

Old Oakville Heritage Conservation District (HCD) Plan Update

PIC # 4 - March 21, 2024



OAKVILLE



Land Acknowledgement

Honouring the Land and Territory

Oakville, as we know it today, is rich in the history and modern traditions of many First Nations. From the lands of the Anishinaabe, to the Attawandaron and Haudenosaunee, these lands surrounding the Great Lakes are steeped in First Nations history. As we gather today on the sacred lands of Treaties 14 and 22, we are in solidarity with Indigenous brothers and sisters to honour and respect Mother Earth, the original nations of the trees and plants, the four legged, the flyers, the finned and the crawlers as the original stewards of Mother Earth. We acknowledge and give gratitude to the waters as being life and being sacred and to the carriers of those water teachings, the females. We acknowledge and give gratitude for the wisdom of the Grandfathers and the four winds that carry the spirits of our ancestors that walked this land before us.

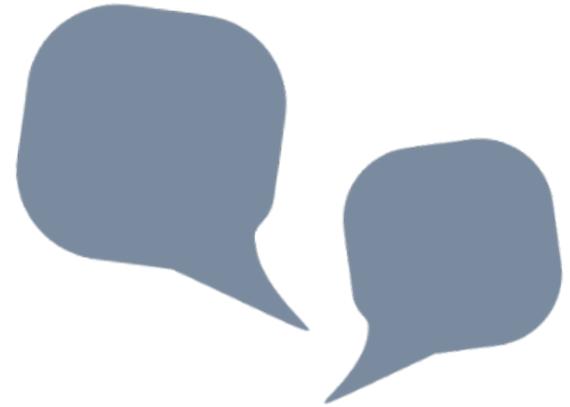
The Town of Oakville is located on the Treaty Lands and Territory of the Mississaugas of the Credit. We acknowledge and thank the Mississaugas of the Credit First Nation, the Treaty holders, for being stewards of this traditional territory.



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Meeting Instructions

- The Town and Consulting team will welcome your questions and discussion
- Let's all try to give everyone who would like to ask a question a chance to speak.
- Be respectful - everyone deserves to be heard even if the opinions are not aligned, a variety of opinions are welcome
- We will be documenting the discussion and will prepare a meeting summary that will be made available
- Role of facilitator - neutral third party and we are here to help make this meeting run well - our role as facilitators is to listen and document comments.



Welcome & Introductions

Town Staff

- **Kirk Biggar**, Manager, Policy Planning and Heritage
- **Susan Schappert**, Heritage Planner
- **Carolyn Van Sligtenhorst**, Supervisor, Heritage Conservation
- **Kristen McLaughlin**, Heritage Planner
- **Susanna Willie**, Planning Clerk

Consultant Team

- **Kayla Jonas Galvin**, Director - Heritage Operations, ARA
- **Martina Braunstein**, Associate, Landscape Planner, Dillon Consulting
- **Evelyn Babalis**, Landscape Planner, Dillon Consulting

Other departments involved:

