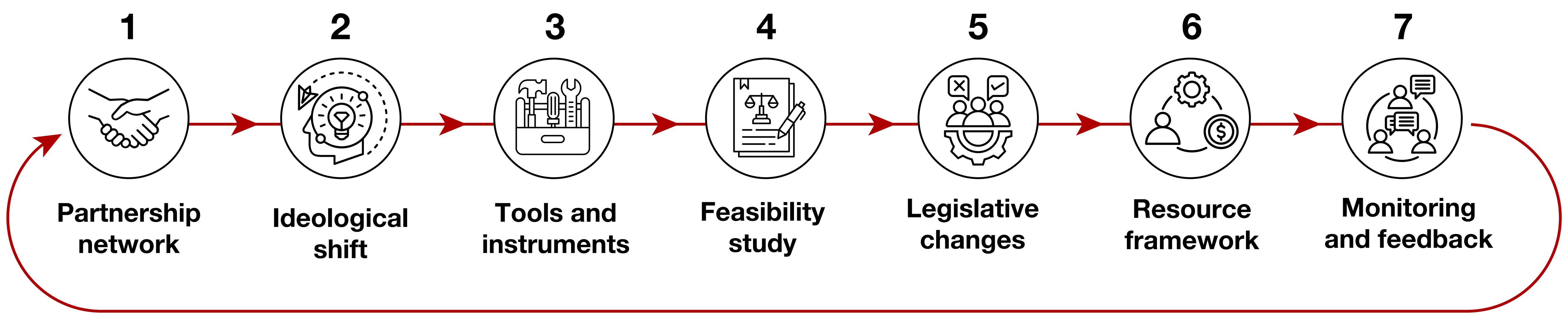
Roadmap for Incentivizing the Realisation of Adaptive Reuse Projects in Ottawa

Roadmap drawn up by the partners of the research site coordinated by Carleton University

