



Buildings in the Balance:
*Assessing the Case for Keeping
Heritage Buildings on a Brownfield Site*

Heritage Canada Foundation 2009 Annual Conference

The Heritage Imperative

September 24-26, 2009



Halsall
ENGINEERS • CONSULTANTS

A NEW YORK TIMES BESTSELLER

V I C E P R E S I D E N T

AL GORE



EARTH

E C O L O G Y A N D T H E

I N T H E

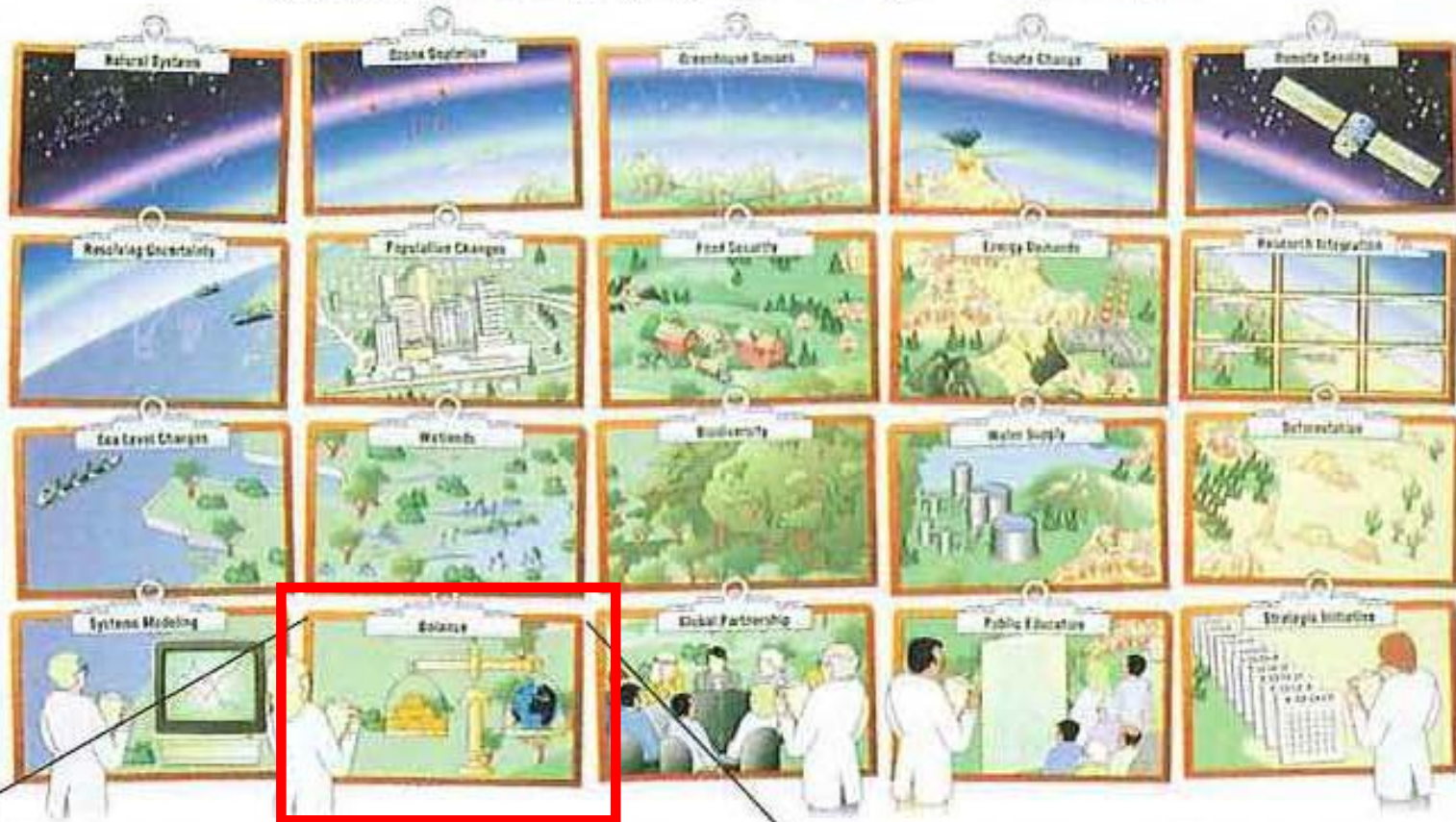
H U M A N S P I R I T

BALANCE

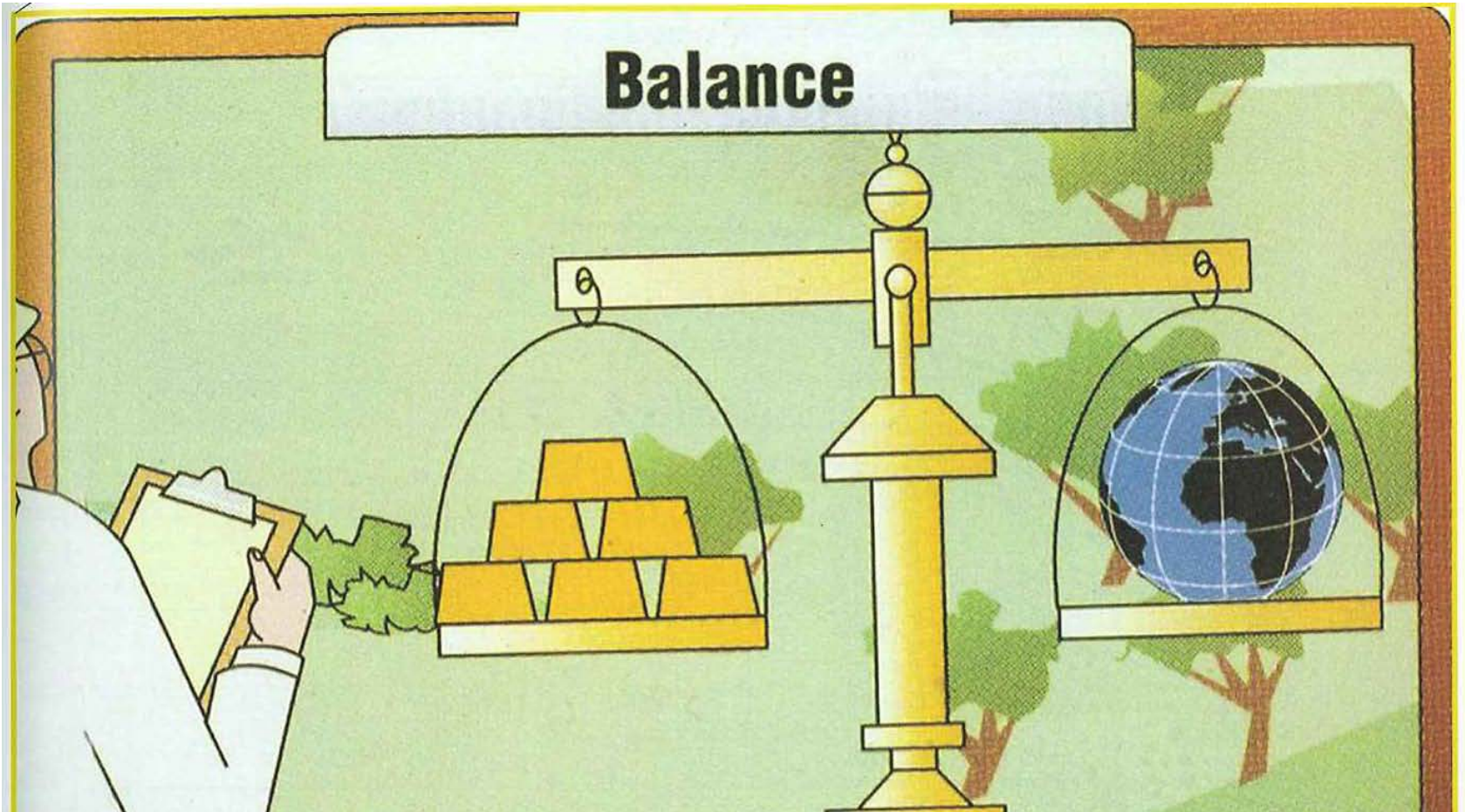
W I T H A N E W F O R E W O R D

Global Stewardship

As global stewards we must advance our knowledge of natural and human systems and manage the integration of these systems to assure the prosperity and sustainability of humanity on this planet



Balance



Buildings in the Balance



Buildings in the Balance



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Buildings in the Balance



- Case of 4 buildings in Brantford, Ontario on a Brownfield Site
- Built Heritage Perspective
- Understanding Cultural Value
- Assigning Real Dollars to Rehabilitation
- Comparing to New Construction

