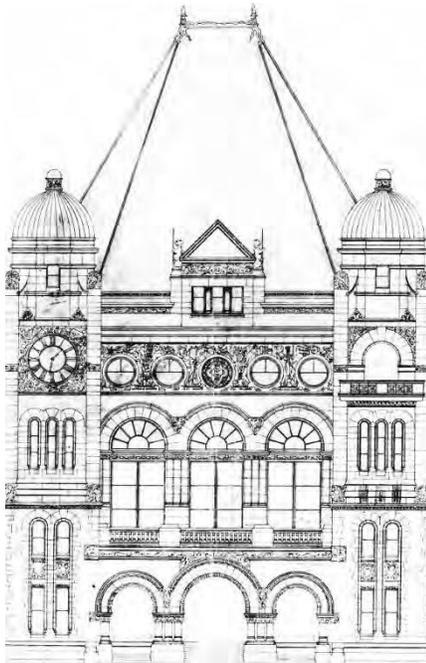




ARCHITECTURAL
CONSERVANCY
ONTARIO



Heritage Week at Queen's Park 2021

**Building Conservation:
Part of Ontario's Economic Recovery
Make Building Conservation
the New Normal**

February 17, 2021

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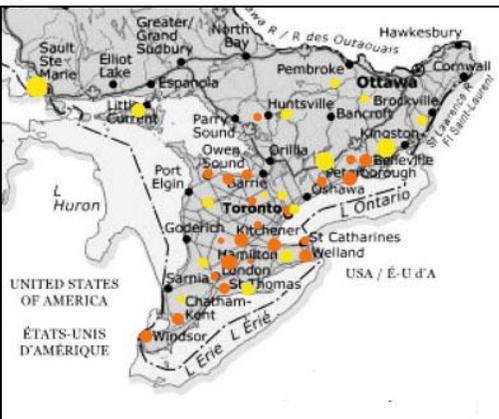
**The Past
Our Present
Your Future**



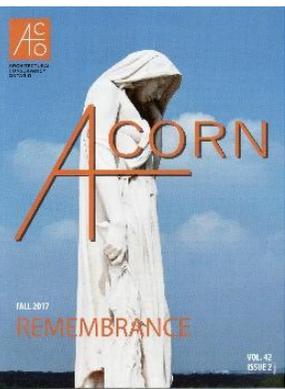
About Architectural Conservancy Ontario



1933, founded by Professor Eric Arthur and Anthony Adamson to save Barnum House, *Grafton*, one of Ontario's earliest extant buildings



2021, 20 branches and members across Ontario



Our History and Purpose

Established in 1933, ACO is a network of volunteers connected by 17 branches throughout Ontario encouraging 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 co-ordinating staff in Toronto.

Publisher of Acorn in a Nutshell (2300 subscribers) and Acorn Magazine

Architect of the annual Ontario Heritage Awards celebrating heritage projects and heroes

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 our Policy and Government and Community Relations Committees we review and offer comment on provincial legislation and policy; our branches advocate on local heritage issues.



ACO and COVID: Challenges and Opportunities

Challenges:

- ACO not a custodial institution or attraction-based organization, but still faces special challenges in pandemic era!
- Continuing the advocacy and maintaining connectivity across the province in a virtual world
- Experimenting, learning and adapting to new approaches to staying connected, recreating public events and fundraising in real time

Opportunities: THE PIVOT – A Work in Progress

- Adapting to and exploring the potential of virtual meetings, consultations and educational opportunities
- Creating and promoting self-directed heritage tours
- Intensified focus on building on-line databases: TOBuilt, MUSKOKABuilt
 - ONBuilt (province wide) feasibility supported by Ontario Association of Architects



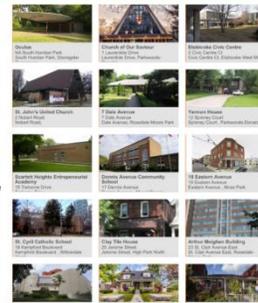
*The Future of Ontario Place
International collaboration between ACO,
World Monuments Fund 2020 Watch List and
U of T Daniels Faculty of Architecture
Landscape Design, Toronto, on
<https://futureofontarioplace.org/>*

ACO Special Jury Award

Congratulations to the

TOBuilt Database,

recipient of a Special Jury Award for offering an outstanding, publicly-accessible online resource for cataloguing and researching Toronto's architecture and heritage



