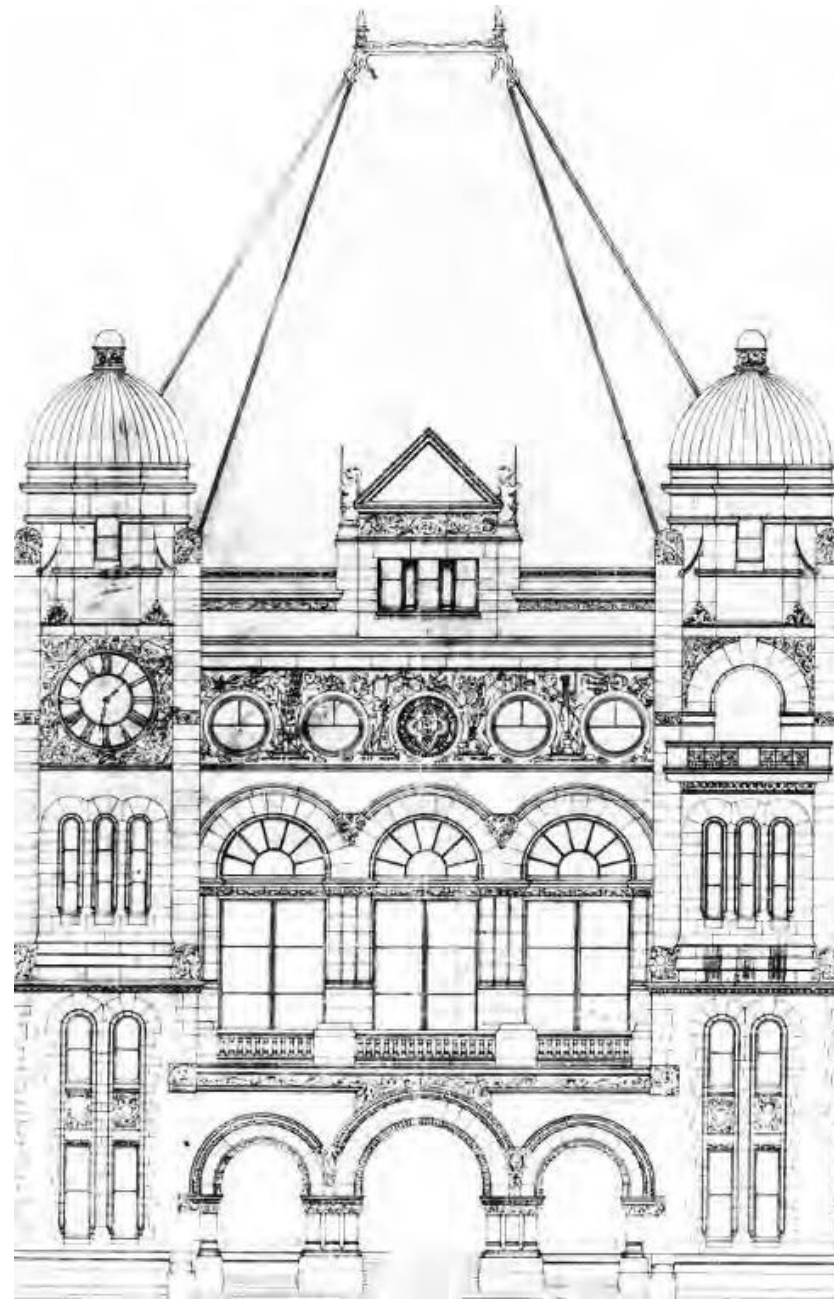




2023

HERITAGE DAY AT QUEEN'S PARK

The Past
Our Present
Your Future



KEEP | FIX | REUSE

**Leveraging the huge potential
of Ontario's older buildings**

February 21, 2023

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

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.

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 changes to Ontario's laws and policies to boost a multi-billion-dollar industry.



ACO NextGen Award Recipient 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 a \$30 billion industry in Ontario (residential and non-residential)
- Canadians spend **27% 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. It also revitalizes downtowns and older neighbourhoods.