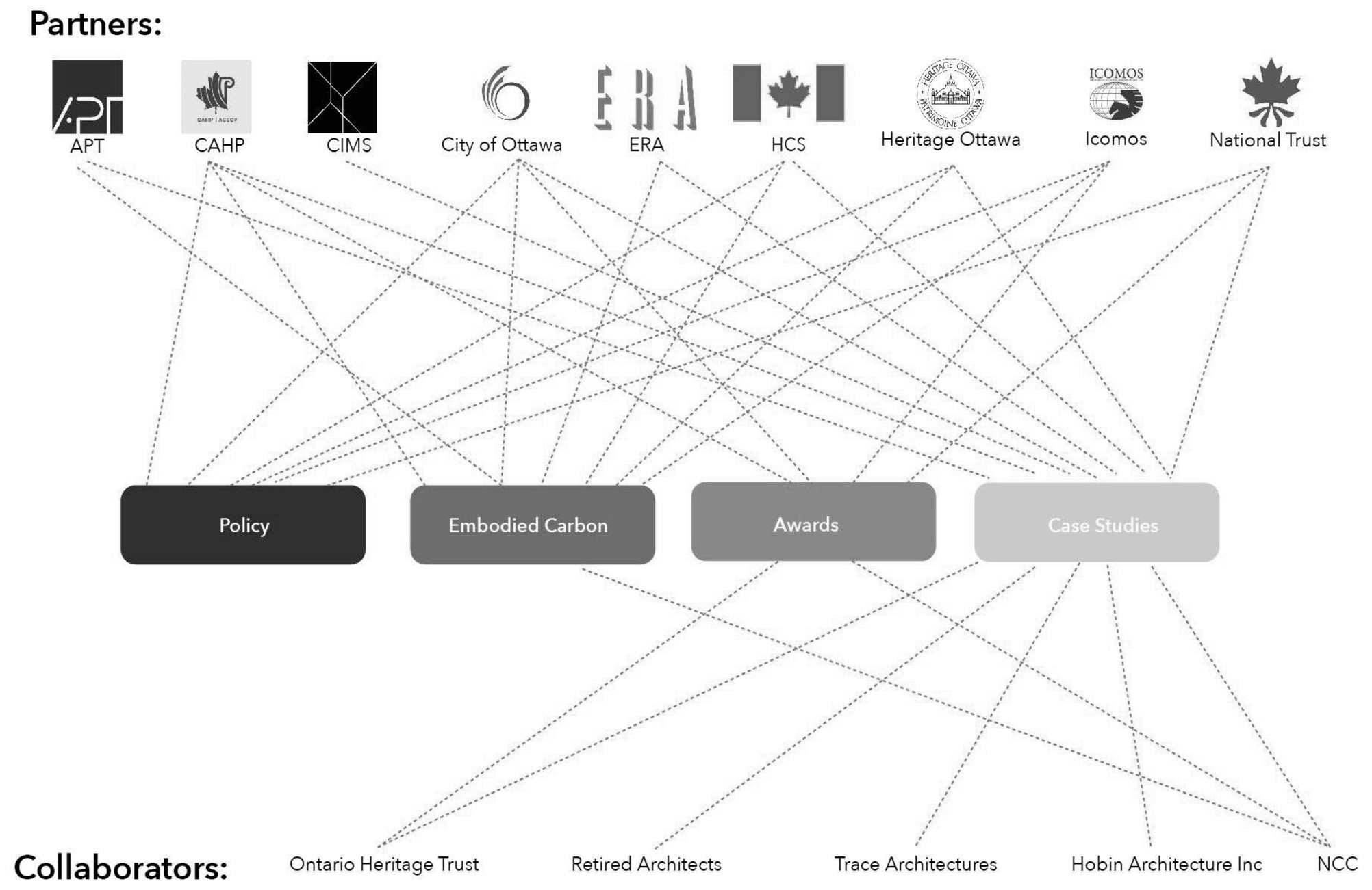


1

Create strategic partnerships with stakeholders of adaptive reuse projects

All stakeholders in the construction industry, including design teams, owners, contractors, and policy-makers, have a pivotal role to play in fostering adaptive reuse projects. It is vital that these players also collaborate with the communities that they serve and the universities instructing future professionals.

Strategic partnerships developed by Carleton University:



2

Shifting construction industry reflexes from a "throw-away" culture to circular economies by promoting the socio-cultural, economical, and environmental benefits of adaptive reuse

Change the collective mindset to one that thinks adaptive reuse can impact the way building projects are designed and built. Making this shift necessitates new reflexes, new methodologies and new types of knowledge. Largely, it calls for a paradigm shift in design, construction and research. Universities, public training programmes and architects can play a major role in initiating this shift. Implementing training measures geared towards adaptive reuse is an essential step in normalizing conservation in the future.

Benefits map of reuse that leads to quality

Dan Henhoeffer, architect of the Innovation Center, claims that reusing the existing building at Bayview for the Innovation Centre was probably much faster than it would have been to build new

3

Create tools and resources to encourage and promote the successful completion of adaptive reuse projects

The development of tools and resources is necessary to recognize and promote adaptive reuse opportunities. The type of tools to foster adaptive reuse should be economic (grants, funding), regulatory (by-laws, permits), technical (mapping, studies) and facilitation (workshops, platforms). Our research group has spearheaded the creation of an adaptive reuse inventory, select case studies are used to evaluate quality in completed projects, and we will be producing a vacant building map.

