected that the EcoHouse could generate 1,000 to 1,200 visitors per year consisting of school trips, individual citizen visits and seminars hosted by Green Venture or one of the EcoHouse partners.
- The estate grounds will be maintained as a horticultural demonstration project and will be accessible to area residents to visit and enjoy. An appropriate location for a community garden will be identified and made available to local residents to use as garden plots. Local residents will be encouraged to become part of a volunteer base to assist Green Venture with ground maintenance and development.
- The RBG will be approached for their expertise on appropriate plantings to promote onsite water management and rainwater absorption.
- That 70% of the income received from the investments will be utilized by Green Venture to enhance and maintain the grounds and buildings in good repair, which is the intent of the trust fund, but not for the development of any demonstration projects nor for building renovations and retrofits that form part of the EcoHouse proposal.
- Green Venture will make any and all necessary renovations and alterations with the approval of the estate and the City of Hamilton and at the sole expense of Green

Venture and its EcoHouse partners. Any and all improvements to the buildings and grounds will remain the property of the City of Hamilton at the expiration of the 10-year lease period unless stipulated otherwise.

- The City of Hamilton will continue to self insure the buildings and grounds for damage and liability. Green Venture will be responsible for all of its products and/or equipment on site and for all of the building contents owned by Green Venture and will ensure that they are properly insured for theft, damage or liability.
- The City of Hamilton is to support an application for a variance from the committee of adjustment to allow for the demonstration house/office use in a "C" residential zone.
- Green Venture will acknowledge the history of the Veevers' Estate and Glen Manor and will display historic artifacts now in the possession of the City throughout the EcoHouse. The history of the Veevers family, the Glendale dairy, and the Greenhill/Quigley Road area will be highlighted and displayed in co-operation with the City of Hamilton and the Estate.
- The proposal will introduce a variety of energy conservation, water conservation, pollution prevention and waste reduction technologies. They will be evaluated in consultation with project partners, manufacturers, researchers, building professionals and environmental professionals and will be selected based on their environmental benefits, cost effectiveness, do-it-yourself potential and applicability to Canadian housing types.

Staff has reviewed this request and although in agreement with the general proposal of Green Venture to utilize the Veevers' Home as the EcoHouse, it is felt that the proposal can only be supported subject to the following recommendations:

- Green Venture is to enter into a 10 year lease agreement with the City of Hamilton in a form satisfactory to the City Solicitor at a rental rate of \$500.00 per month with Green Venture to be responsible for all operating costs (with the exclusion of charges for water consumption use for lawn and garden care) plus the payment of property taxes estimated to be approximately \$7,000.00 per year.
- Green Venture shall have access to utilize 70% of the funds received from the income on the trust fund investments (estimated to be approximately \$14,000. per year) to be used solely for the purpose of maintaining and refurbishing the grounds and buildings at 22 Veevers Drive in a form satisfactory to the Director of Corporate Buildings and Real Estate.
- Green Venture, in conjunction with the Ward Councilor, shall hold a public meeting to inform the neighbourhood residents of the proposed use.
- Green Venture will be solely responsible for all costs associated with any zoning modifications required in order to undertake their proposals.

