Transforming the Market:
Green Lessons for Heritage Buildings

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Alex Speigel
ONE Development
aspeigel@onedevelopment.com





Green Building

Benefits

- energy savings
- water savings
- health
- comfort
- durability
- asset value
- public image

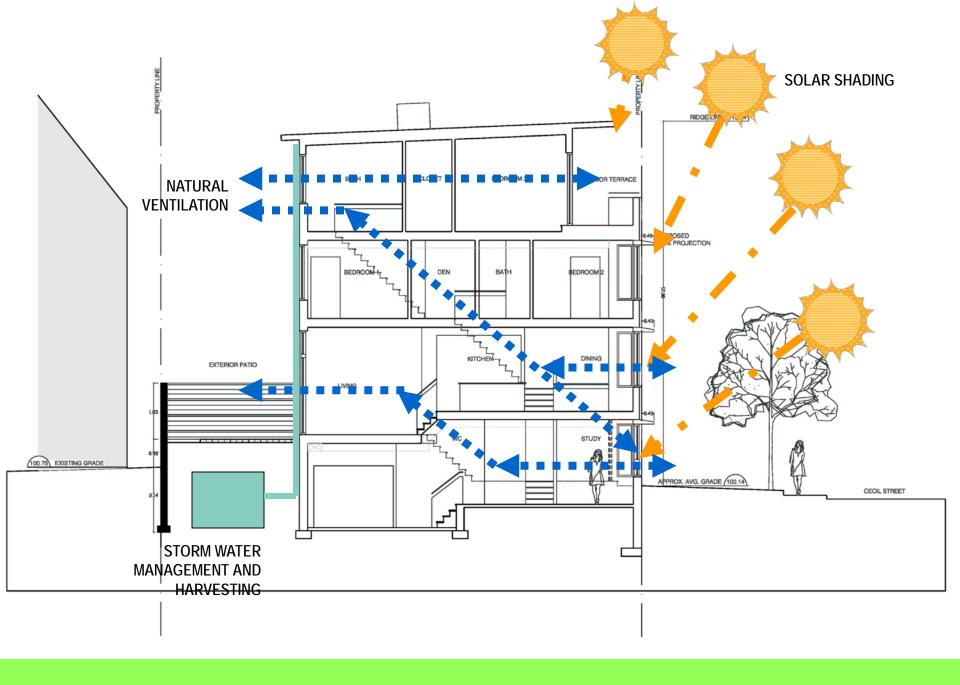
Challenges

- capital cost
- risk





CECIL STREET









The Loretto



Benefits

Social:

- Historical continuity, heritage
- Neighbourhood context, scale

Green / Sustainability

- Retain embodied energy
- Minimal demolition: less landfill, less new material
- Infill sites support intensification

Planning

- Existing envelope, height, density, window openings
- Neighbourhood acceptance

Marketing

- Appeal of unique building: higher sale value
- Benefit of unique features: ceiling heights, detailing



Challenges

- Limitations in Design
 - Building envelope
 - Floor plan
 - Parking
- Additional Cost and Time
 - Approvals (HEA)
 - Construction
- Unknown factors
 - Environmental
 - Surprises



Alignment of Interests

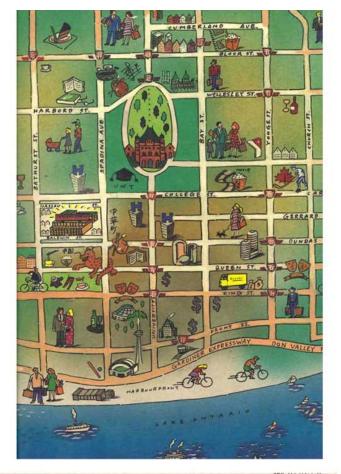
- Intensification
- Green Benefits
- Adaptable Buildings
- Labour vs Materials
- Societal Benefits
- Public Acceptance

Divergent Interests

- Higher Density
- Building Orientation
- Building Envelope
- Cost Premiums
- Risk