Before



After

54 Pitt Street

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, our safety.
- At the same time, the “Green Industrial Revolution”* has huge potential for Ontario’s economy. **Bill Gates, November 2021*



- 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 address this challenge.**

How Keep | Fix | Reuse Combats Climate Change

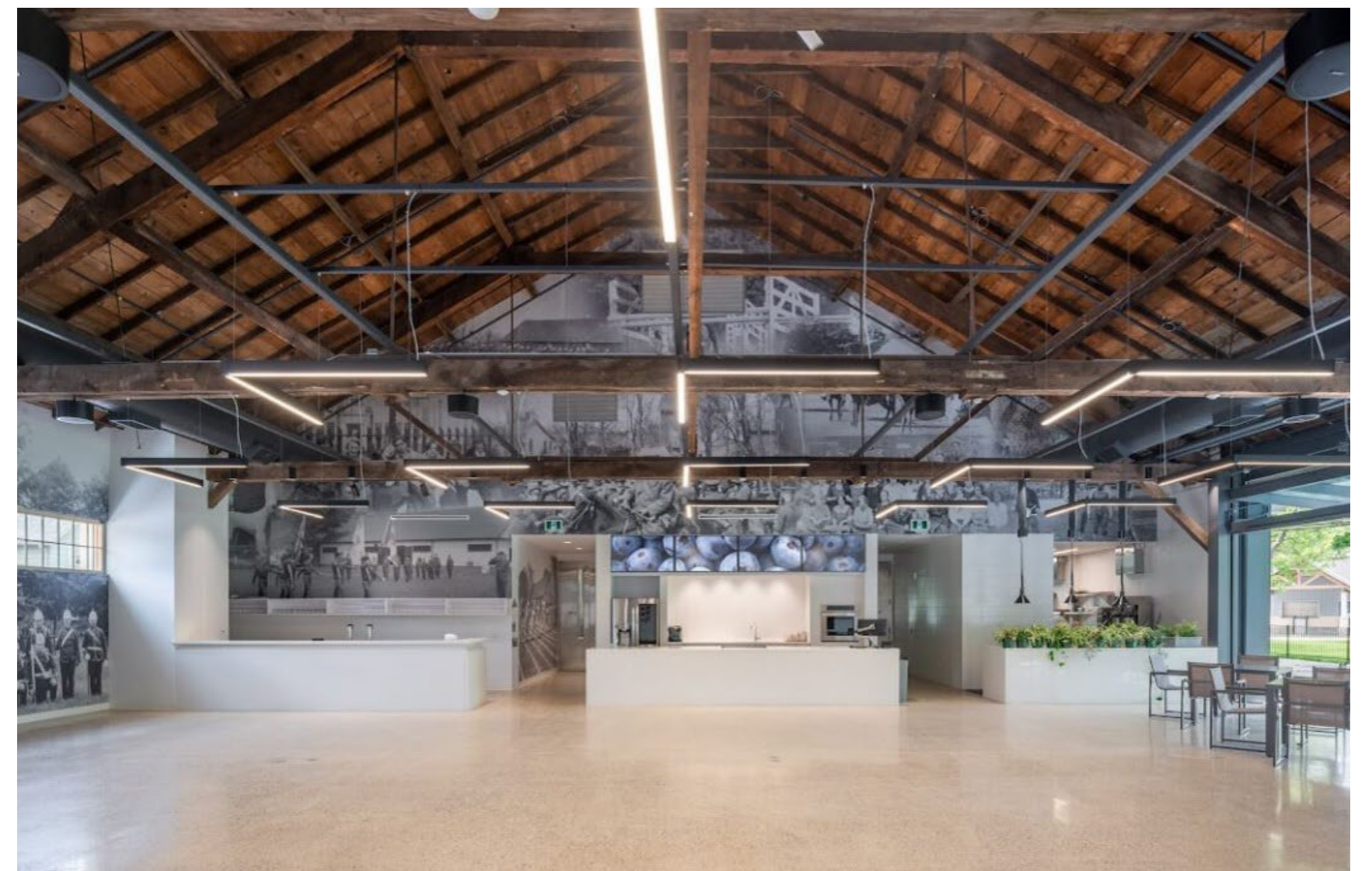


Kitchener: When these habitable homes were destroyed, their high quality bricks and old growth timbers went to the dump.

- The greenest building is the one that already exists.
- Older buildings have inherent sustainability. Reusing building stock avoids huge carbon emissions created in manufacturing and transporting replacement materials.
- 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.