- Parks and Open Space
- Facilities
- Roads and Construction



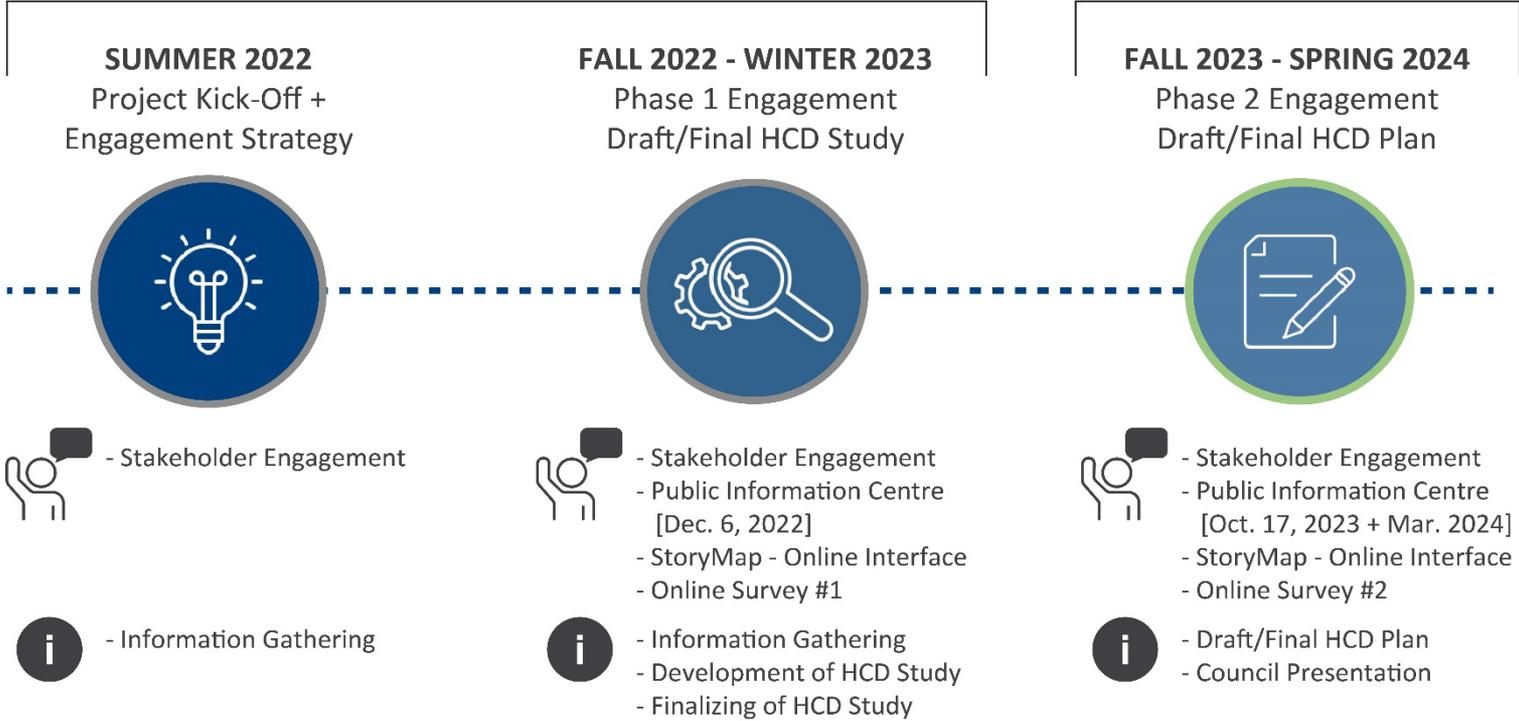
Project Timeline

We are here



PHASE 1

PHASE 2