Base Data									Recognition		
Project Name	Address	Year of Construction	Original use	Original Architect	Project Year	New Use	Developer	Conversion Architect	Awards	Other Certifications	Designated
110 O'Connor St	110 O'Connor St	1970	Office		N/A	Residential	Groupe MACH (Former DND)		No		No
331 Cooper St	331 Cooper St	1960	Office		N/A	Residential	SerCo Realty Group		No		No
Deschatelets Building	175 Main Street	1885	Religious		N/A	School, community centre, daycare and affordable housing		Hobin Architecture			Yes (OHA)
City Registry Office	70 Nicholas Street	1873-1874	City Registry Office	"Mr. Hudson"	2023-		Cadillac Fairview	Barry Padolsky			Yes
Plant Recreation Centre	930 Somerset Street West	1924	Bath House		2000-2004	Fitness facility		Griffith Rankin Cook Architects			
Routhier Community Centre	172 Guigues Avenue	1932	School	Lucien Leblanc	1990s	Community Centre	City of Ottawa		No	No	No
Fire Station No.5	241 Bruyere St	pre-1937	Fire Hall		>10yrs	Residential (TBC)	Private developer				No
Keg Manor	529 Richmond Rd	1834	House	n/a	>10yrs	Restaurant					Yes
McKenna Park (old schoolhouse)	3131 Jockvale	1906	School		>10yrs	Community Center					Yes (OHA)
Olde Forge Community Resource Centre	2730 Carling	1832	Blacksmith's Shop		>10yrs	Community Center					No
Old Nepean Town Hall	345 Richmond Road	1896	Town Hall	Moses C. Edey	>10yrs	Recreation Centre					No
360 Laurier Ave W	360 Laurier Ave W	1969	Office		2024	Residential/Commercial	CLV Group	LineBox Studio	N/A	N/A	No
Tavern on the Hill	1223 Alexandra Bridge	1901	Potting Shed		2024	It was an art gallery and then converted into tavern on the hill, seasonal outdoor canteen, patio, and ice cream shop					No
Cornerstone Housing for Women	44 Eccles St	1930s	School		2023	Affordable Housing					No
Better Business Bureau at Station No. 11	424 Parkdale Avenue	1924	Fire Hall	Richard H. Millson, Cecil Burgess, and Albert J. Hazelgrove	2023	Event Space > Co-Working Space	Better Business Bureau	Wei Sanchez Design Studio	No	No	Yes
Ottawa New Edingurgh Club Boathouse (ONEC) / NCC River House	501 Sir George Etienne Cartier Parkway	1914	Religious / Recreation Facility	C.P. Meredith	2023	Mixed: Commercial (restaurant), educational, office, recreation.		GRC Architects (Phase 1) + Juxta Architects Inc. (Phase 2-4)			Yes (FHBRO Recognized)

70+ projects and growing

Sir John A. MacDonald Building (2015) – Original (1932)

144 Wellington St, Ottawa, Ontario

Conservation Decision-Making Phases:

UNDERSTANDING	PLANNING	INTERVENING	POST-OCCUPANCY

UNDERSTANDING

PROJECT CONTEXT:

The former Bank of Montreal building was originally built in 1930-32 and was awarded the RAIC Gold Medal, the most prestigious architectural award in Canada at the time, soon after construction.[1] It was later registered as a Classified Federal Heritage Building in 1987. The elaborate Beaux-Arts building is situated between Wellington Street and Sparks Street at O'Connor Street, a prominent location facing Parliament Hill to the north and a pedestrian mall to the south in a prime business district of downtown Ottawa.

UNDERSTANDING
- Project Context
- Base Building Data
- Awards

PLANNING
- Heritage Conservation
- Socio-Cultural
- Environmental
- Economic

INTERVENING
- Heritage Conservation
- Socio-Cultural
- Environmental
- Economic

POST-OCCUPANCY [NEW]
- Heritage Conservation
- Socio-Cultural
- Environmental
- Economic

For more information about Carleton's research and roadmap

If you have any relevant case studies or data you would like to share, please fill out our survey

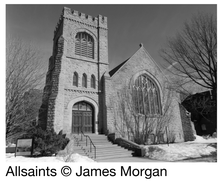
Feuille de route pour encourager les projets de réutilisation adaptative à Ottawa

Feuille de route conçue par les partenaires du site de recherche coordonné par l'Université Carleton

4

Create a site specific feasibility studies to determine appropriate interventions and new uses

In order to ensure the quality of an adaptive reuse project, the building should be carefully considered with the proposed new use in mind. Not all buildings are suitable for all programs, because of technical restraints that affect the economic and environmental success of the project and the often overlooked socio cultural considerations. Adaptive reuse projects need to analyze the history of the building and the current needs of the community to ensure that the heritage is preserved. Furthermore, it becomes an opportunity to combat social injustices when considering whose heritage – tangible and intangible – to preserve and promote. Our research team has conducted interviews with the professionals associated with local projects to better understand existing barriers and benefits of the existing system with regards to adaptive reuse.



