



CANADA MORTGAGE AND HOUSING CORPORATION

# PROJECT PROFILE

## Bradburn House

Peterborough, Ontario



Bradburn House, a gothic building from 1864, has been carefully restored and converted from student housing into 18 affordable apartments for seniors, people with low incomes and people with a disability. Peterborough Housing Corporation (PHC) owns the building and managed the major renovations, which took approximately one year. The restored heritage building opened in October 2011.

Originally a private home, Bradburn House had been converted over the years to an orphanage, a nursing home and, most recently, student housing for

### Highlights

Bradburn House, a heritage building in Peterborough, was carefully restored to reveal many original features when it was transformed from student housing into 18 affordable apartments in 2011.

**Client group:** Seniors, people with a disability, people with low-moderate incomes

**Developer:** Peterborough Housing Corporation

**Number of units:** 18 (6 bachelor and 12 one-bedroom)

**Tenure:** Rental

**Who was involved?** Government of Canada (CMHC), Government of Ontario (Ministry of Municipal Affairs and Housing), City of Peterborough, Peterborough Housing Corporation

Trent University. In 2009, the university deemed the site surplus, and the property was purchased by PHC for \$900,000.

“Our biggest challenge was to preserve the integrity of the building,” said Darlene Cook, General Manager and CEO of PHC. “We tried to keep as many heritage features as possible. The room configuration is unique—no two apartments are alike.”

### The Affordable Housing Solution

“Peterborough Housing has been a key city partner on several new rental developments,” said Susan Bacque, Manager of the City of Peterborough’s Housing Division. “The core housing need here is among the highest in the country. We’re finding new ways to add to the supply of rental housing and to bring rents within reach for average households.”

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To encourage the creation of new affordable rental housing, the City of Peterborough charges the single dwelling tax rate instead of the multi-residential rate—a savings of approximately 30 to 40 per cent—and waived development fees by \$108,806.

A one-storey, flat-roof addition on the front of the building and another one on the west side that were unserviceable were removed. The entire building was gutted to the studs and completely rewired, and spray foam insulation was added for energy efficiency. The restoration unearthed original features such as a staircase, an archway and a marble fireplace that had been walled up when the building was converted for multiple occupants.

“The wooden staircase hadn’t been used for about 50 years and was still in great shape,” Cook said. “We moved the marble fireplace to the common room. Apartments on the second floor have the original porthole windows, which are really unique.”

#### CMHC Contact

Contact a representative of CMHC’s Affordable Housing Centre  
[www.cmhc.ca/contactahc](http://www.cmhc.ca/contactahc)

Before the renovation, the building had 31 student rooms and had a mix of private and shared washrooms. The converted building now has 6 bachelor and 12 one-bedroom apartments. Other features include a main floor laundry room, a common room and double garden doors to a wraparound porch. An attached carriage house was renovated to provide storage for PHC maintenance staff.

Centrally located in a residential area surrounded by large heritage homes, Bradburn House is within walking distance to parks, schools, stores and services.

With a total project cost of \$3.25 million, the renovation was supported by all three levels of government. The federal and provincial governments provided

\$1.2 million in joint funding from the Canada-Ontario Affordable Housing Program Agreement. The Government of Canada and the Government of Ontario also provided combined funding of \$960,000 through Canada’s Economic Action Plan—Housing for Low-Income Seniors. Peterborough County Council provided short-term construction financing of \$1 million, and the City of Peterborough waived development fees.