

Private Buildings - Residential  
**AWARD OF MERIT****KIRKENDALL COACH HOUSE**

220 Charlton Ave

A long-time advocate for incremental urban intensification, Invizij principal – Emma Cubitt – built a Secondary Dwelling Unit in the Kirkendall neighbourhood to demonstrate the technical and financial feasibility of this approach to the current housing crisis. She and her husband also wanted to show how this type of building can be built sustainably (to the Passive House standard), enabling low-energy, low-carbon, all-electric living.

The City of Hamilton's planning staff were implementing a new SDU by-law as construction on a garage/workshop (which could easily be converted to a dwelling) commenced. Fortuitously, council approved the by-law in May 2021, a new permit was obtained, and the building's interior quickly completed to accommodate a family of four by October 2021. The 75m<sup>2</sup> space (and garage) functions as a prototype for sustainable living which may be easily replicated on other properties across the City.

**JURY COMMENTS**

The Jury noted the efforts made in an early example of Accessory Dwelling Units in the City of Hamilton. The Kirkendall Coach House received top marks for quality of execution, sustainable design and innovation with a Passive House design. The Jury was also impressed by the detailed costing information included with the submission – proof that being both energy & environmentally responsible is mutually practical and profitable.

The Cubitt Family  
Invizij Architects Inc.  
T. Johns Consulting Group  
Kalos Engineering Inc.

CK Engineering Inc.  
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