How Keep | Fix | Reuse Combats Climate Change

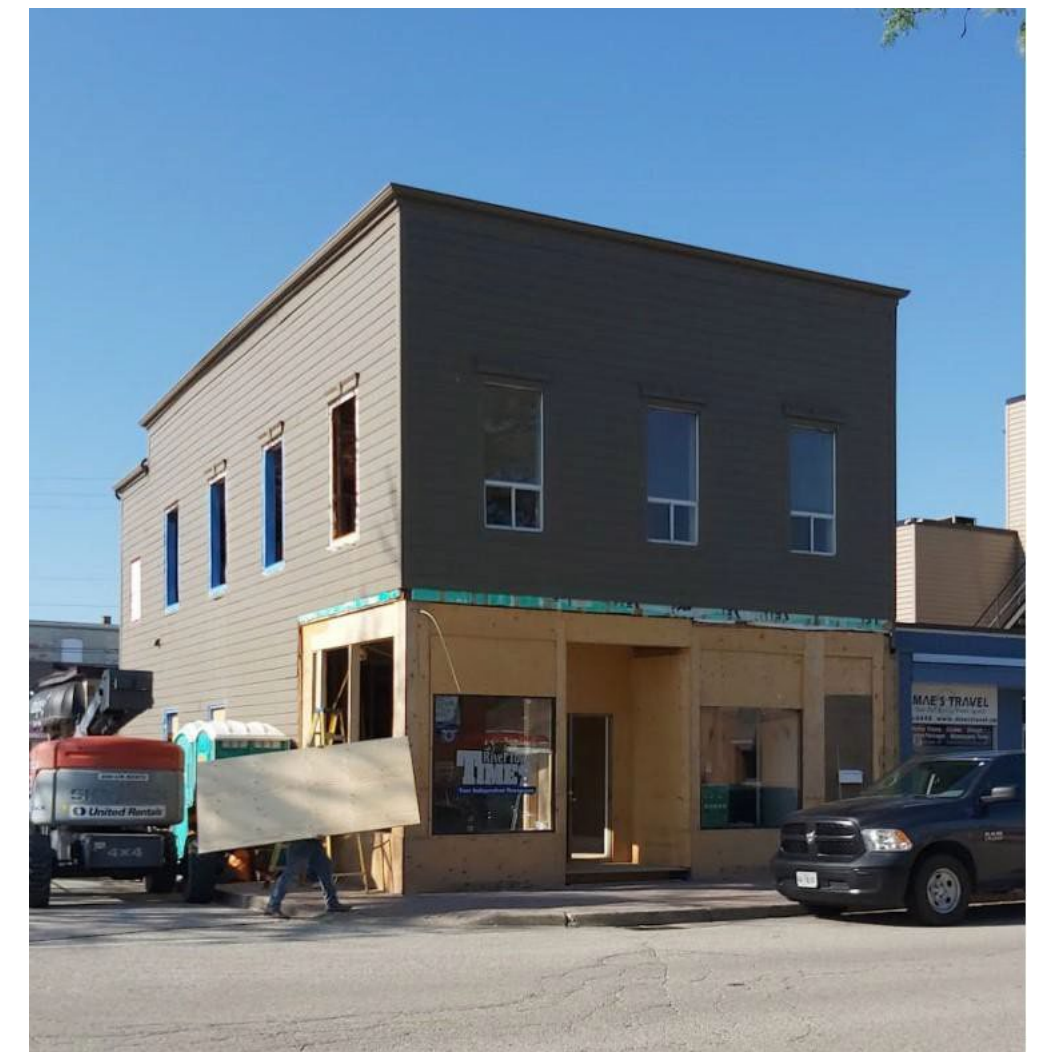
- Most new construction is heavily reliant on steel and concrete, which are huge contributors of GHG emissions.
- Building retrofit and reuse reduces climate change and environmental impacts by 4 to 46%, depending on type, location and assumed level of energy efficiency.
- It can take up to 50 years for a highly efficient new building to compensate for the greenhouse gases emitted in its construction. We don't have 50 years!
- As well, we are running out of landfill space.
- Ontario Waste Management Association website counts 3987 days, 15 hours and 42 minutes until Ontario's landfills are full (as of Jan 31).



Aurora Armoury: Recipient of the 2022 Paul Oberman Award for Adaptive Reuse for the transformation of one of Ontario's oldest armouries into a vibrant culinary and community hub

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.



Amherstburg: River Bookshop Restoration, before (above) and after (below).



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 through adaptive reuse of existing buildings.
- **Helps** save the environment and meet Ontario/Canada’s climate targets. (or emission 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.