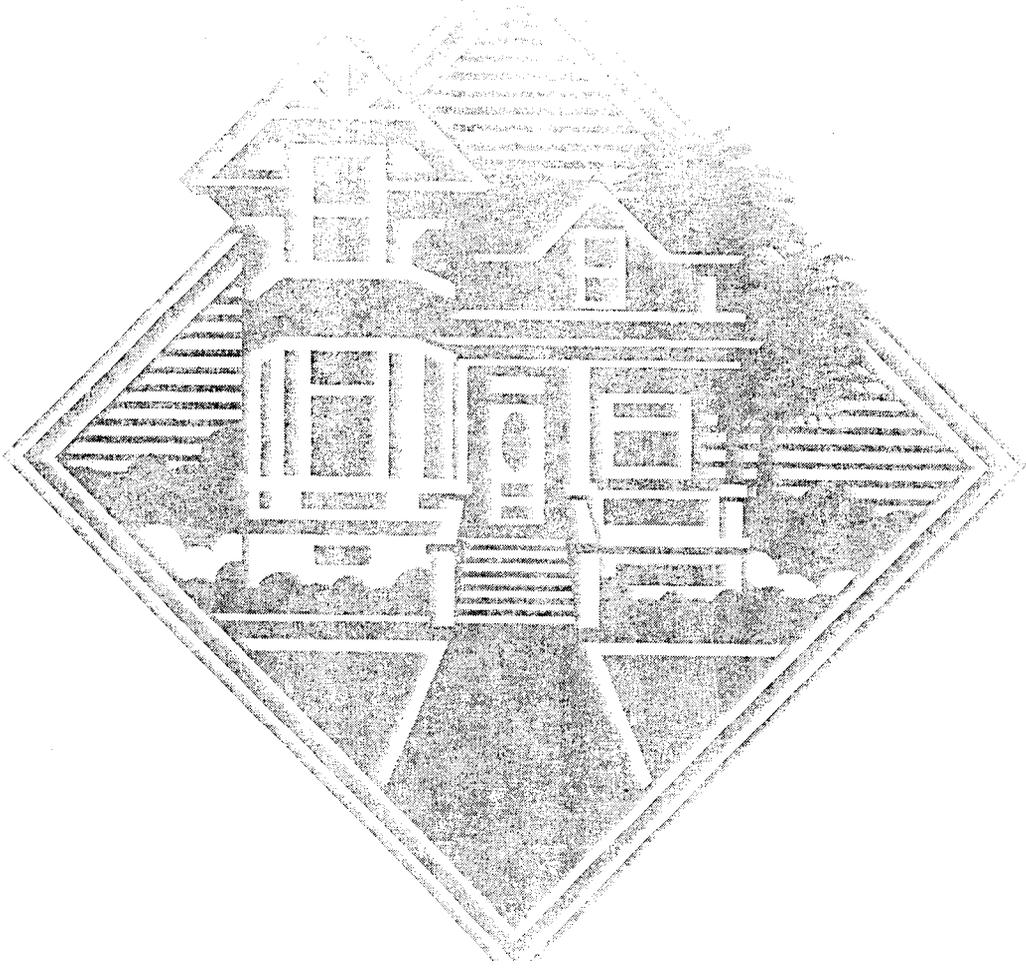
Prior to any agreement being entered into by the City, the said proposal shall receive the approval of the executor of the estates of the Ronald Herbert Ambrose Veevers and Bertram Maurice Veevers.

**Subject: Glen Manner, The Veevers' Home
22 Veevers Drive, Hamilton
Green Venture Proposal (CS01058)**

Page 4 of 4

c.c. Mayor R. Wade
C. Collins, Councilor Ward 5
D. Lychak, City Manager
R. Roszell, Corporate Counsel, Legal Services
Attention: H. Vastis
R. Male, Finance
R. Desnoyers, Acting Director, Facilities Management

"SCHEDULE A"



GREENVENTURE

EcoHouse Proposal

November 7, 2000

HAMILTON-WENTWORTH GREEN VENTURE
150 MAIN ST. WEST
SUITE 530
HAMILTON, ON
CANADA L8P 1H8

1. Executive Summary

This proposal outlines a program to encourage and inspire citizens to reduce their impact on the environment by renovating their existing homes to achieve better energy efficiency and by adopting other home-based sustainable living practices. Since its inception in 1995, Green Venture has encouraged thousands of homeowners to make their homes and properties more energy efficient and environmentally friendly. The response is often: “This sounds great, but how do I do it? And will it work?” Our experience indicates that interest can be transformed into action if individuals are provided with hands-on learning opportunities and can view concrete results. The proposed home will be a model home for the community to see in action, the newest energy efficient products, technologies and methods and simple, time-honoured solutions for sustainable living. It will also serve as Green Venture’s storefront office, environmental resource center, and workshop facility.

With partner’s support Green Venture will acquire an existing residential style house in Hamilton. A variety of energy conservation, water conservation, pollution prevention, and waste reduction technologies and techniques will be installed and demonstrated. Green Venture has unique expertise in social marketing to achieve environmental benefits. Public outreach and education programs utilizing these techniques will be developed around each demonstration to encourage homeowners in southern Ontario to adopt these environmentally sustainable ideas.

