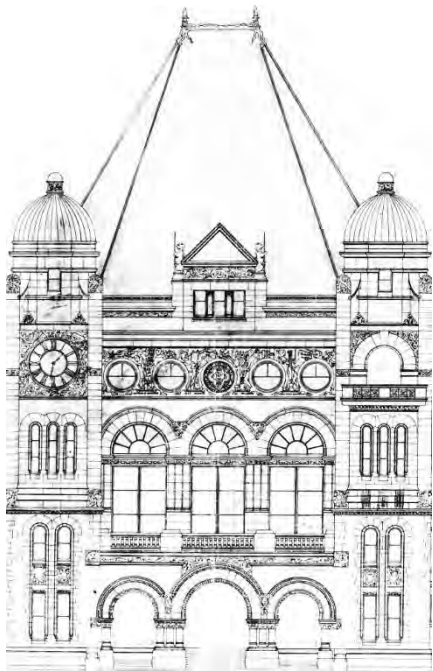




ARCHITECTURAL
CONSERVANCY
ONTARIO



Heritage Week at
Queen's Park 2020

Make Save & Reuse the Norm

Aligning heritage preservation with Provincial priorities

February 19, 2020

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What is Architectural Conservancy Ontario?

Our History and Purpose

Since 1933, through education and advocacy, ACO has encouraged the conservation and re-use of structures and districts of architectural, historic and cultural significance throughout the province for the benefit of Ontarians.

We are

- A not-for-profit registered charity
- 20 Branches throughout Ontario

We celebrate the conservation work of businesses, communities and Ontarians

- Publisher of Acorn in a Nutshell (2,300 subscribers) and ACORN Magazine
- Annual awards celebrate Ontario heritage projects and heroes

We educate and promote understanding

- Tours, symposiums, books, conferences, lectures, plaques

We mobilize professional expertise

- PreservationWorks! links heritage professionals with communities

We mentor and connect

- NextGen, job shadowing, design charettes, preservation advice





Our partners and allies include NGOs, professional associations, academic institutions and businesses