Allsaints © James Morgan

SJAM © Doublespace Photography

The Slayte © GeoNerd

Flora Hall © The Brown Knowser

Innovation Center © Bayview Yards

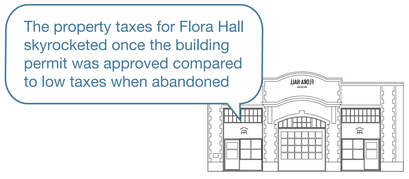
Eccles Residence
© Cornerstone Housing for Women

5

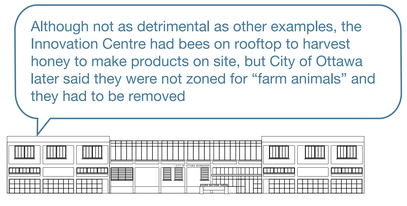
Implement changes to policies at federal, provincial and municipal levels creating regulatory barriers to reuse

Certain barriers to adaptive reuse that are recurring in our interviews with owners of completed projects are drastic increases to property taxes, lengthy and expensive rezoning and permit processes. Policy makers need to reduce regulatory barriers to building reuse, simplify and facilitate the permitting process, and make context sensitive changes to allow diverse uses. Not only is immediate action necessary, but policies need to periodically be reviewed and changed through feedback and government initiatives.

The rezoning process for allsaints took 2 years and $20,000



The property taxes for Flora Hall skyrocketed once the building permit was approved compared to low taxes when abandoned

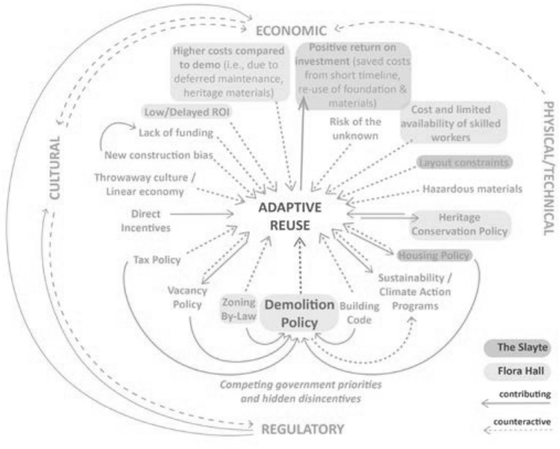


Although not as detrimental as other examples, the Innovation Centre had bees on rooftop to harvest honey to make products on site, but City of Ottawa later said they were not zoned for "farm animals" and they had to be removed

6

Establish a supportive framework of shared resources to overcome common obstacles in adaptive reuse

Technical, regulatory and economic resources are essential for avoiding the gaps between a given context and the ambition of promoting reuse practices. As a result, reuse in Ottawa is currently only being carried out by pioneers and extremely motivated stakeholders. The city of Calgary has developed an inventory of acceptable alternatives to the building code within a reuse context that helps professionals facing similar issues.



The amount received in renovation subsidies was less than 1% and was time-consuming process

7

Provide post-occupancy monitoring to evaluate effectiveness of changes, and promote maintenance to upkeep quality

It is essential to monitor the progress made over time so that the effectiveness of design decisions can be evaluated. Monitoring can also help to support owners post project completion, especially regarding maintenance of the building. This process can be performed using post-occupancy evaluations and interviews with owners and community members. Evaluations should consider environmental, social and economic concerns for both the specific project and for the framework established to support adaptive reuse.

Si vous avez des études de cas pertinentes que vous aimeriez partager, veuillez remplir notre sondage

Pour plus d'informations sur la recherche et la feuille de route de l'Université Carleton