This project cannot be undertaken without the support of community and corporate partners. Green Venture will partner with organizations and businesses who share our goals or whose products and services can help create a sustainable community.

Benefits to corporate partners include:

- enhanced reputation
- customer acquisition and retention
- development of new or expanded markets
- building contacts with government and other opinion-formers
- identification of their brand with “environmental responsibility”

Benefits to community and government partners include;

- conserving natural resources
- improving health and quality of life in our community
- protecting and enhancing our environment
- deferring and reducing costly infrastructure investments by governments and utilities
- fulfillment of commitments to national and international programs and protocols

2. COMMUNITY NEEDS

Individual citizens, upon hearing about air pollution, water pollution and climate change, often feel that the problem is too large for them to tackle. Action taken on a household level by individual Canadians can, in fact, serve to substantially reduce pollution while at the same time conserve valuable resources and reduce the health impacts associated with air and water pollution.

Since its inception in 1995, Green Venture has encouraged thousands of residents in Hamilton-Wentworth to make their homes and properties more energy efficient and environmentally friendly. The response is often: “This sounds great, but how do I do it? And will it work?” Our experience indicates that interest can be transformed into action if individuals are provided with hands-on learning opportunities and can view concrete results. This is one of the primary purposes of the EcoHouse : to serve as a functioning and real-world example of “how to do it” and provide actual evidence that it “does work”.

During the Green Venture Board/Staff Strategic Planning Process in February 2000 the EcoHouse was identified as an important strategy for furthering our mission. We believe that providing a practical model of sustainable home renovations will be key to stimulating ACTION at the individual level. This individual action will help meet community objectives to improve local air quality and global goals to reduce greenhouse gas emissions.

2.1 ECO-RENOVATION

Individuals who renovate their homes to conserve energy or improve environmental performance are taking significant action towards protecting the local environment and reducing Canada’s greenhouse gas emissions for the following reasons:

- Existing building stock represents enormous embodied energy and resources
- Utility services are already in place in existing communities
- The most “environmentally friendly” of new developments still consumes undeveloped land, depletes resources, and requires the building of new infrastructure. Renovation of existing structures conserves existing building stock and utilizes existing services.
- Many more people are financially able to remodel their homes than are able to buy new ones

The Canadian Home Builders Association has reported that since 1991, renovation spending has consistently exceeded expenditures in the new home construction sector. According to industry experts, this trend shows no signs of slowing down in the near future. Identified trends in home renovation include energy retrofitting and healthy indoor air. These activities provide an opportunity to improve the efficiency of our housing and the health of residents in a cost-effective manner.

2.2 VISION 2020: THE SUSTAINABLE REGION

VISION 2020 is a plan for the region of Hamilton-Wentworth that was developed through a broad community consultative process. The plan strives to balance the

economic, environmental, and social/health aspects of community life and offers a challenge to every citizen to think about how his/her actions can move our community towards a more sustainable future. In 1998, a group of citizen stakeholders developed the VISION 2020 Strategies for a Sustainable Community. Goals and strategies to develop a sustainable community were defined in fourteen theme areas. Many of the strategies require residents to take action to reduce the impacts of their homes and lifestyles on the environment. The entire 1998 Strategies document is included in this package for information. Examples of strategies that apply directly to the EcoHouse initiative include:

Local Economy

- Stimulate the adoption of leading edge technology by local business.

Improving the Quality of Water Resources

- Develop programs to reduce water consumption.

Reducing and Managing Waste

- Educate all citizens about the need for waste reduction, methods of reducing waste and appropriate disposal.
- Improve education and access to information about hazardous materials in the home to minimize exposure and promote proper disposal.

Consuming Less Energy

- Reduce energy consumption by households through such actions as:
 - Use of passive solar energy;
 - Use of high efficiency building material and installation of energy conservation devices;
 - Use of trees and shrubs to provide wind breaks and shade.

Improving Air Quality

- Reduce significantly air emissions from residences through such measures as:
 - Improving energy conservation;
 - Reducing use of organic solvents; and,
 - Increasing the use of low-emission/zero-emission appliances.
- Promote public awareness to show how individuals can make a contribution [to improved air quality].

