



Old Oakville HCD Public Information Meeting

Welcome!

Purpose

To introduce the update to the Old Oakville HCD, project timelines, opportunities to engage, and receive community input.

Town Contact

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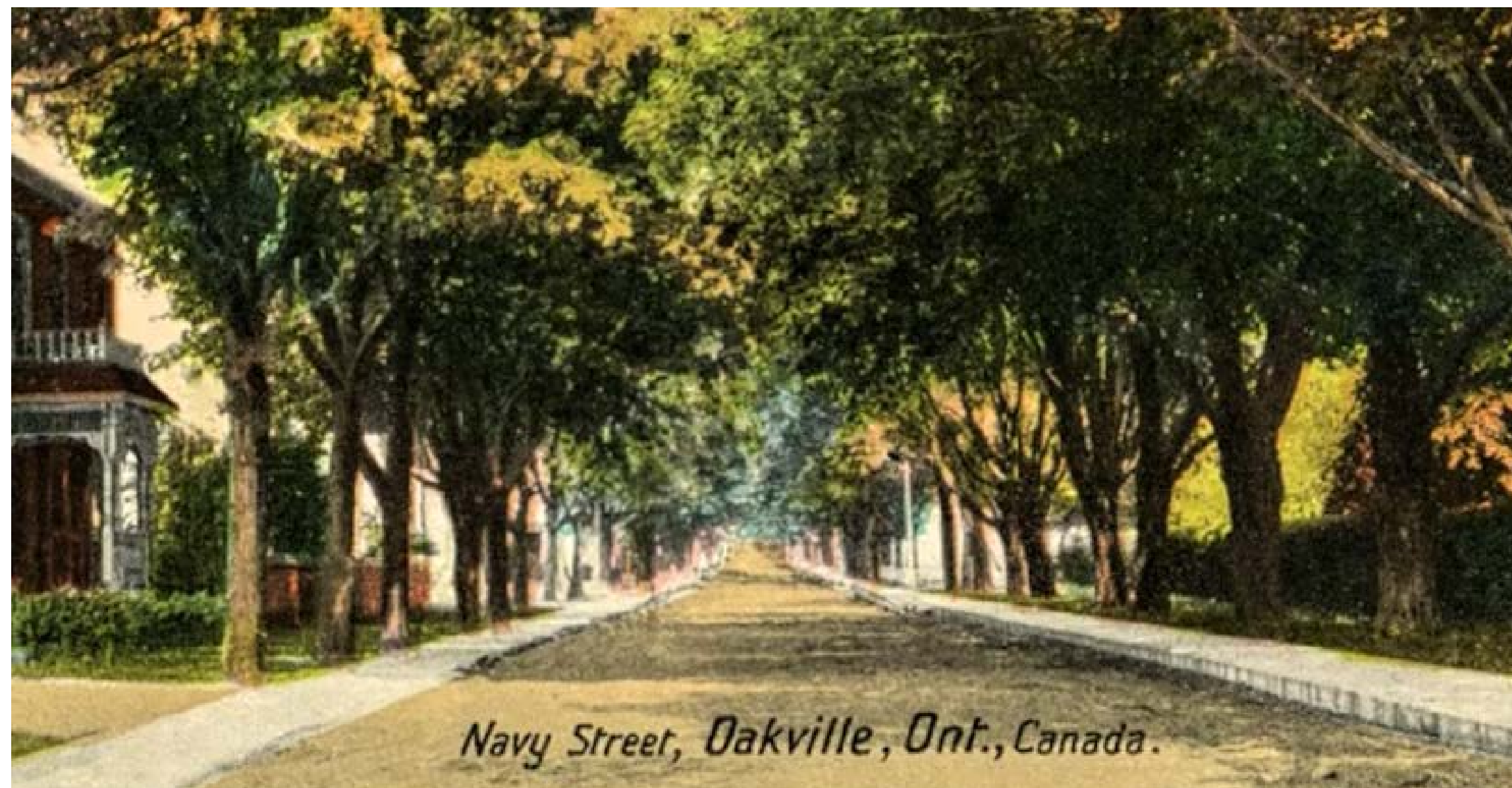