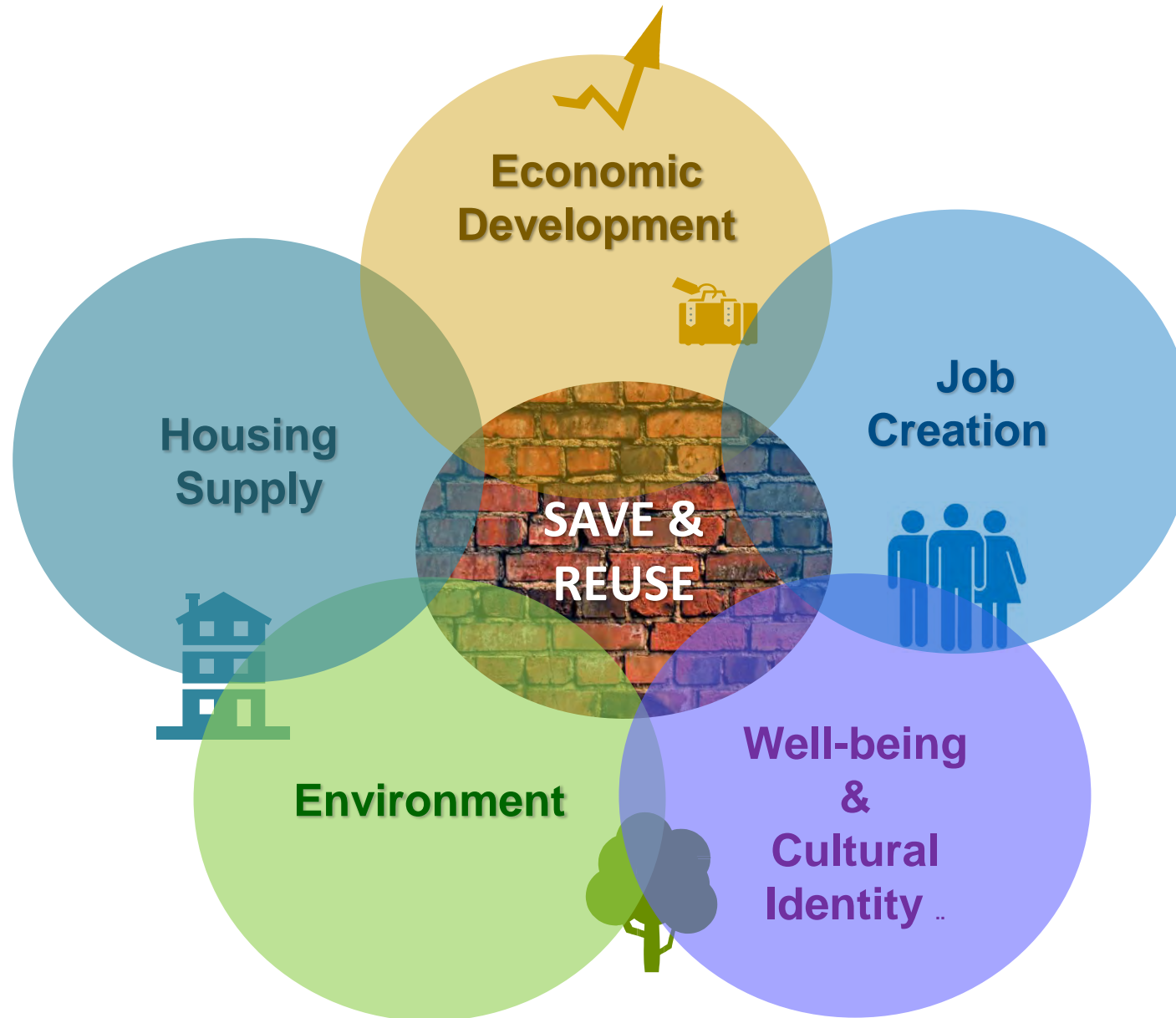
Heritage BC



WILLOWBANK



How does heritage preservation align with Provincial priorities?



- Ontario communities contain tens of thousands of buildings and structures
- Currently, the tendency is to destroy and replace
- **Instead, “save and reuse” should be the new normal or default setting**
- If retention and repurposing were the new normal, destruction of existing assets would have to be justified
- A **Save and Reuse** strategy for existing buildings is aligned with the Province’s priority to improve the well-being of Ontarians
- A **Save and Reuse** strategy for Ontario’s existing building stock helps achieve the objectives of several Ministries: Housing and Municipal Affairs, Environment, Colleges and Universities, Agriculture and Rural Affairs, Economic Development, and Heritage, Sport, Tourism and Cultural Industries



101 St. Andrews St. West Fergus
c. 1893



The Vault Coffee and Espresso Bar in the
restored Marshall Block 2019

ACO Award Winners Dale and Lori Clark helped rejuvenate downtown Fergus by restoring the Marshall Block. It created spaces for retail, commercial and residential tenants and changed the economic fortunes of the town.



Save and Reuse increases Housing Supply



Church repurposed as a home,
Windham ON



École Guigues, Ottawa: school
repurposed as residential units.

- Old/vacant buildings can be converted into modern homes to rent or buy, providing affordable and diverse choices for Ontarians
- Older neighbourhoods already have a greater density than newer areas and can provide many density options such as laneway housing, tiny homes and auxiliary flats
- Older neighbourhoods have good walkability scores, and access to public transit and services



Left:
Former Bata Shoe Factory in
Batawa ON repurposed as
residential housing



Right:
Former Seagram Distillery in
Waterloo ON repurposed as
residential housing



Save and Reuse creates Jobs

Job Creation

- The Ontario heritage sector employs approximately **300,400** professionals and trades or **4.1%** of all jobs in Ontario (Source: Hill Strategies)
- The cost of new construction is roughly 50% materials and 50% labour whereas **the cost of restoration/rehabilitation is about 25% materials and 75% labour** (Source: Rypkema)
- Heritage preservation creates an on-going need for skilled crafts people who will generate higher tax revenues than periodic construction labour and the jobs will not leave the country
- In Europe, **historic restoration/rehabilitation creates 16.5% more jobs than new construction**; every direct job in the cultural heritage sector creates 26.7 indirect jobs. Compare this to the auto industry, where the factor is only 6.3 to 1 (Source: Rypkema)



ACO Award recipient Roger Vaughn restoring a door.



ACO Award Nominee Eve Guinan restoring a window for St. Thomas Anglican Church



Once abandoned, Tower Automotive, Toronto was repurposed as the Museum of Contemporary Art and a hub for software and creative enterprises.



When these habitable homes in Kitchener were destroyed, their high quality bricks and old growth timbers went to the dump.