Alignment of Interests: Intensification







Alignment of Interests: Green benefits

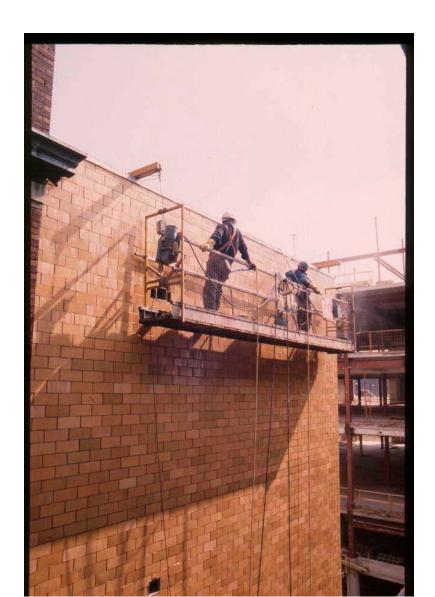




Alignment of Interests: Adaptable Buildings



Alignment of Interests: Labour vs Materials



Alignment of Interests: Societal Benefit









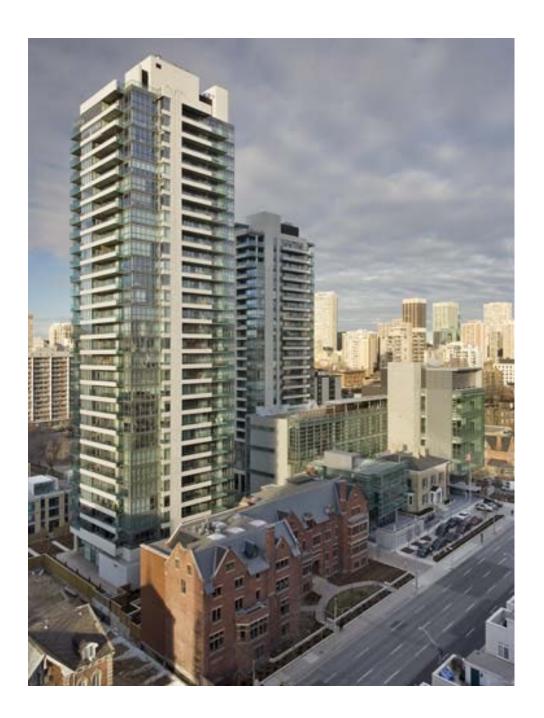




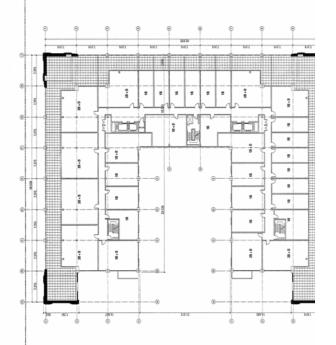
Alignment of Interests: Public Acceptance



Divergent Interests: Higher Density



Divergent Interests: Building Orientation





Divergent Interests: Building Envelope

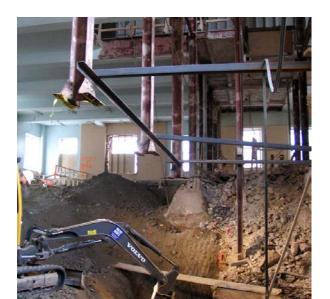


Divergent Interests: Cost Premiums







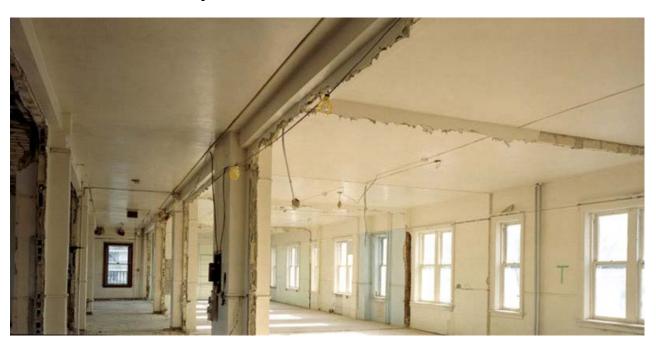


Divergent Interests: Risk



Common Challenges

- Higher initial cost
- Higher risk
- Design Constraints
- Regulatory Rigidity
- Need for Policy and Incentives