StoryMap

Have your Say



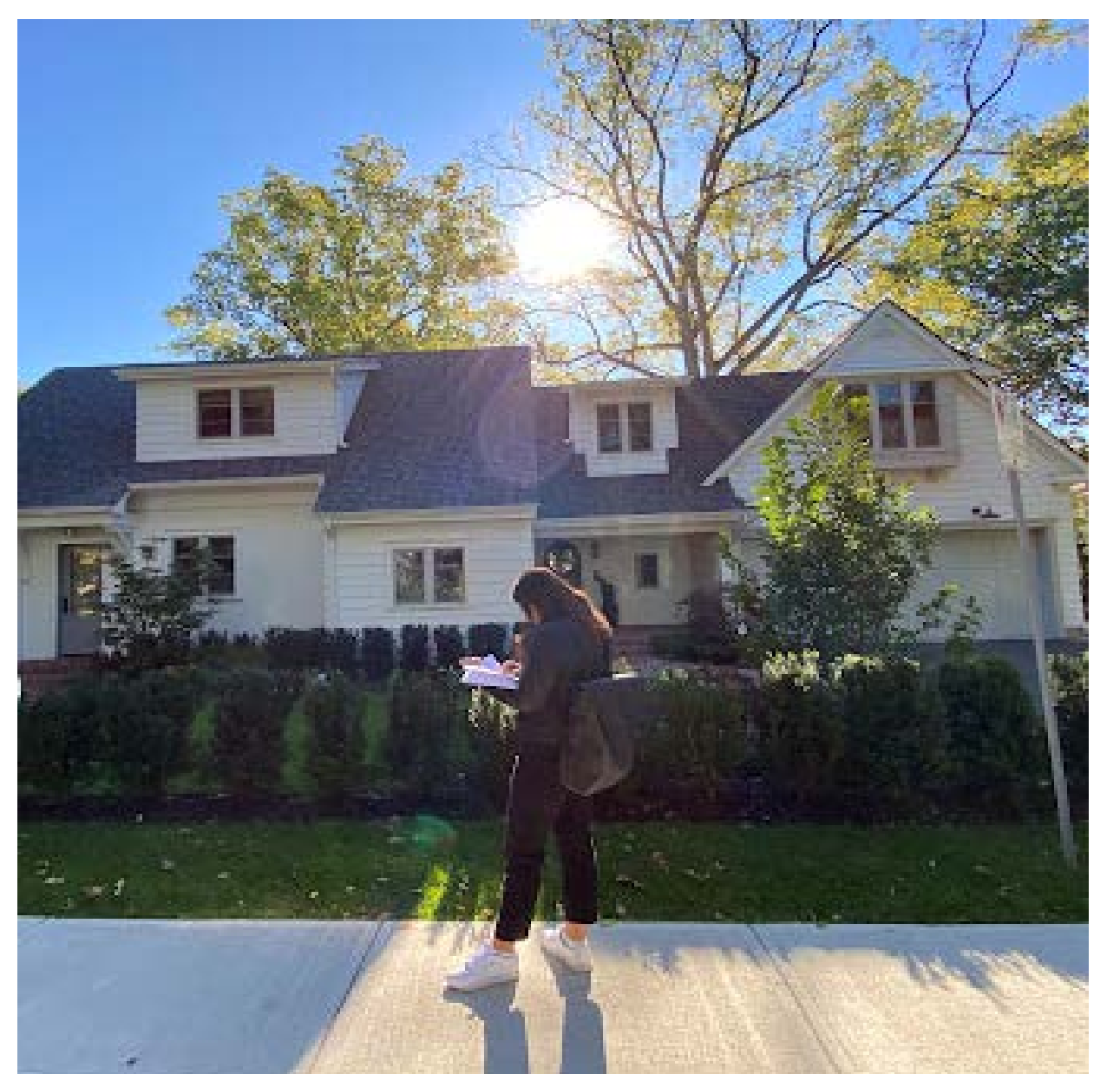