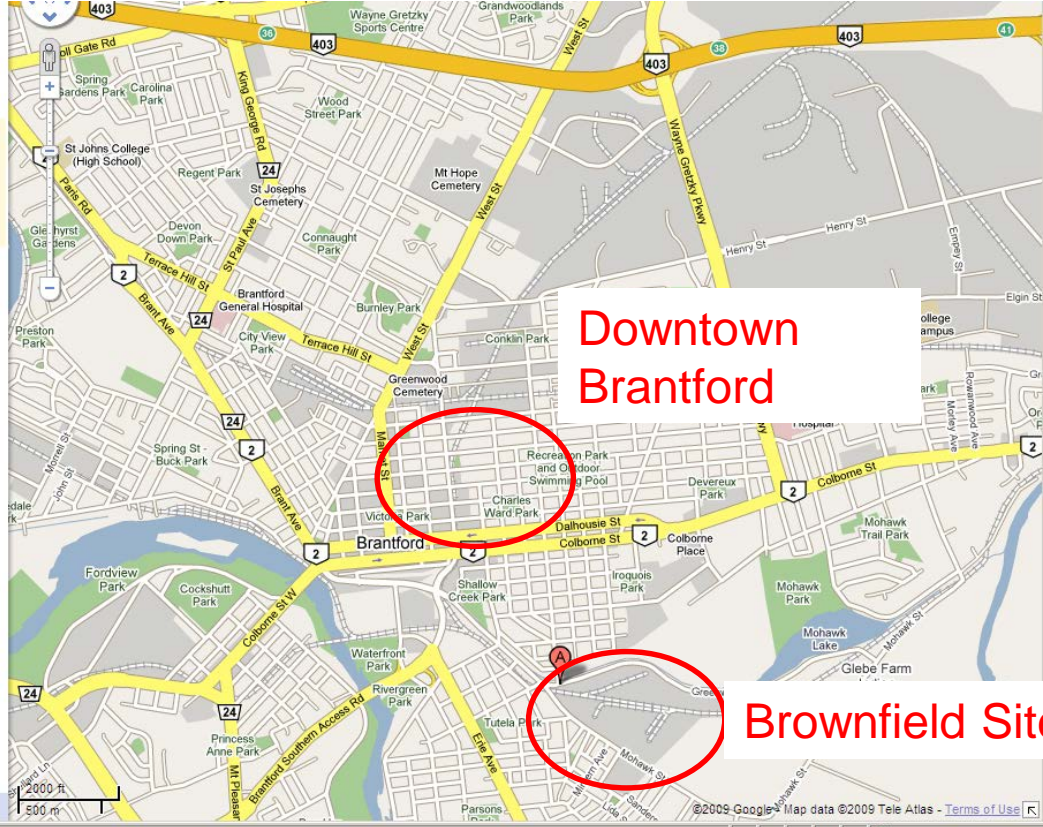
Brantford



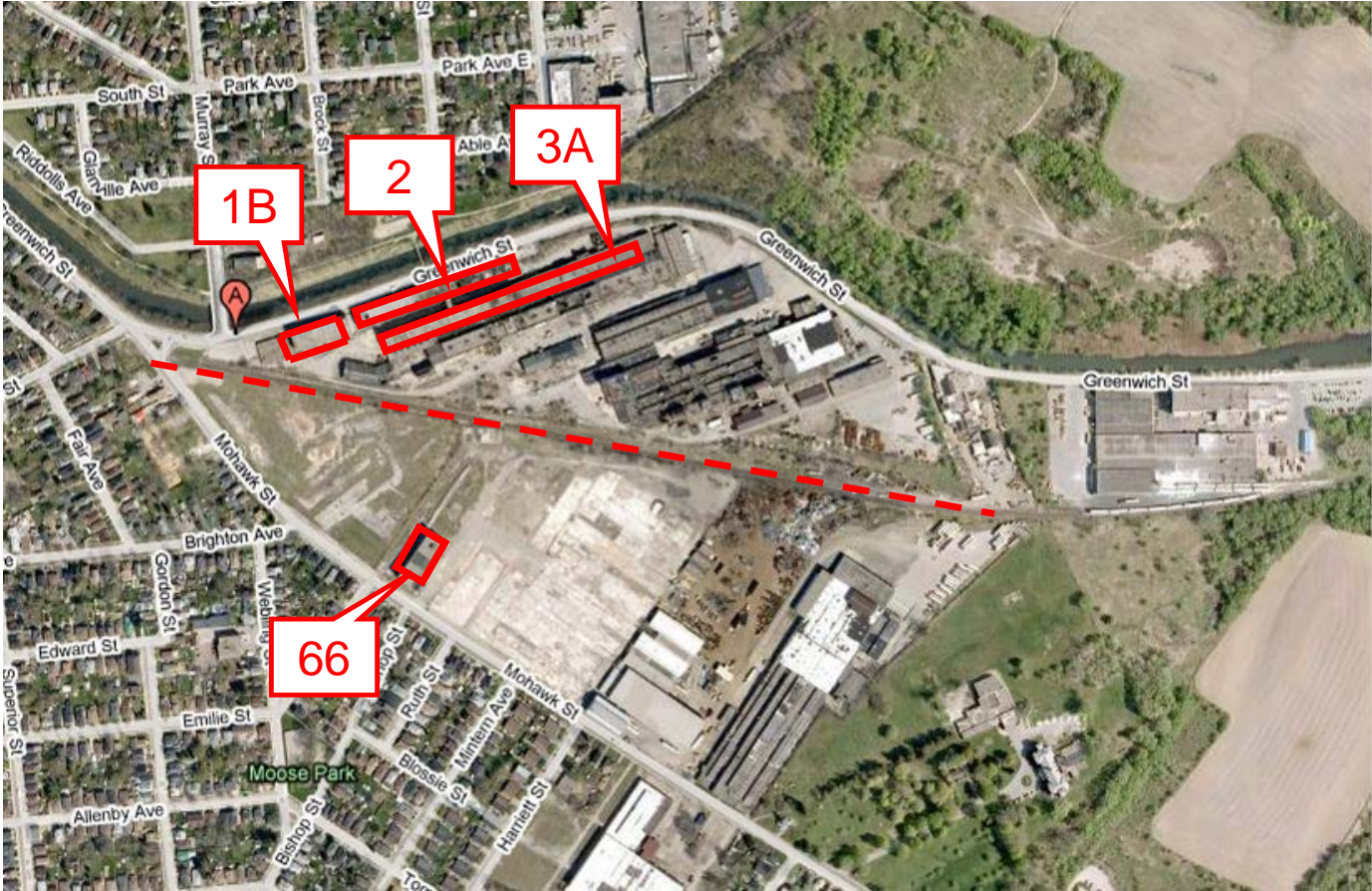
Toronto

Brantford

Brantford



Brantford



Building 1B



Building 1B



Building 1B



Building 1B



Building 2



Building 2



Building 2



Building 2



Building 3A



Building 3A



66 Mohawk



66 Mohawk



Existing Conditions

- Local Collapse Affects Overall Structural Integrity
- Ability to Save the Buildings is Compromised by Excessive Exposure to Water
- Ambient Interior Moisture Accelerates Deterioration

