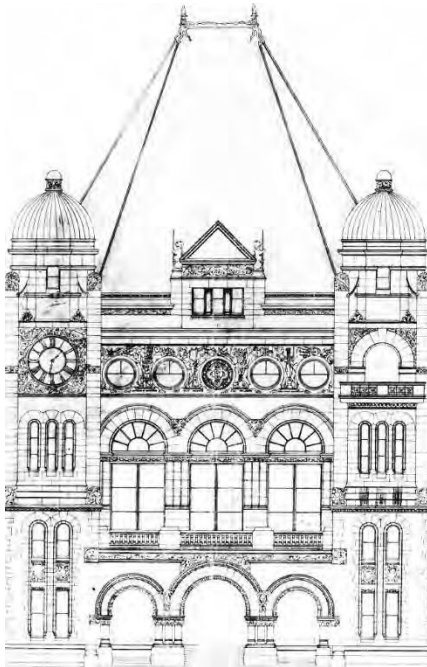




ARCHITECTURAL  
CONSERVANCY  
ONTARIO



Heritage Day at Queen's Park 2022

## Keep | Fix | Reuse

Leveraging the huge potential of  
Ontario's older buildings

February 21 - 25, 2022

**CONTACT:** Will Coukell, COO

416 367 8075 x 402

[will@acontario.ca](mailto:will@acontario.ca)

**The Past  
Our Present  
Your Future**



# Architectural Conservancy Ontario (ACO) ario?

**ACO is Ontario's lead non-governmental organization on built heritage and cultural heritage places.**

Through education and advocacy, ACO encourages the conservation and reuse of structures and landscapes of architectural, historic, and cultural significance for the benefit and inspiration of Ontarians.

**Our Goal:** Keep, Fix, and Reuse Ontario's older buildings and places.



ACO Heritage Awards Celebration 2019  
1871 Berkeley Church Toronto (Rehabilitation)



## Keep | Fix | Reuse

### Keep | Fix | Reuse Supports Ontario's Prosperity

Today let's talk about the enormous benefits of Keep, Fix, Reuse approaches to our existing building stock – economic, environmental and cultural.

To realize these benefits, we are asking for:

- Targeted training to optimize billions of dollars of assets.
- Changes to Ontario's laws and policies to boost a multi-billion-dollar industry.



ACO NextGen Award Nomination 2021: Celeste Lamondin for her exceptional work as an apprentice mason and her dedication to promoting heritage masonry and women in the trades.



## Ontario's Building Stock: Our Nest Egg

Ontario's building stock is the largest collection of tangible assets owned by Ontarians. It is also a job machine:

- Renovation is an over \$45 billion industry in Ontario (estimated residential and non-residential)
- Canadians spend **47% more** on fixing up existing dwellings than building new ones
- Residential fix-up employs over 300,000 Ontarians.

Keeping, fixing and converting existing buildings provides diverse housing choices while revitalizing older neighbourhoods.

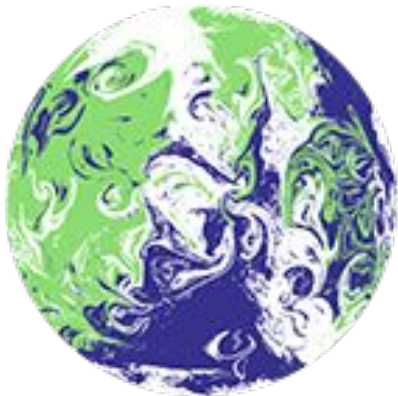
BUT: Botched renovation by untrained workers puts people and assets at risk (façade failure, mold, crumbling masonry, fire).

Cornwall - Heart of the City  
Community Improvement Plan



## Climate change: Crisis and Opportunity

- Like the rest of the world, Ontario is facing an unprecedented environmental crisis.
- Climate change poses an existential threat to our economy, our society and our safety. At the same time, the “Green Industrial Revolution”\* has huge potential for Ontario’s economy. \* Bill Gates, November 2021



**UN CLIMATE  
CHANGE  
CONFERENCE  
UK 2021**

IN PARTNERSHIP WITH ITALY

- How to reduce our environmental impact and sustainably grow the economy is an ongoing conversation at the highest levels of government and in our local communities.
- Approaches that keep, fix, and reuse our older buildings help address this challenge.



## How Keep | Fix | Reuse Combats Climate Change



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

- Reusing our building stock reduces carbon emissions and cuts landfill waste.
- The materials and embodied energy in an existing building stay locked up if demolition is avoided.
- Demolition activity itself, including transporting the waste, takes energy and adds to carbon emissions.
- The greenest building is the one that already exists. Older buildings have inherent sustainability.



## How Keep | Fix | Reuse Combats Climate Change *(continued)*

- Most new construction is heavily reliant on steel and concrete, which are huge contributors of GHG emissions.
- Building retrofit and reuse reduces climate change and environmental impacts by 4 to 46%, depending on type, location and assumed level of energy efficiency.
- Emissions created by demolition and new construction cannot be off-set over time, no matter how energy-efficient the new structure.
- Ontario sends 27-33% of its waste to Michigan. The Ministry of the Environment estimates Ontario will run out of landfill space in 11-14 years.