Draft Old Oakville HCD Plan



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Project Context

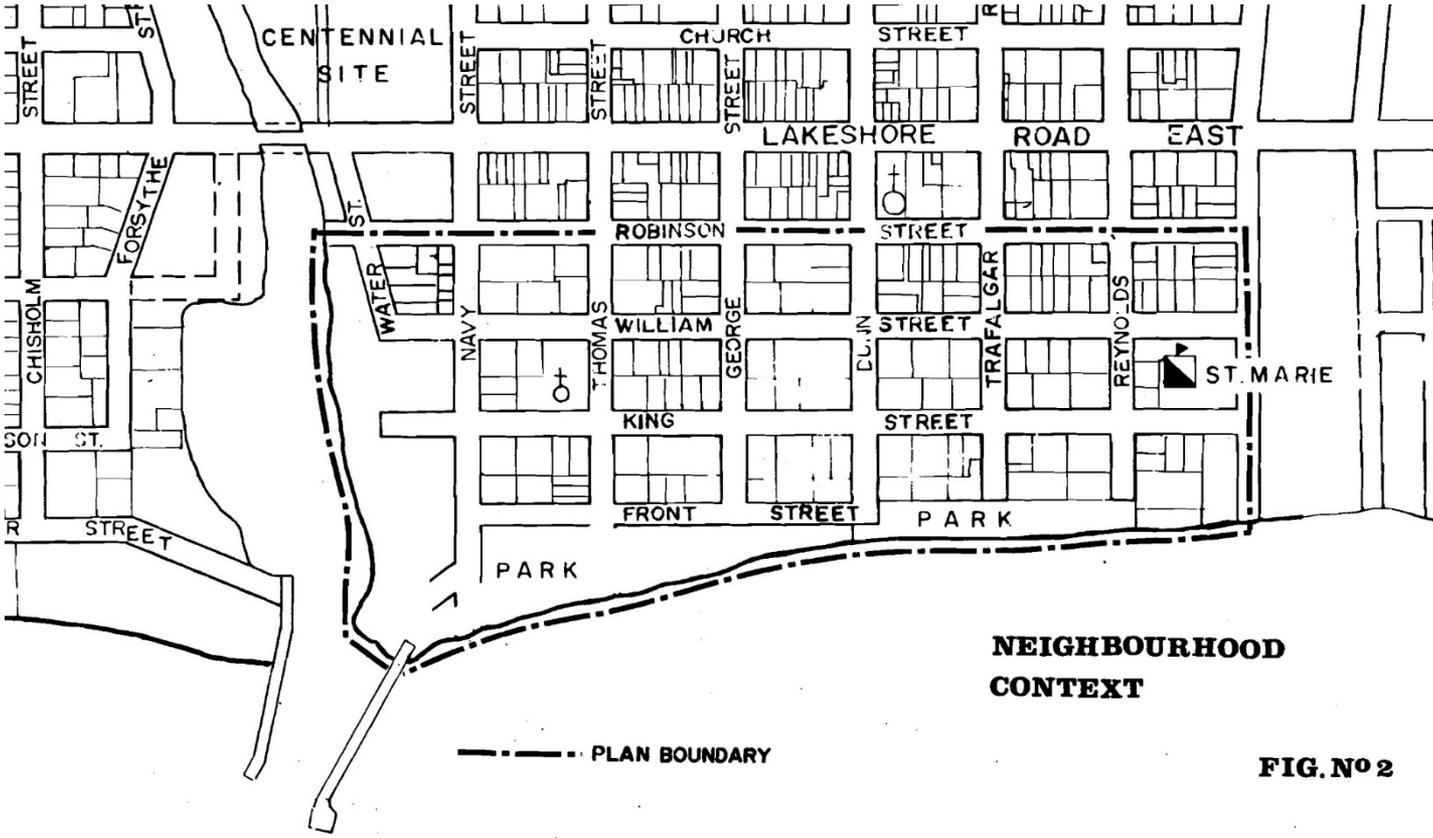
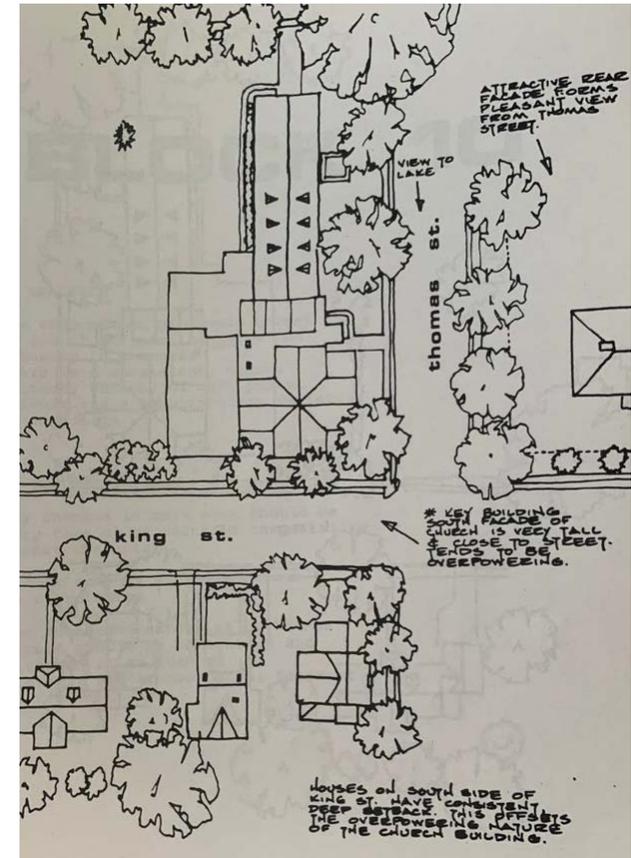