Development Options

- Do nothing
- Full Rehabilitation and Reuse - *Residential*
- Selective Demolition (Facadism)
- Full Demolition + New Construction

Immediate Repairs

- *Mothball the buildings until a decision is made:*
- Shore structure and roofs
- Repair/cover parapets
- Protect windows
- Provide ventilation
- Clear debris inside and out

Immediate Repairs

- *“Mothballing”*
- *\$1.5 million total for all 4 buildings*

General Rehabilitation

- Repair exterior walls
- Replace/restore the windows
- New/correct roofing
- Finishes, HVAC etc.

- *At least \$2 million (likely more) for envelope and structural repairs only*

Demolition and New Construction

- *\$660,000 to demolish all 4 buildings*
- *At least \$3.25million for new structure + envelope to develop into low-income apartments*

The Land



Buildings in the Balance

Site
remediation
\$5mil

\$1.5 mil for
mothballing

\$2mil + for
repair/re-use



\$3mil + for
demo & new
construction

The “ + ” is for new HVAC, finishes, etc that would likely be similar for repair or if new construction.

Buildings in the Balance

- Building replacement costs don't account for:
 - Landfill space + environmental hard and soft costs
 - Lost embodied energy
 - Loss of cultural and architectural heritage
 - Benefits to local economy / restoration trades

Brownfields



- Federation of Canadian Municipalities (FCM)
- Green Municipal Fund (GFM)
- Loan rates advertised at 1.5% lower than Government bond rate

“Brownfield redevelopment can stimulate economic growth and revitalize the surrounding area” – GFM brochure

- \$550 million government endowment

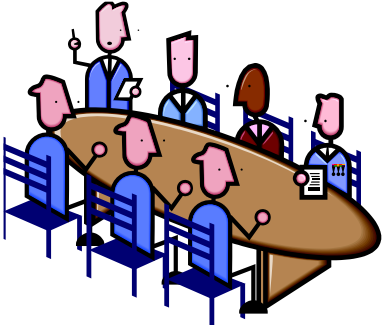
Brownfields

- *GMF Tips!*
- When remediating/redeveloping a site:
 - Use smart growth principals
 - Triple Bottom Line site assessment
 - Use sustainable methods of demolition and clean-up – natural forms of remediation

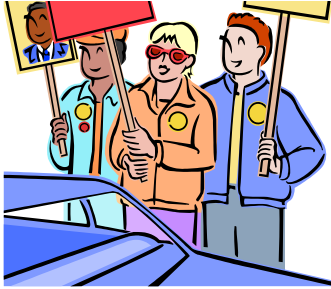


Buildings in the Balance

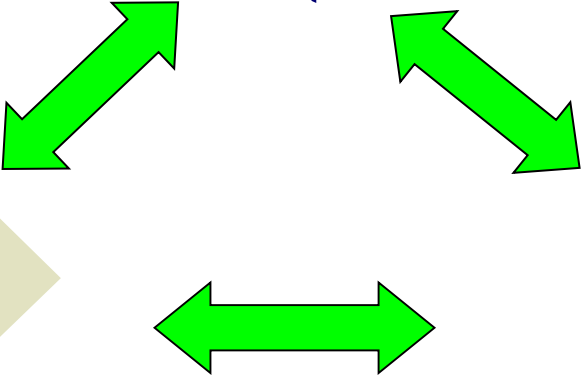
Council



Developers



*Community
Groups*





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