2.3 LOCAL AIR QUALITY

Air quality has been an area of concern for residents of Hamilton-Wentworth for a long time. In 1996, as one step to address the concerns of the community, the Regional Municipality of Hamilton-Wentworth, Ministry of Environment and Energy, and Environment Canada cooperated in the Hamilton-Wentworth Air Quality Initiative

(HAQI). This study synthesized existing local ambient air data, modeling information, health research and community surveys and made recommendations for future action.

Local residents were appalled when the HAQI study team reported that **there are as many as 321 premature deaths each year as a consequence of current air quality in Hamilton-Wentworth**. Further, there are 300 additional hospital admissions per year attributable to the region's poor air quality. The HAQI report is included in this presentation package. Among the recommendations made by the HAQI study team were:

- Develop and implement energy conservation measures; and
- Promote public awareness to show the public how they can make a contribution.

2.4 CLIMATE CHANGE

As a result of human activity, global temperatures are projected to undergo a change greater than any seen in the past 10,000 years. **“Climate change is one of the most significant environmental challenges facing Canadians,”** said Environment Minister Christine Stewart. Science points in one compelling direction. Climate change will lead to higher temperatures, more frequent and longer lasting droughts in some areas, floods in others, melting permafrost, and more frequent severe weather events. This would cause unprecedented upheavals in our environment and in our lives in the decades ahead. In an attempt to mitigate the damage from our human activities the international community has come together, first in Rio and then in Kyoto to agree to targets and actions to reduce greenhouse gas emissions worldwide.

3. PROJECT OBJECTIVES

Green Venture will renovate a residential-style home to serve as a practical, hands-on place to demonstrate environmentally friendly, sustainable practices. The home will be a working model, showcasing both state-of-the-art energy efficient products and environmentally sustainable technologies and simple, time-honoured solutions. It will also serve as Green Venture's head office. This project will be undertaken with the following specific objectives:

1. To encourage and inspire citizens to reduce their impact on the environment by renovating their existing homes to achieve better energy efficiency and by adopting other home-based sustainable living practices.
2. To permanently increase the capacity of the home renovation sector to provide energy efficiency renovations.

4. WORKPLAN

The following outlines the key aspects of the work plan. Specific tasks and desired community outcomes are specified in Table 1.

House Acquisition

During the fall of 2000 Green Venture will contact potential founding corporate and community partners. A limited number of founding partners will be asked to provide a share of the capital required to purchase a suitable house.

Demonstration plan

The list of “environmentally friendly” technologies that could be demonstrated at the EcoHouse is very long. The house renovation and demonstration plan will be developed through consultation with partners, manufacturers, researchers, building professionals, and environmental professionals as well as through a review of the literature. Technologies will be selected based on their environmental benefits, cost effectiveness, do-it-yourself potential and applicability to Canadian housing types. Demonstrations will be chosen to illustrate readily available choices and some innovative “leading edge” ideas. Sustainable development principals and Vision 2020 will be used to guide this planning process.

Partnership Development

Selected partners will be asked to provide advice, products, skills or labour to implement the demonstration plan.

- Product manufacturers, distributors and installers can participate, thereby attracting new customers to existing products, showcasing new products, or using this opportunity for product development.
- Building professionals can use this opportunity to showcase their skills and build business relationships.
- Universities and colleges can use this opportunity for research and student education.

Renovation

By June 2001 the house will be available for renovation and occupation. The Green Venture Technical Manager will be responsible for implementation of the renovation and demonstration plan. Key initial demonstrations and renovations will be completed by the end of 2001. The renovations will continue during the second and third years of the project as we continue to add new and more advanced features to the EcoHouse, experiment with different technologies, and provide opportunities for the public to witness the work in progress. Renovations will be documented on film and outreach and educational materials will be developed.

Launch

The launch of the new EcoHouse will be in January 2002. This will be an opportunity to engage the public and celebrate the community partners that have contributed to the project.

Community Programs

During the second and third years of this project the work will focus on developing educational programs for the community and encouraging the public to visit the EcoHouse. Themes will change regularly to encourage repeat visits. Green Venture will utilize its community network to promote the programs.