Oxford Estates  
Integrating Tillsonburg's Rolph Street Public School into new residential apartments - Winner of the Paul Oberman Award for Adaptive Reuse – ACO 2021



Keep | Fix | Reuse

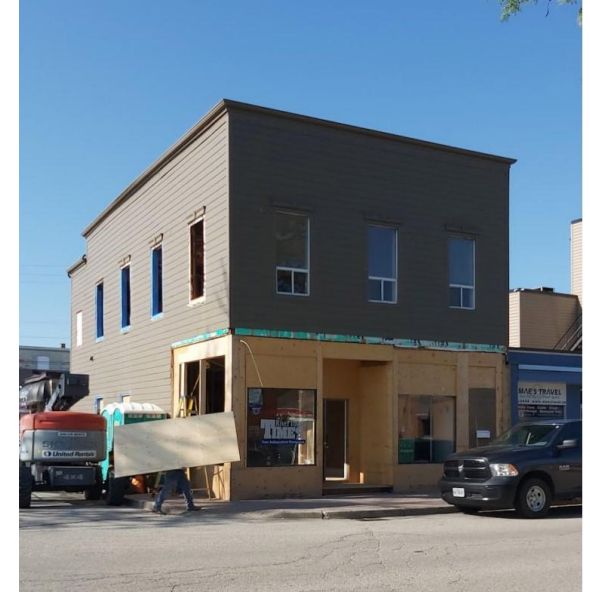
## Economic and Community Benefits

Older buildings and historic landscapes contribute a wide array of **economic, social, and community benefits**.

Older buildings are often the first home for small businesses, create revitalization opportunities in local downtowns, and draw strong tourism interest from within and outside of the local community.

Older buildings produce a **sense of place and identity** for local communities – connecting people to their environment and unique histories.

Built in 1885 by SMS Thomas: the large-scale mural honours the inspiration and spirit that the store brought to the town and the revitalization of a downtown.



River Bookshop Restoration, Amherstburg. **Before** (top photo) and **after** (bottom photo).





## Invest in Repair and Reuse – Protect Ontario's Future

Retaining our hundreds of thousands of older buildings and investing in their repair and reuse:

- **Triggers** more economic growth and jobs than new construction.
- **Contributes** to housing choice for Ontarians.
- **Helps** save the environment and meet Ontario/Canada climate change reduction targets.
- **Grows** the green economy and spurs innovation in ways that decarbonize our built environment.
- **Strengthens** Ontario communities, enhancing identity and pride while building our tourism brand and appeal.



City of Kenora Downtown  
Revitalization

## We Need Strong Policies and Practices to:

### Keep

- discourage destruction/throw-away mindset
- account for full environmental, economic and cultural values of older buildings
- mandate recycling of building materials where a structure cannot be kept

### Fix

- stimulate sustainable building repair, renovation, rehabilitation
- promote energy retrofits
- develop appropriate and competent skill-sets for renovation sector

### Reuse

- make reuse the first option for public sector owners
- encourage and support private owners to undertake creative repurposing



Thorold Post Office - Winner of the ACO Paul Oberman Award for Adaptive Reuse 2007.



## What Government Can Do Now

- 1) **Renovation Sector Training:** Increase the provincially funded training for the renovation sector to a level proportionate to its share of the construction industry.
- 2) **Changes to Policy and Legislation:** With the engagement of key stakeholders, including ACO, the renovation industry, and others, prepare changes to the Provincial Policy Statement and Ontario Building Code, etc., to:
  - a. require full accounting of the environmental, economic and cultural value of buildings/properties as part of the development and infrastructure approval processes.
  - b. establish renovation and reuse targets as a sustainable way to increase choice and affordability in housing stock.



**Keep | Fix | Reuse**

**Thank you for the opportunity to  
meet with you.**

**We look forward to  
ongoing discussions to achieve  
our common goals.**



## Appendix A: About ACO

### Our History and Purpose:

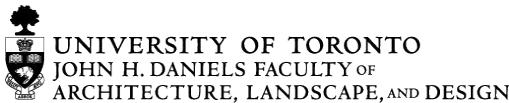
Established in 1933, ACO is a network of volunteers connected by 17 branches throughout Ontario. ACO encourages the conservation and re-use of structures and landscapes of architectural, historic and cultural significance throughout the province for the benefit of Ontarians. We operate with a small coordinating staff in Toronto.

- **Publisher** of Acorn in a Nutshell (2300 subscribers) and Acorn Magazine
- **Sponsor** of the annual Ontario Heritage Awards celebrating heritage projects
- **Educator and promoter** of heritage conservation through heritage advocacy, tours, symposiums, books, lectures, and conferences
- **Mentor and catalyst** for professionals (PreservationWorks!), communities, and youth (NextGen) to collaborate
- **Public Policy Advancement** through analysis and comment on existing and proposed provincial policy and legislation; branches advocate on municipal/local issues.



# Appendix A: About ACO (cont'd)

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





## Appendix B: Sources

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