Waste Reduction

- 35- 40% of the total waste stream comes from construction and demolition waste in developed countries (Source: Gorgolewski)
- 50% of construction waste is reusable (Source: Mallet Consulting). Denmark is a leader in repurposing materials
- A modern window will last 15-25 yrs. whereas a restored window will last about 200 years with an R-value comparable to the highest rated new window (Source: Ontario Ministry of Citizenship, Culture and Recreation, Preservation Briefs)
- In the US, demolition waste represents more than 90% of the estimated 596 million tons per year of construction and demolition waste. (Source: US EPA)
Reusing materials would reduce those amounts

Energy Savings/Embodied Energy

- Savings from building reuse are 4 to 46% depending on type, location and assumed level of energy efficiency (Source: National Trust for Historic Preservation)
- Older buildings have inherent sustainability. They avoid climate change impact as a consequence of design, embodied energy and embodied carbon. (Source: FPTHPC)



Save and Reuse fosters Economic Development

In 2017, the heritage industry contributed \$26.7 bn to Ontario's GDP or \$1,900 per capita (Source: Hill Strategies)

Heritage Tourism

- 71% of Ontario residents visited a heritage site or attraction.(Source: Hill Strategies) . For every dollar spent at a heritage site, \$12 is spent in the surrounding community (Source: Rypkema)

Film and Television Locations

- The film and TV the sector contributes \$1.9bn annually to the Ontario economy (Source: Ontario Creates)

Main Street Revitalization

- Port Hope, Stratford, Thorold, Grimsby, Owen Sound, St. Marys, Peterborough, Aurora, Perth, and Markham are examples of historic main street revitalizations that helped local economies. In the US it is estimated that every dollar invested in a main street attracts another \$27 of investment (Source: Rypkema)

Small Business Incubation

- 85% of all net new jobs are created by firms with less than 20 employees (Source: Statistics Canada). Many of these start in older, more affordable buildings that serve communities as creative hubs



L.M. Montgomery Museum, Norval



Hiway Pictures, Nippissing



Innovation Hub: 401 Richmond St. W. Toronto



Save and Reuse fosters Cultural Identity & Well-being



ACO Adaptive Reuse Award Winner- St. Thomas Elevated Park



ACO Award Nominee Meridian Hall restoration, ERA Architects



ACO Award Nominee, Blackfriars Bridge Restoration Team, London

Well-Being

- Achieved when people are physically, emotionally and spiritually healthy; economically secure; have a strong sense of identity, belonging and place
- Saskatchewan has added heritage to its well-being index but Ontario has no such measure
- UK studies found that living in an older or “historic” building contributed positively to the mental health and well-being of residents (Source: Heritage and Well-being: Full Scoping Review, March 2019)

Cultural Identity

- **80%** of Canadians agree that “heritage helped me feel part of my community” (Source: Canada Council for the Arts)
- One writer says that much of North America can be called the “geography of nowhere” - everything looks the same
- It is our unique historic built environment and cultural heritage landscapes that provide Ontarians with an identity and sense of place



How to implement Save and Reuse Principles

- **Develop** a streamlined protocol for evaluating requests for demolition in the Ontario Building Code
- **Make** protocol transparent in order to provide predictability for property owners
- **Expand** the *save and reuse* policy that now applies to provincially owned heritage assets to all buildings
- **Apply** the *save and reuse* policy to schools
- **Include** the *save and reuse* principles in the Provincial Policy Statement
- **Encourage** the widespread use of Building Code Compliance Alternatives for existing structures (Ontario Building Code Section 11)
- **Collect** statistics to measure the economic and well-being performance of heritage, and save and reuse initiatives



ACO Award Nominee, Palmerston Railway Museum, part of the revitalized main street of the town.



ACO Award nominee, Wellington County Library Board-Hillsburgh Branch. The town repurposed a heritage farm house as a library with a new addition

Summary: Make Save and Reuse the New Norm

A plan to make “save and reuse” the new norm, instead of “destroy and replace”, could help the Province of Ontario meet its housing supply, economic development, environmental, job creation and citizen well-being objectives.