A workshop series will be developed and implemented to encourage homeowners to take action to reduce their environmental impact. Workshop topics will be designed to address needs that have been identified in Green Venture’s existing Home Visit program and may include topics as varied as “How to Garden Without Using Pesticides” to “Installation of Heat Recovery Ventilation” or “Solar Hot Water Systems”. Some workshops will be developed to meet the needs of our diverse community.

Table 1: Project Tasks and Outcomes

<i>Tasks</i>	<i>Outcomes</i>
<i>Phasel: House Acquisition</i>	
Secure founding partnerships	<ul style="list-style-type: none"> • Contribution of total capital budget \$200,000 by foundina partners
Purchase suitable house	<ul style="list-style-type: none"> • Criteria for house (attached) • Acquire house
<i>Phase 2: Design and Development</i>	
Develop a renovation and demonstration plan	<ul style="list-style-type: none"> • Five year design plan for EcoHouse
Secure partner contributions for initial renovations	<ul style="list-style-type: none"> • Contribution of all materials and labour for initial demonstrations
Complete initial renovations	<ul style="list-style-type: none"> • Complete initial renovations • Video film of initial renovations • Photo journal of initial renovations • Displays and explanatory literature for demonstrations
Move Green Venture office to EcoHouse	<ul style="list-style-type: none"> • Demonstration house staffed by knowledgeable staff and volunteers. • Open to the public at least 40 hours a week
<i>Phase 3: EcoHouse Program</i>	
Launch EcoHouse	<ul style="list-style-type: none"> • Media event • Press Release • Thank you celebration for founding partners

Complete four new demonstrations	<ul style="list-style-type: none"> • Four new demonstrations, including informative literature, videos and photos. • Press release for each demonstration
Launch community workshop series and hold at least ten workshops	<ul style="list-style-type: none"> • 75% of workshop participants adopt sustainable technologies or behaviors
<i>Overall</i>	<ul style="list-style-type: none"> • increase the knowledge and skills of homeowners so that they can incorporate environmentally sustainable behaviors and technologies in their homes. • Increase the knowledge and skills of renovators so that they can incorporate environmentally sustainable technologies in their work. • Energy efficiency, and water efficiency and environmentally sustainable technologies will be included in more home renovations in southern Ontario.
<i>Evaluate program and recommend improvements</i>	<ul style="list-style-type: none"> • Continuously improving program

5. Green Venture

5.1 Profile

Green Venture is a non-profit community organization dedicated to improving the environment by effecting changes in citizen behaviour and encouraging sustainable development. Our team consists of a knowledgeable, committed staff and an equally dedicated group of volunteers. Green Venture is built on community partnerships, involvement, and support. We are locally planned and managed to address local needs and opportunities. Together, we work to know our community, and to make it one which future generations can enjoy.

Green Venture grew out of a partnership formed in 1994 between the Region of Hamilton-Wentworth and the province of Ontario, utilities, private sector environmental companies and community organizations.

Mission Statement

Green Venture is a non-profit organization promoting energy efficiency, pollution prevention and conservation, thereby improving the quality of life in our community.

We were incorporated as a non-profit organization in March 1995.

Green Venture is the only organization of its kind serving the Hamilton area. As a “one stop environmental shop,” we help citizens to make positive decisions about the environment by providing them with clear, relevant information and practical action

plans. Green Venture provides a “one-stop shop” for local environmental and conservation information to the public through its office, phone information system, web page, public speaking, special events and seasonal newsletter. We work with citizens:

At home: Since 1995. Green Venture has delivered over 4000 home consultations. Each consultation helps citizens to make changes to their houses, vehicles and lifestyles that allow them to see immediate, positive results.

At work: Green Venture’s annual Commuter Challenge and the Clean Air Commitment Program invite organizations and individuals to work together for cleaner air.

At play: Green Venture actively participates in numerous community festivals and events. These events, along with our workshops, allow us to educate the public and maintain a strong presence in the community.

We operate as a business, but we’re not in the business of making money. We exist to help our community help our environment. Green Venture promotes conservation and environmental protection, as well as the businesses that share these goals.