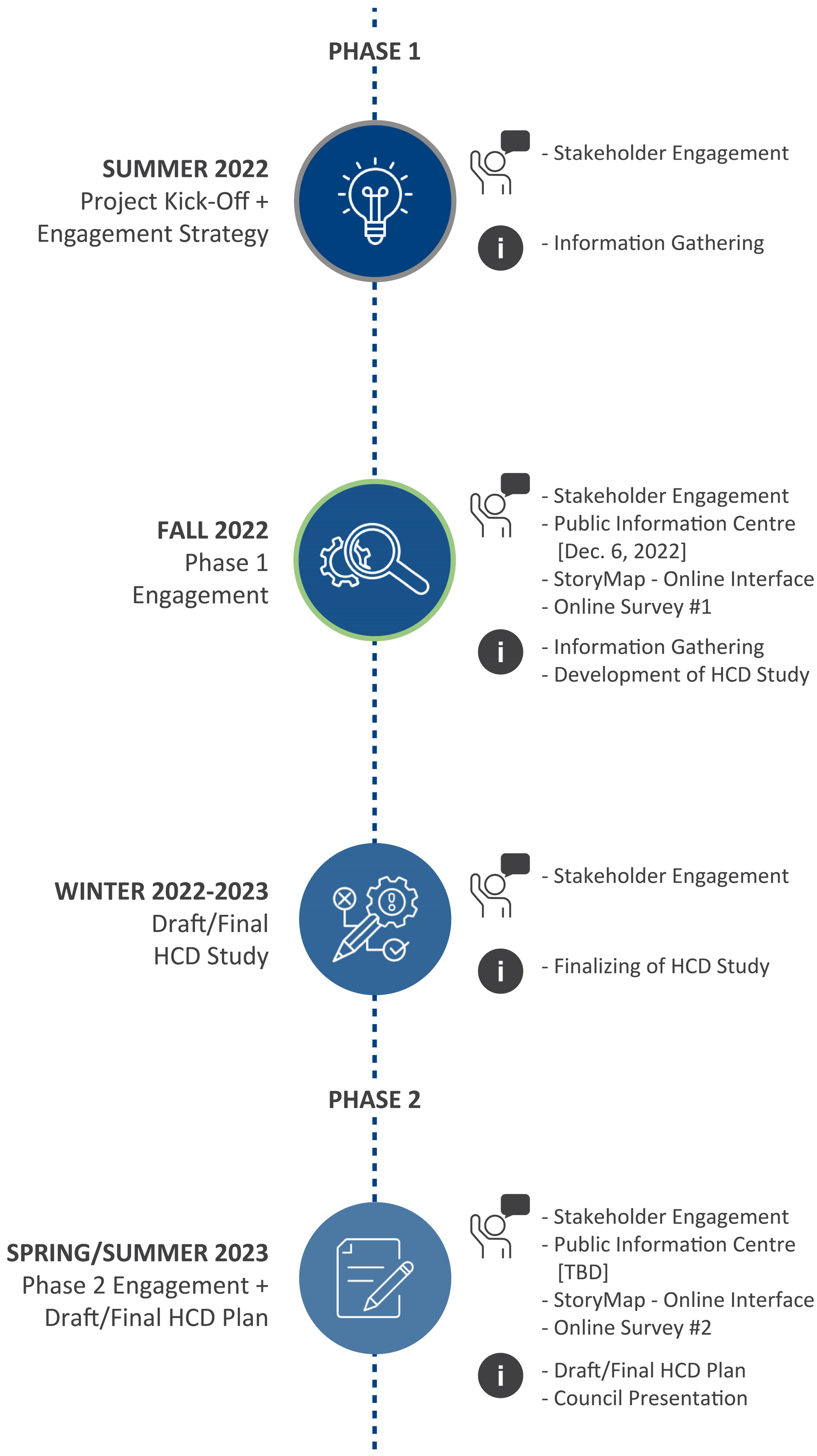
Survey