WWW.ACOHERITAGEAWARDS.CA

TOBuilt will soon be followed by Muskoka Built, and possibly ONBuilt



Building Conservation and Ontario's Recovery

Investment in the tens of thousands of existing heritage buildings and structures in Ontario will:

- Trigger more economic growth, jobs than new builds
- Strengthen existing communities, enhance community pride
- Create affordable housing
- Build tourism
- Enhance the well being of Ontarians
- Promote environmental stewardship by conserving existing resources



The Marshall Block, 101 St. Andrews St. West, Fergus c. 1893, rehabilitated in 2018, by ACO Award Winners, Dale and Lorie Clark



Tremont Hotel, Collingwood, former hotel rehabilitated for restaurant, housing and studio space by Rick and Anke Lex, below their conversion of former newspaper plant for boutiques



(Left) Economic and cultural regeneration opportunity will be lost if demolition of Dominion Foundry continues in Toronto, photo Friends of the Foundry (Right) Paisley Hotel languishing, government stimulus could make the difference





Building Conservation = Economic Growth and Jobs

Jobs with Benefits

- 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](#))
- In 2017, the culture-heritage industry **contributed \$26.7bn to Ontario's GDP or \$1,900 per capita** (Source: [Hill Strategies](#))
- Community fundraising and government support have **rehabilitated key community assets** including heritage theatres, yielding big results for arts, tourism, and local economies.
- National Trust for Canada identified **50 #ShovelReadyHeritage** projects in Ontario. (Source: [National Trust](#))



(Above,) ACO Award Nominee Eve Guinan restoring a window for St. Thomas Anglican Church, **Toronto**

(Below) restored theatres in **Walkerton** and **Meaford**, space for active theatre festivals



(Left) Early example of save and re-use in **Pickering**, Dunbarton-Fairport United Church, rebuilt after a fire by George Baird Architect, 1974, photo, Alex Bozikovic

(Right) Paul Goldsmith master mason, rehabilitating a Main Street building, **Toronto**





Building Conservation = Economic Growth + Jobs + Stronger Community Identity

Main Street Revitalization

- Main street revitalizations help local economies. In the US it is estimated that every dollar invested in a main street attracts another \$27 of investment (Source: [Rypkema](#))

Film and Television Locations

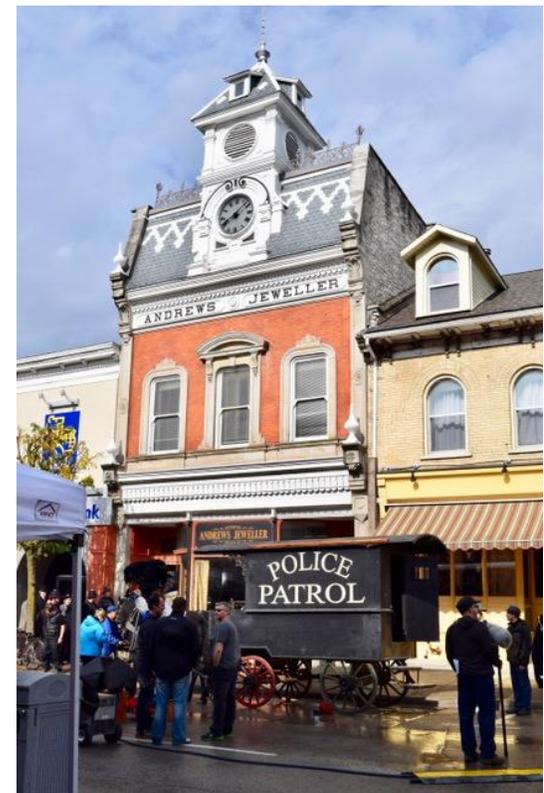
- The film and TV sector contributes almost \$2.2bn annually to the Ontario economy (Source: [Ontario Creates](#))

Small Business Incubation

- Firms with less than 20 employees create 77% of all new jobs (Source: [Innovation, Science and Economic Development Canada, 2018](#)). Many of these start in older, more affordable buildings that serve communities as creative hubs, often the result of private investment in older buildings on Main Street and former industrial areas.