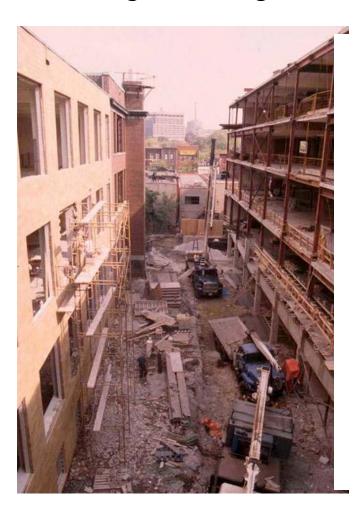
Challenges: higher initial cost



Challenges: higher risk



Challenges: design constraints

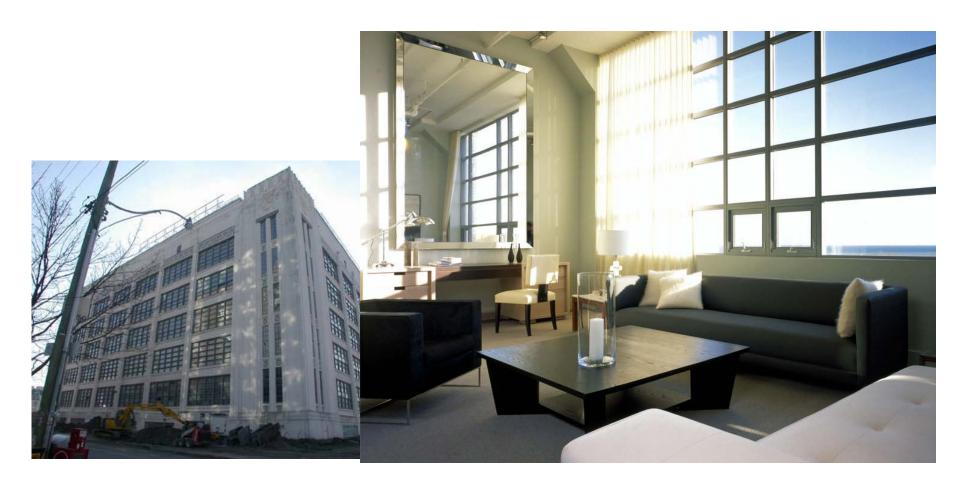








Challenges: regulatory rigidity



Challenges: need for policy direction and incentives





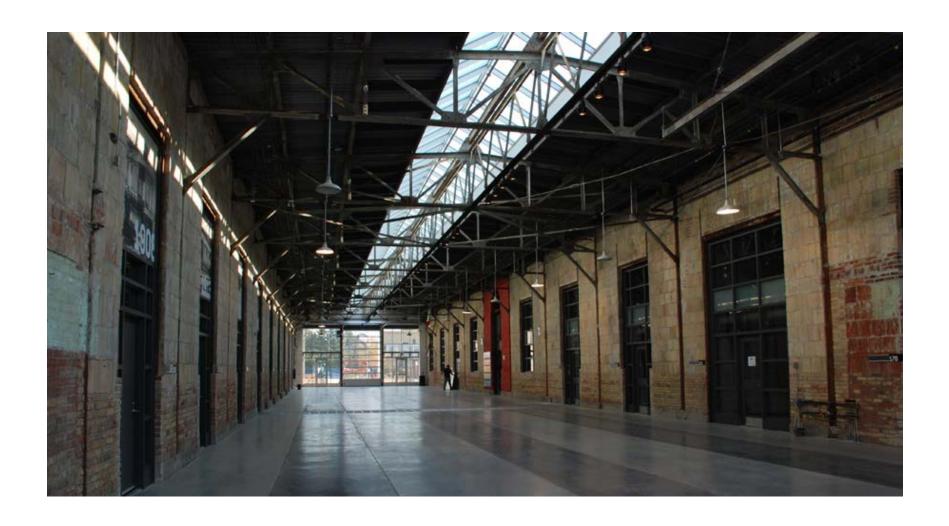
Environmental Features of the Artscape Wychwood Barns