Navy Street, Oakville, Ont., Canada.



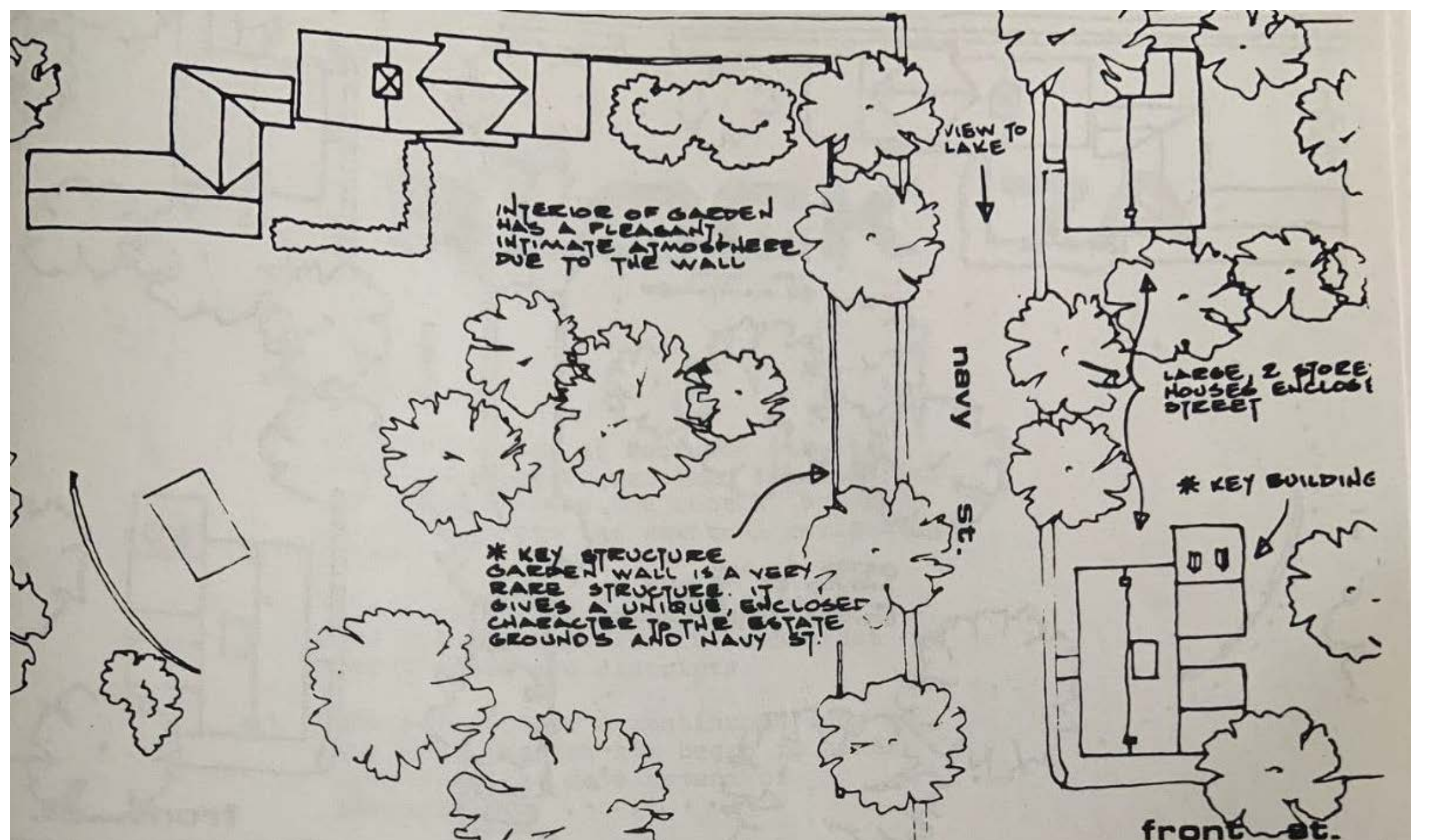
Project Timeline



Timeline subject to change as required.