*Kenora: Habourtown Centre
Community Improvement Plan CIP*

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



Oxford Estates in Tillsonburg: Recipient of the Paul Oberman Award for Adaptive Reuse in 2021, for transforming the former Rolph Street Public School into residential apartments

Heritage in Ontario after Bill 23

Bill 23 makes it much harder to protect what communities value and treasure.

- Protection via heritage designation is seriously restricted
 - Properties must now meet **at least 2** of 9 criteria for heritage value
 - Formerly just 1 required, consistent with international norms
- Protection via listing (which gives 60-day protection) is hamstrung
 - Each property listed on a municipal heritage register must be individually designated by municipal bylaw within 2 years
 - Municipal planning staff and councils overloaded and underfunded
- **Over 32,000** listed heritage properties must be designated by January 1, 2025 or taken off municipalities' heritage registers, lose their identification as having cultural heritage value, and risk demolition.

Example: Important Heritage Site Impossible to Protect with Bill 23



Owen Sound: Potter's Field Burial Ground.

Potter's Field Burial Ground, Owen Sound

- Contains the unmarked graves of 1,300 indigents, including many Black settlers fleeing slavery in the United States.
- Will it meet 2 Ontario Heritage Act criteria?
 - Strong historic significance
 - But an empty field has no "physical or design" value
 - Does not "define the character of the area"
 - Meets only 1 of 9 criteria
 - Could not be designated under Bill 23

What Government Can Do Now

1. In the face of the regressive and damaging changes in Bill 23 there is a critical need for the Province to:

- Roll back Bill 23's changes to the Ontario Heritage Act and its regulations
- Consult with municipalities, the development industry, and heritage groups on issues of concern

2. To encourage Keep | Fix | Reuse approaches to existing buildings:

- Amend the Provincial Policy Statement to prioritize the retention and re-use of Ontario's existing building stock for housing and other purposes
- Require 60-days notice for applications to demolish under the Ontario Building Code — would give time for carbon accounting, material reclamation and assessment of cultural value

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

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

Our History and Purpose

Established 90 years ago 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.

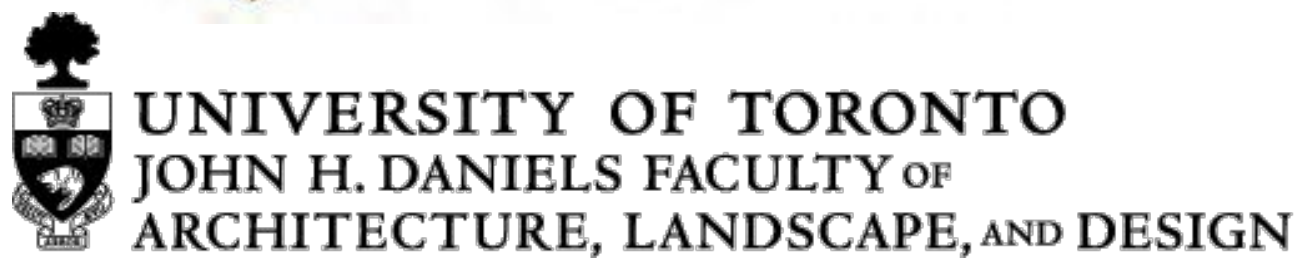
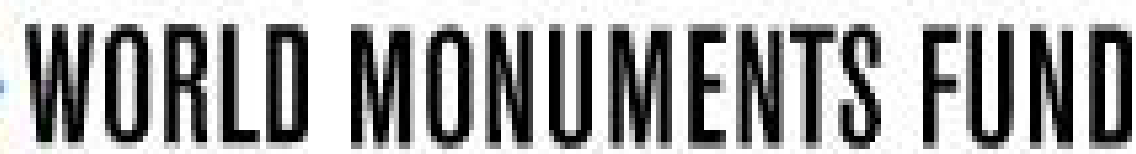
- Publisher of Acorn in a Nutshell (2,300 subscribers) and Acorn Magazine
- Sponsor of the annual ACO Heritage Awards celebrating heritage projects
- Educator and promoter of heritage conservation through heritage advocacy, tours, symposiums, books, lectures, and conferences
- Mentor and catalyst for professionals (PreservationWorks!), communities, and youth (NextGen) to collaborate
- Public policy advancement through analysis and comment on existing/proposed provincial policy and legislation, local advocacy on municipal and regional issues



Appendix A: About ACO

The Past
Our Present
Your Future

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



Older Building Stock and the Economy

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