FIG. NO 2

Project Context

- Original HCD Plan approved by the Ontario Municipal Board on July 5, 1982
- HCD is instrumental in maintaining the unique character of this residential area for over 40 years
- Architecture was relatively preserved, and consisted of homes with architectural styles from 19th-Century Vernacular, Neoclassical and Georgian and Gothic Revivals



Project Context

- Ontario Heritage Act updates require new compliance measures for the HCD
- The OHA requires 2 components to create or update HCDs:
 - 1. Study - completed**
 - Inventories all properties
 - Reviews existing policies and issues of consistency
 - 2. Plan and Guidelines – in progress**
 - Best practices in heritage conservation and community input
 - Approved by Council and can be appealed to the Ontario Land Tribunal (OLT)



Project Context

The Plan will guide and manage physical change and development within the District by:

- Adopting the updated Plan and Guidelines
- Making decisions about heritage permit applications for alterations, demolitions and new construction under Part V of the Ontario Heritage Act according to the updated Plan and Guidelines
- Initiating appropriate public works, improvements and financial incentives to conserve and enhance character
- Complementing these actions by making appropriate amendments to Official Plan policies, the Town's Zoning By-law and other relevant by-laws



Draft Guidelines

Design guidelines are required to manage physical changes and are prepared with the following objectives:

1. Protect and maintain cultural heritage attributes
2. Allow for growth while managing change
3. Protect and enhance the neighbourhood character for the benefit of the community



Draft Guidelines

Table of Contents

- 1. Introduction
- 2. Cultural Heritage Value of the District
- 3. Objectives of the Heritage Conservation District
- 4. Municipal Policy Framework
- 5. Guidelines for Managing Change
- 6. Exempt Alterations and Classes of Alterations
- 7. Heritage Conservation District Review Process
- 8. Glossary and Terms
- 9. Bibliography and Sources

Identified through the HCD Study

New guidance for the HCD Plan update

Draft Guidelines

Guidelines for Managing Change:

1. Introduction and Key References
2. Guidelines for Contributing Properties
3. Guidelines for Non-Contributing Properties
4. Landscape and Site Guidelines for Public Lands (Contributing and Non-Contributing)
5. Landscape and Site Design Guidelines for Privately Owned Lands (Contributing and Non-Contributing)
6. Character Area Specific Guidelines



PIC # 3 - What We Heard

TOPIC: Old Oakville HCD Plans

Concerns include:

- potential for ‘Disney-fication’, need to reflect contemporary setting
- new construction, additions, height

Opportunities include:

- alignment between zoning and HCD guidelines to protect district’s character
- guidance for signage and planting
- clear language, visuals to help communicate content



What We Heard – Integrating Input

3.1 Overall Intent

Within the Old Oakville Heritage Conservation District, it is the intent of Council to guide and manage physical change and development within the District by:

- Adopting the updated Old Oakville Heritage Conservation District Plan and Guidelines;
- Making decisions about heritage permit applications for alterations, demolitions and new construction under Part V of the *Ontario Heritage Act* according to the updated Old Oakville Heritage Conservation District Plan and Guidelines;
- Initiating appropriate public works, improvements and financial incentives to conserve and enhance the character of the Old Oakville Heritage Conservation District within the financial capabilities of the Town of Oakville; and
- Complementing these actions by making appropriate amendments to Official Plan policies, the Town's Zoning By-law and other relevant by-laws.

4.2 Town of Oakville Zoning By-Law

In summary, the intent of the current zoning is to maintain the overall historic character of the HCD through continued low density residential growth. The parks and community services are also major contributors to the character and area's sense of place. The Town is completing an update to its residential zoning by-law, providing an opportunity for current zoning provisions that pose challenges for new development's height and massing to be refined and inline with this HCD Plan.



What We Heard – Integrating Input

5.4 Landscape and Site Guidelines for Public Lands (Contributing and Non-Contributing)

5.4.6 Wayfinding

- Use Oakville Historical Society signage for key historic structures within the District.
- The predominant public space signage within the District is white with single or double posts. Signage should be unified and well-maintained at key public space entrances.
- The Town may consider introducing special street signage identifying the heritage conservation district in the future.