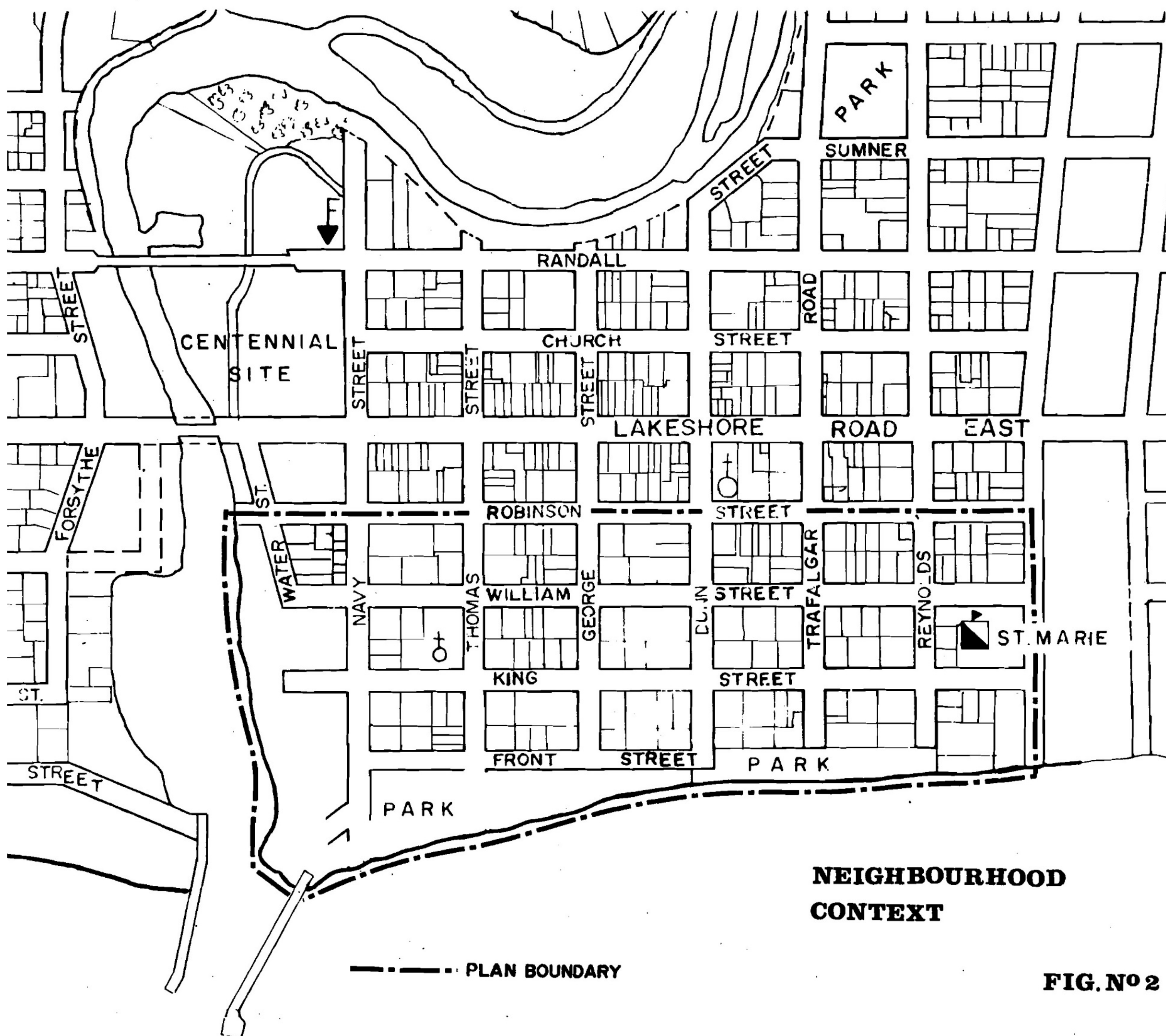
What is a HCD?

- A **Heritage Conservation District** is a cluster of buildings and features that reflect an aspect of local history that are protected by a municipal By-law passed under Part V of the Ontario Heritage Act by Council
- The purpose of a HCD is to conserve and enhance the character of historic areas / neighbourhoods by establishing policies and guidelines on how to manage change consistently for all property owners in that area
- There are 134 HCDs in Ontario, Oakville has four:
 1. Old Oakville Heritage Conservation District
 2. First and Second Street Heritage Conservation District
 3. Trafalgar Road Heritage Conservation District
 4. Downtown Oakville Heritage Conservation District