Green Venture benefits the economy and the environment by:

- creating jobs and business opportunities
- boosting Ontario’s green industry
- saving money for homes and businesses
- deferring and reducing costly infrastructure investments by governments and utilities
- conserving natural resources
- protecting and enhancing the environment

5.2 Partners

Green Venture is proud to be a founding member of the **Green Communities Association** (GCA) – an association of thirty-five like minded organizations across Canada. There are member organizations across Canada from St. John’s NF to Victoria B.C. to Yellowknife NT. GCA members employ professional staff to promote cost-effective, practical environmental solutions directly to homeowners. Our major promotional tool, the Green Home Visit, gives the GCA unique access to a market of 1.5 million households. Members of the GCA have performed over 80 000 home visits with the following results:

- 95% + customer satisfaction rate
- 75% uptake on recommended changes
- an average of \$1300 spent per household on recommended improvements

The outstanding success of the Green Communities Association and its members proves that the words “environment” and “business” can come together in ways that benefit us all.

Green Venture’s primary partner is the **Region of Hamilton-Wentworth**. Since inception Green Venture has worked with Regional staff to meet Regional government objectives and deliver programs that support action by citizens to improve the local environment and economy. **Other partners include: Environment Canada, Union**

Gas, Natural Resources Canada, the Hamilton Air Quality Improvement Committee and the Hamilton Industrial Environmental Association

Green Venture also plays a role in many local initiatives aimed at improving or protecting the local environment. These include:

- Vision 2020: Vision 2020 is Hamilton's award winning sustainable community initiative.
- Clean Air Hamilton: The Clean Air Hamilton is an alliance of all levels of government, industry, ENGOS, and citizens working to improve air quality in the Hamilton area and to document the impact of those improvements.
- Red Hill Creek Watershed Plan: The established goals, objectives, and general guidance for land and infrastructure development, conservation, restoration and rehabilitation efforts within the Watershed that reflect community values and enjoy political support.
- Bay Area Restoration Council: BARC monitors the Remedial Action Plan for the Hamilton Harbour Watershed