Peterborough's Heritage Property Tax Rebate Program has revived downtown



(above) Murdoch Mysteries filming in St. Marys



*(Left) Seaton Group investment in **Alton** Mill inspired investment in nearby properties. A Federal grant (CHPIF) provided critical seed monies and advice.*

*(Right) Business incubator space at 401 Richmond Street, **Toronto**, home to 140 creative enterprises*





Building Conservation = Housing Opportunities

Waste not Want not - Rehabilitate Older Buildings for Housing

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



Former school converted to condominiums
Kensington Market, Toronto, Context
Developments



St. Lawrence Apartments, Walton Street,
Port Hope, a success since the 1980's,
Peter Stokes former ACO President, architect,



(Left) Former Bata Shoe Factory
in **Batawa** ON repurposed as
housing



(Right) Former Seagram
Distillery in **Waterloo**,
repurposed as housing



Building Conservation = Tourism

Heritage: The Best Hyperlocal Tourism

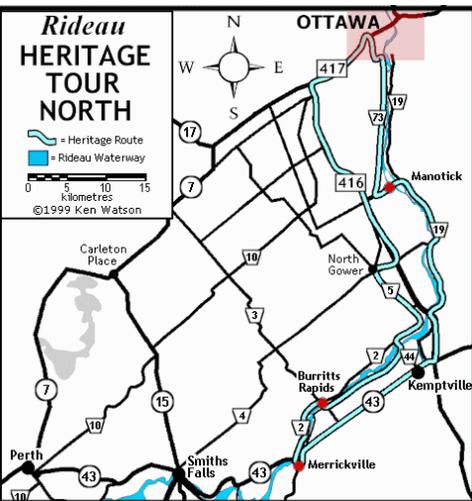
- 2021 is the year for Ontarians to experience our own history, exploring our own neighbourhoods, towns, cities. Even when we can't go in, we can enjoy architecture and landscapes everywhere.
- Initially, those who travel will look for destinations 1-2 hours from their home; later, they may travel up to 5 hours from home.
- 71% of Ontario residents have 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](#))



*Opinicon Hotel, **Rideau Lakes**, is a major employer in the surrounding area of Chaffey's Lock, restored by Fiona McKean, winner of awards from ACO and National Trust for Canada.*

*(below) **Goodwood**, Ontario was home to many locations for Schitt's Creek. These are now tourist attractions, as is the Rosebud Motel near **Orangeville**.*

<https://ultimateontario.com/schitts-creek-filming-locations/>



***Renfrew**, Every Ontario town, city, village has its own rich story to tell*





Building Conservation = Enhanced Well-Being



ACO Adaptive Reuse Award Winner- *St. Thomas Elevated Park*



ACO Award Nominee Meridian Hall restoration, **Toronto**, ERA Architects



ACO Award Nominee, Blackfriars Bridge Restoration Team, **London**

Heritage and Cultural Identity

Heritage

- is a place-based asset. Our unique historic built environment and cultural heritage landscapes provide Ontarians with an identity and sense of place;
- is vital to our understanding of where we came from, who we are today and how we are shaping tomorrow;
- **80%** of Canadians agree that “heritage helped me feel part of my community” (Source: [Canada Council for the Arts](#))

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 older, “historic” buildings contributed positively to the mental health and well-being of residents. (Source: [Heritage and Well-being: Full Scoping Review, March 2019](#))



Building Conservation = Environmental Stewardship



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)
- **97% of construction and demolition waste can be recycled**, the Netherlands found when it instituted The Demolition and Construction Wastes Landfill Ban in 1997. (Source: [Sassi](#))
- A vinyl window will last 15-25 years whereas a restored wooden window plus storm window will last about 200 years with an R-value comparable to the highest- rated new window (Source: [Saving Windows. Saving Money. Preservation Green Lab](#))

Energy Savings/Embodied Energy

- Compared to new construction, building retrofit and reuse reduces climate change and environmental impacts by 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](#))



Building Conservation: How Government can Help

To realize the enormous benefits of building conservation the provincial government has a key role to play.

Today we will focus on two themes:

1. Provincial investment in heritage projects as part of Ontario's COVID recovery plan
2. Province leading by example in the conservation of its own heritage assets

ACO urges the province to:

- **Earmark** \$50M in COVID Recovery Funding to #shovelreadyheritage projects
- **Ensure** changes to internationally recognized Ontario Place are consistent with a Conservation Management Plan and the heritage attributes identified in the 2014 Statement of Cultural Heritage Value.
- **Commit** to a public process for deciding the future of the provincially owned sites such as Dominion Foundry, Century Manor and **ensure** that all provincial owners follow the Province's own rules for the conservation of its heritage assets

So much goes into making buildings, don't waste them....

Conserve and Develop What We Have



Ontario Place Village, 1979



Dominion Foundry, January 21, 2021



Century Manor, Hamilton



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





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ACO Award Nominee Walper Hotel,
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←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.



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ACO Award Winner, Port Hope Quilt Trail



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