The Old Oakville HCD

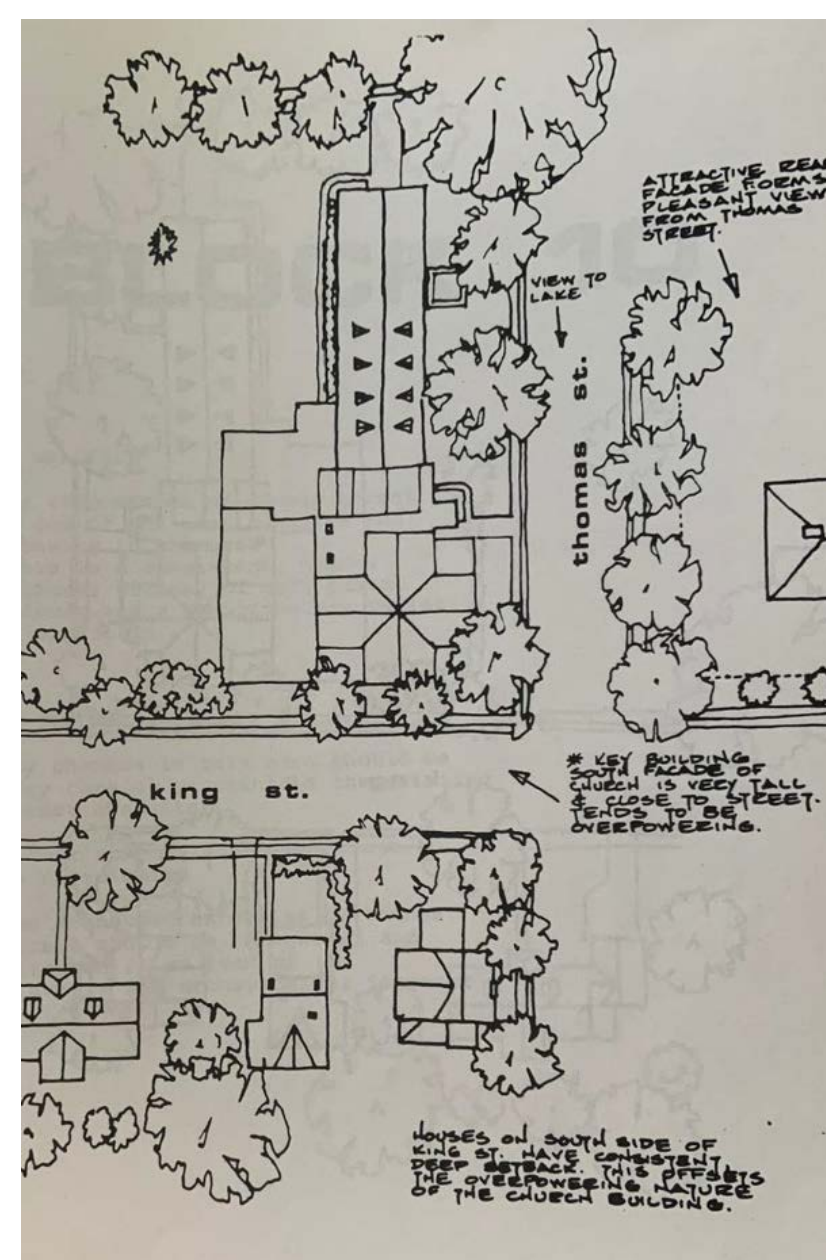
- Old Oakville HCD was approved by the Ontario Municipal Board on July 5, 1982, and has served the community well for 40 years and has been instrumental in maintaining the unique character of this residential area
- The area's architecture was relatively preserved, and consisted of homes, cottages and businesses with architectural styles from 19th-Century Georgian, Neoclassical, Victorian and Classic revival eras
- It includes the area from Allan Street to the 16 Mile Creek and between Lake Ontario and the southerly lot lines of the properties fronting onto Robinson Street
- Updates to heritage legislation - specifically the Ontario Heritage Act - have resulted in a need for the guiding documentation of the District to be updated in order for the HCD to comply with this updated legislation
- The OHA requires 2 components to create or update HCDs:
 1. **Study**
 2. **Plan and Guidelines**



The HCD Study

The HCD Study is the background document that includes:

- A history of the District
- An inventory of properties, and
- An overview of existing planning policies



What is being studied?

- Detailed history of the HCD including pre-contact and European settlement up until present
- Built heritage character description (in progress)
- Description of the landscape context and character
- Land use character and policy review
- Cultural Heritage Landscapes within the HCD (Erchless Estate and the Oakville Harbour)
- Recommended objectives of update and plan content
- Recommended changes to municipal planning mechanisms and by-laws
- Discussions with Oakville Lakeside Residents Association (OLRA) and other stakeholders

What is being updated?