- LEED certification objective is Gold possibly 1st in Canada for a Heritage structure
- Site Issues brownfield adaptive re-use, no parking, landscape improvements, intensification
- Energy Features Geo-thermal, efficient building configuration, thermal mass, daylighting
- Water Conservation use of cistern for toilets & irrigation, low flow plumbing, no storm discharge
- Materials & Resources local sourcing, recycled content to materials, diversion from landfill
- Indoor Air Quality emphasis on local control, natural ventilation, material selection









Environmental Features of the Evergreen Brick Works

- LEED certification for Building 12 objective is Platinum
- Site Issues brownfield adaptive re-use, ecological restoration, landscape improvements
- Energy Features Bio-mass boiler, solar thermal energy, thermal mass, green roofs
- · Water Conservation use of cistern for toilets & irrigation, low flow plumbing, storm water pond
- · Materials & Resources local sourcing, recycled content to materials, diversion from landfill
- Indoor Air Quality emphasis on local control, natural ventilation, material selection



Queen West Triangle: 48 Abell

TORONTO, THE QUEEN CITY OF CANADA, ILLUSTRATED.

JOHN ABELL.

boundless enterprise of Canadian manufacturers than the production of agricultural implements and farm machinery. One of the oldest and best known houses in the Dominion, extensively engaged in this branch of industry, is that of John Abell, manufacturer of engines, boilers, threshers, clover bullers, roller mill outfits and furnishings, saw mills, steel plate pipe and portable and traction engines for agricultural uses, whose office and works are located at the corner of Queen and Abell streets. Mr. Abell founded this business in 1845 in Woodbridge and in 1886 removed his plant, which is one of the largest and best equipped manufacturing establishments in Canada, to Toronto. The plant is very extensive, covering some four and a half acres of ground, and consisting of machine shop, foundry, boiler shop, woodworking, draughting, model and pattern shops, three story and basement buildings, equipped with the very latest improv ed machinery, including lather, planers for large work, borers, etc., operated by a coohorse power engine and two large boilers. Upwards of 130 skilled mechanics are given steady employment

tions, extends throughout the Dominion. The firm are

and have local agents appointed in various sections for towards demonstrating to the world that Canada, THERE is no department of commercial activity to-day throughout Canada. This firm constructed the boilers though small by the side of other nations, is keeping pace in this country that more fully illustrates the pro- for the Manney Music Hall, Manney Mission Home, and with the rapid march of improvement. On account of



and the trade of the home, now grown to immense propor- the Parliament Buildings, furnishing for the latter a this exceptionally fine exhibit, we are informed, a large superb 50 horse-power engine and six large boilers. ceder for machinery was placed with the house from large importers of machinery and supplies from the lead- The firm had a very fine exhibit at the World's Fair Senyrns, Asia Minor, which certainly speaks volumes for

ing manufacturers in England and the United States, which reflects the highest credit on this city, and goes the push and enterprise of this typical Canadian house,







Buildings occount for 35% of the total waste in Ontaclo landfills. The unrestocary stocknetters of Reintake Hoppina's contact only a blow to our culture, but also to our economy and the contactors.

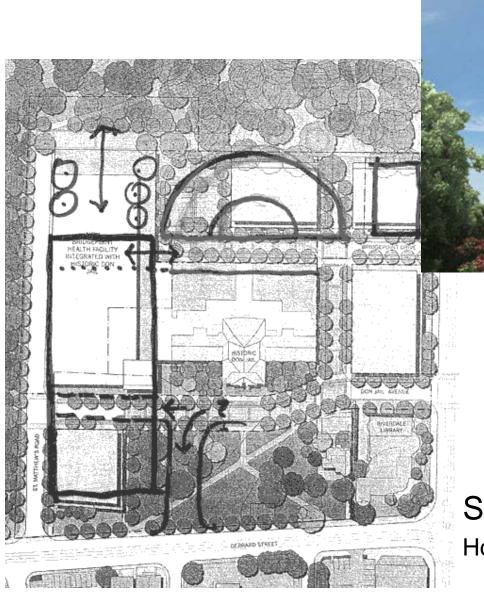
Distanting well-designed, yellomable buildings like this makes no prose.

Call year Councilor: Call the Mayor: Call your NAY

Claims for Reinstale Hospital - violations in Processin/ACO

Riverdale Hospital







Proposed Design

Site Plan

Hospital shifted south towards Dundas

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