Ontario Place, Toronto, listed on World Monuments Fund 2020 Watch List



Heritage carpentry student,
Algonquin College, Perth



ACO Award Nominee Walper Hotel,
Kitchener



Housing Supply

Province of Ontario *Housing Supply Action Plan*, May 2019: <https://files.ontario.ca/mmah-housing-supply-action-plan-21may2019.pdf>

New Life Old Buildings, Vancouver Heritage Foundation
<https://www.vancouverheritagefoundation.org/wp-content/uploads/2014/11/VHF-GreenGuide-webbook.pdf>

National Trust for Historic Preservation, *Reset to Default: Making Building Reuse the New Normal*,
<https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.aspx?DocumentFileKey=a3432df8-758f-a390-8d6c-4524e9725ce2>

Environment

Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada,
Federal Provincial Territorial Historic Places Collaboration,
https://www.historicplaces.ca/media/49493/resilience_en_june%202016.pdf?_ga=2.254378248.1825125934.1538666785-1209193178.1537896929

The Greenest Building: Quantifying the Environmental Value of Building Reuse, National Trust for
Historic Preservation https://living-future.org/wp-content/uploads/2016/11/The_Greenest_Building.pdf

National Trust for Historic Preservation, *Sustainability by the Numbers*,
www.preservationnation.org/issues/sustainability/sustainability-numbers.html

United States Environmental Protection Agency, <https://www.epa.gov/smm/sustainable-management-construction-and-demolition-materials>

Province of Ontario, *Made-in-Ontario Environmental Plan*, <https://prod-environmental-registry.s3.amazonaws.com/2018-11/EnvironmentPlan.pdf>

Heritage Windows, <http://www.culture.gov.on.ca/english/culdiv/heritage/conote11.htm>

Gorgolewski, Mark, *Resource Salvation: The Architecture of Reuse*, Wiley, (Hoboken NJ ,2018)

←Walnut Hall (1856) was Toronto's last remaining complete row of 19th century Georgian townhomes. Recognized by both the federal and the municipal governments for its historic significance, it was demolished in 2007 due to neglect.

Economic Development

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Heritage Toronto, State of Heritage Report 2019 https://www.heritagetoronto.org/wp-content/uploads/PDFs/SOH_Reports/State_of_Heritage_Report_2019.pdf

Rypkema, Donovan D., *Heritage Conservation and the Local Economy*, <http://www.globalurban.org/GUDMag08Vol4Iss1/Rypkema.htm>

Shiple, Robert, *Heritage Designation and Property Values: Is there an Effect?*, International Journal of Heritage Studies Vol 6-1, 2000 https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/p_value_0.pdf

Historic England, *The Heritage Sector in England and its Impact on the Economy*, <https://historicengland.org.uk/content/docs/research/heritage-sector-england-impact-on-economy-2018/>

The Getty Conservation Institute, *Values and Heritage Conservation*, https://www.getty.edu/conservation/publications_resources/pdf_publications/pdf/valuesrpt.pdf

http://www.ontariocreates.ca/collaboration/research_and_industry_information/industry_profiles/Film_TV_Industry_Profile.htm

Cultural Identity and Well-being

Heritage and Well-being: Full Scoping Review, March 2019 Leeds Beckett University, University of Liverpool, Economic and Social Research Council, Her Majesty's Government <https://whatworkswellbeing.org/product/heritage-and-wellbeing-full-scoping-review/>

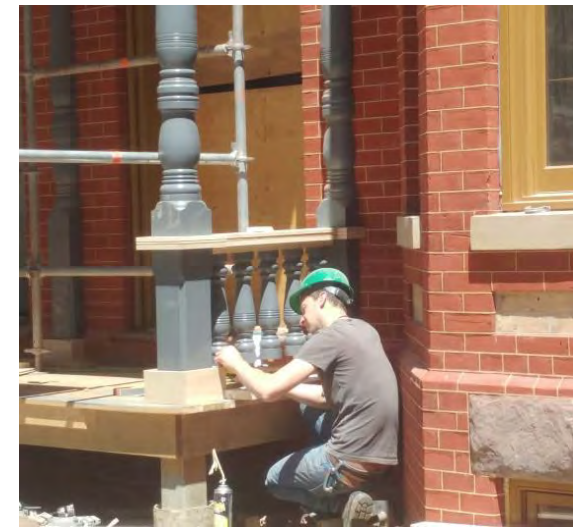
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Arts and Heritage Access and Availability Survey 2016-17 <https://canadacouncil.ca/research/research-library/2017/07/arts-and-heritage-access>

Arts and Heritage Access and Availability Survey, Canada Council for the Arts (2016-2017) http://epe.lac-bac.gc.ca/100/200/301/pwgsc-tpsgc/por-ef/canadian_heritage/2017/051-16-e/report.pdf



ACO Award Winner, Port Hope Quilt Trail



Rebuilding the porch at 62-64 Charles St. Toronto, ERA Architects