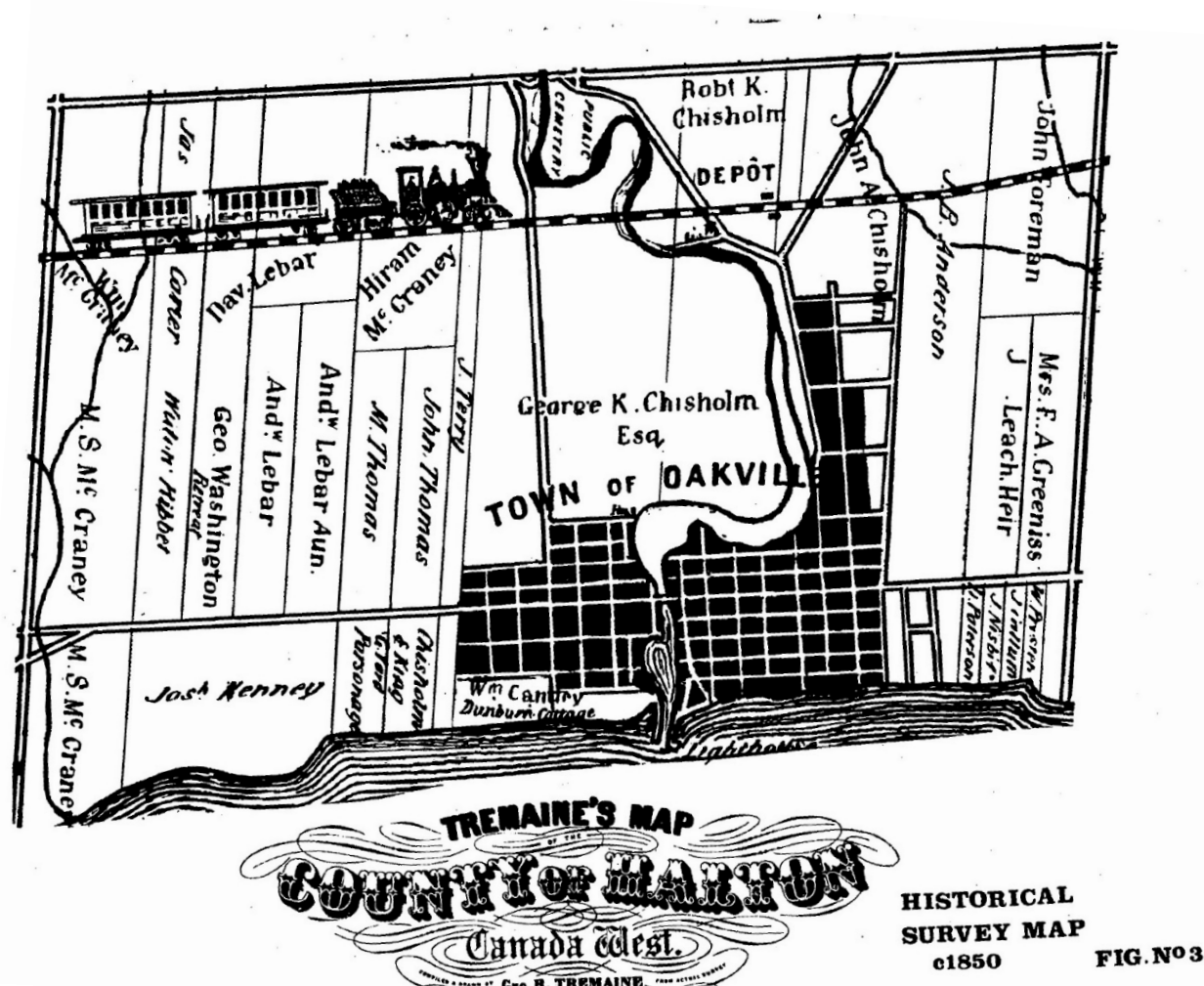
- Legislation and Policies:
 - a. Greenbelt Plan
 - b. Growth Plan for the Greater Golden Horseshoe
 - c. Ontario Heritage Act
 - d. Provincial Policy Statement
 - e. Halton Region Official Plan
 - f. Livable Oakville Official Plan
 - g. By-laws 1981-144 and 1982-044
 - h. Accessibility for Ontarians with Disabilities Act (AODA)
 - i. Green Energy Act
 - j. Any changes brought about by Bill 108 and Bill 23

What is being added?

- Inventory Sheets for each property with:
 - a. Design/physical description
 - b. Historical description
 - c. Contextual description
 - d. Integrating information from ORLA
- Statement of Cultural Heritage Value or Interest defined by criteria of three categories:
 - a. Design/Physical Value
 - b. Historical/Associative Value
 - c. Contextual Value