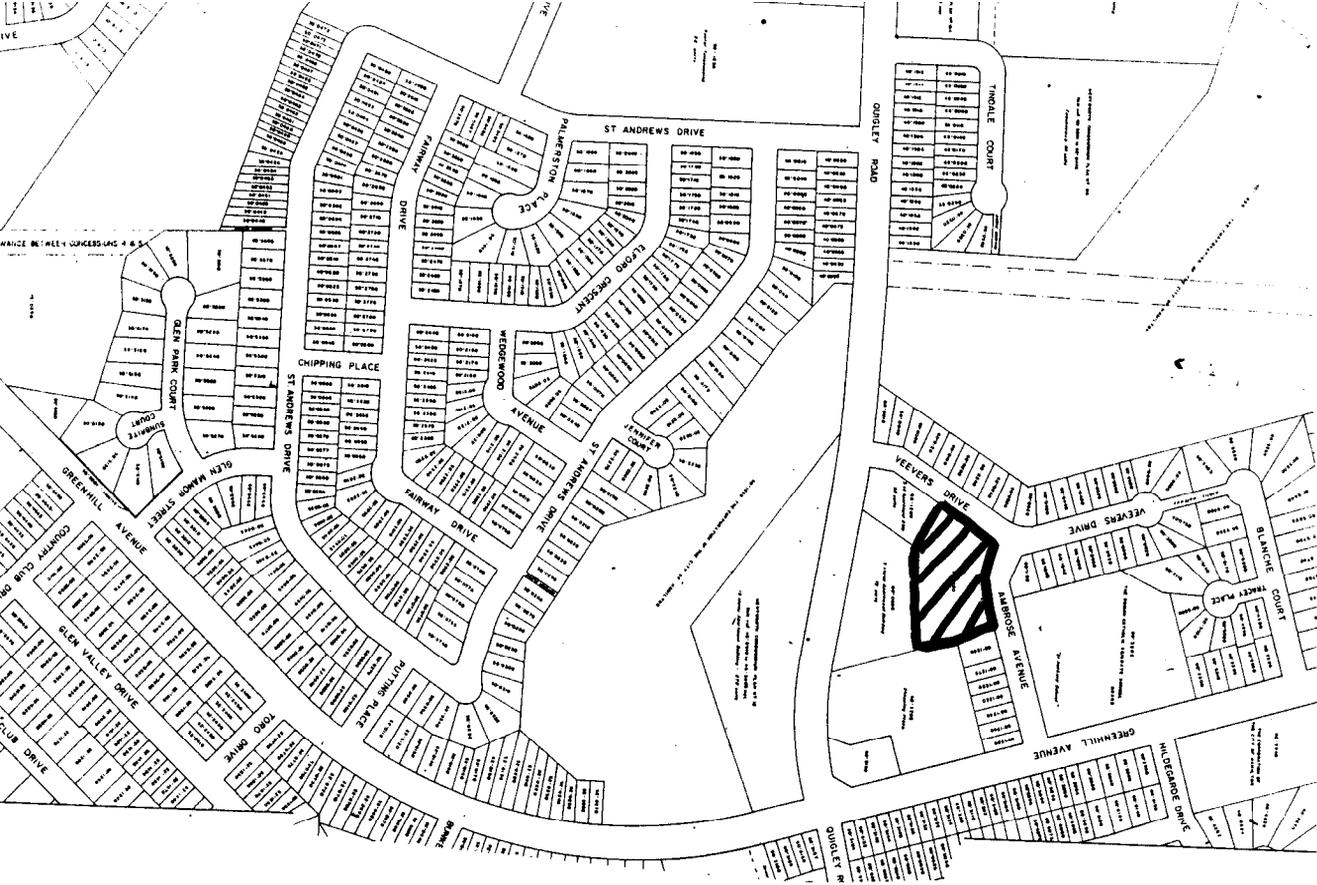
6. Project Management

The *EcoHouse Sub-committee* was formed in June 2000 with members from Green Venture's Board of Directors and staff. This subcommittee is a working committee seeking to:

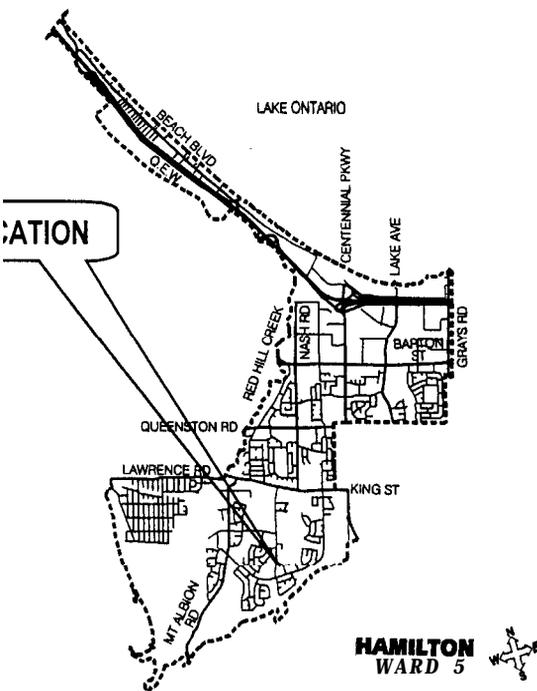
- define the vision,
- secure funding to employ staff to implement this project,
- identify a suitable house,
- secure funding to acquire house,
- identify appropriate sustainable technologies and
- secure partners.

This subcommittee is responsible for ensuring that the project proceeds successfully and meets the needs of the community, the partners involved, and Green Venture itself. The subcommittee may be expanded to include partner members. This subcommittee reports to the Green Venture Board of Directors. A list of Green Venture Board members is appended.

Heather Donison, General Manager of Green Venture, will manage the project. Ms. Donison has over twenty years of experience in engineering and environmental project development and management in the private, public and non-profit sectors. She has been the General Manager of Green Venture for the past five years and she is the current Chairman of the national Green Communities Association.



KEY MAP



HAMILTON
WARD 5

LOCATION PLAN

22 Veveers Drive

CITY OF HAMILTON

Corporate Buildings and Real Estate

LEGEND



SUBJECT LAND

SCALE
NOT TO SCALE

DATE
2001-05-24

REFERENCE FILE NO: 1.8.267