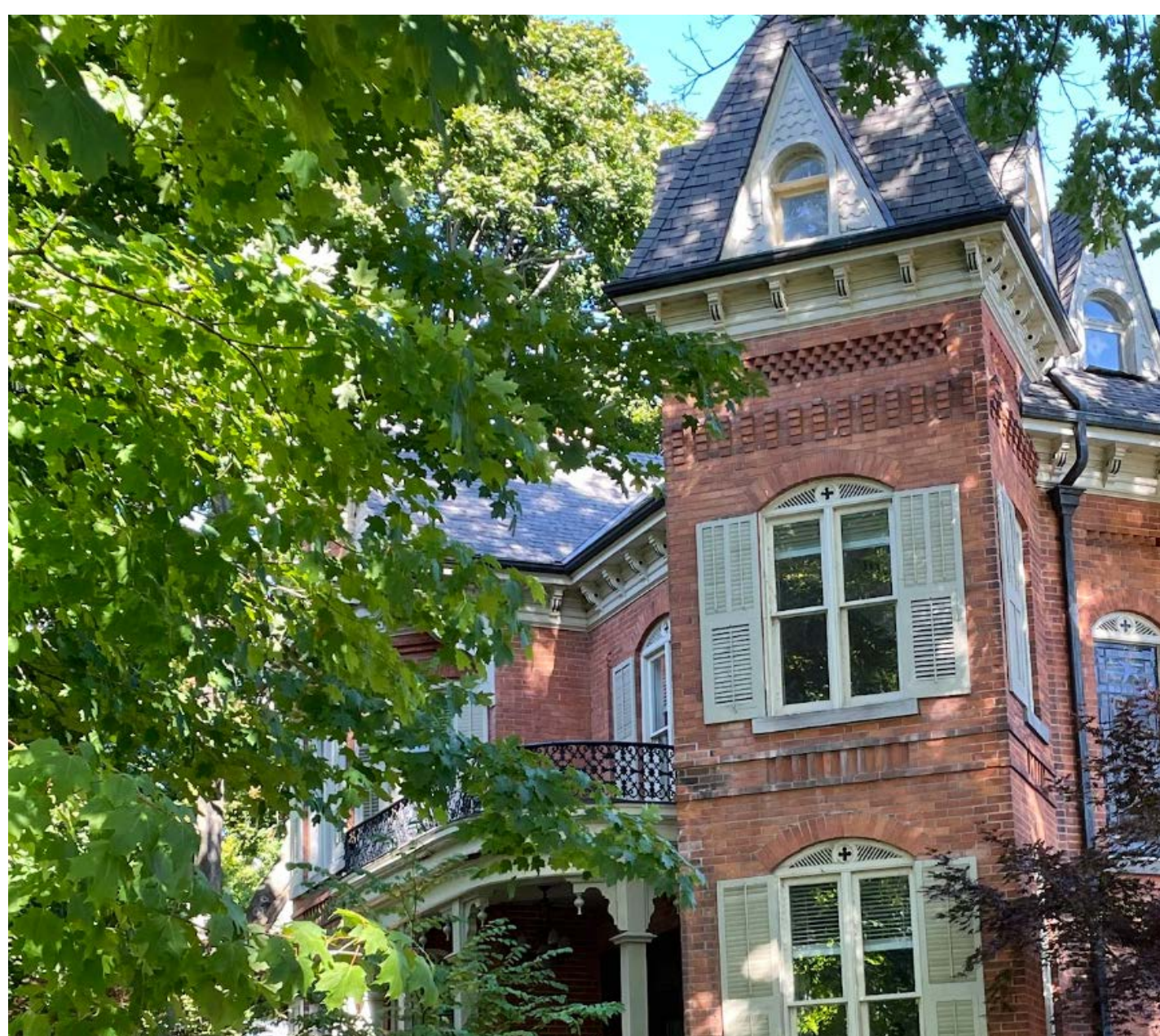
The HCD Plan and Guidelines

- The HCD Plan and Guidelines are the guiding documents to manage change within the District
- It provides the rules and tools to follow if any change is to happen in the area
- The updated HCD Plan will build on the findings of the HCD Study and the success of the original Old Oakville HCD Plan
- The updated HCD Plan will include:
 - Clear and detailed guidelines on how to approach alterations to properties in the district
 - Provide an updated existing conditions overview
 - Include new designated properties and cultural heritage landscapes which were not identified or included in the existing HCD Plan - an important step in demonstrating that what is considered to have heritage value evolves over time



Key Findings to Date

- Key findings from other recent studies and consultations include:
 - Existing HCD plan does not clearly identify the HCD objectives and Statement of Cultural Heritage Value or Interest, which are OHA requirements
 - Stakeholder survey indicated that people are aware they are in an HCD and had a positive attitude towards the district
 - Continued support for the existing HCD boundary
 - Existing HCD Plan does not have Inventory Sheets for each property
 - In practice, there is a disconnect between the Zoning By-law and HCD guidelines causing building height and massing variations in new developments and additions
 - Historic block formation, views and vistas, topography contributes to the character
 - Landscape character of the district is highly valued – contribution of open spaces, street tree canopies, open and landscape yards



Potential Heritage Attributes

Heritage attributes are the physical elements that need to be retained to conserve the cultural heritage value. They can include:

- Style of architecture
- Vernacular (use of local materials, influence of local culture/geography)
- Sympathetic alterations
- Architectural details
- Landmark status
- Group value
- Landscape and public open spaces
- Overall spatial pattern
- Land use
- Boundary
- Historic views