Figure 25: Historic structure signage, the Old Post Office and Thomas House (left), and the Worn Doorstep (right)



PIC # 3 - What We Heard

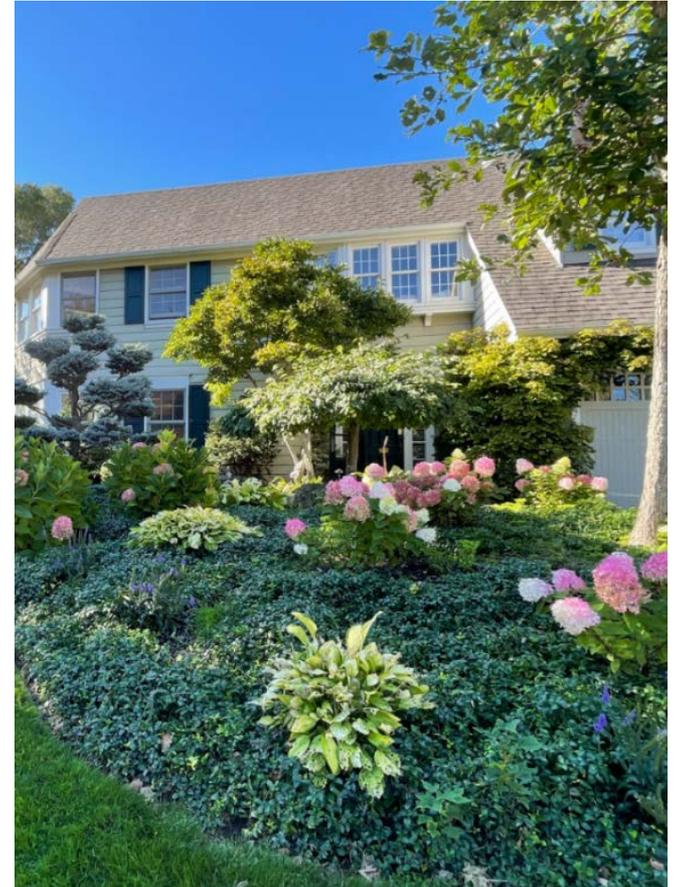
TOPIC: Landscape, Trees and Views

Concerns include:

- safety and visibility/sightlines, maintenance
- invasive species
- loss or obstructed views to lake
- visual consistency

Opportunities include:

- human and environmental health benefits due to tree canopy
- connection between natural heritage and cultural heritage
- local educational opportunities regarding planting and landscape design



What We Heard – Integrating Input

5.5.1 Soft Landscaped Areas and Trees

- Maximize, protect and maintain existing generous setbacks with landscaped areas, including gardens, low-profile hedges and open lawns. New landscaped areas are encouraged, particularly along sidewalks and curb frontages contributing and enhancing the continuity of the streetscape character of the District.
- Protect and maintain the existing and future tree canopy within the District. A tree permit shall be required for the injury or removal of any tree located within the front yard of a private property, in accordance with the definitions, conditions and requirements specified in the Town of Oakville's Private Tree Protection By-Law 2008-156 (as amended). All efforts shall be made to design additions and new development to accommodate existing mature trees, rather than remove them. The planting of new trees is strongly encouraged.
- Monitor tree health on a regular basis and remove dead wood to avoid decay and prevent property damage.
- The impact of alterations, additions and new development on soft landscaping should be reasonably mitigated through new landscaping plans that respect the heritage character of the District.



Figure 27: Maximized setback with landscaped garden, 22 George St



Figure 21: Urban tree cover along King St. between Reynolds St. and Trafalgar Rd. in Area 5 – St. Andrew's Traditional

What We Heard – Integrating Input

5.4 Landscape and Site Guidelines for Public Lands (Contributing and Non-Contributing)

5.4.4 Views

- Protect the primary tree-framed views of Lake Ontario along public right-of-ways, including Navy St, Thomson St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St. New street trees should be located along sidewalks or boulevards to frame these views, not obscure them.
- Protect the secondary vistas to the lake, creek, downtown, churches and building facades along Key Streetscape Overlay.
- Protect the secondary vista openings within the streetscape at the road intersections within the District.



Figure 31: Conservative lot sizes, tree canopy protection and porous urban fabric preserve valuable vistas

PIC # 3 - What We Heard

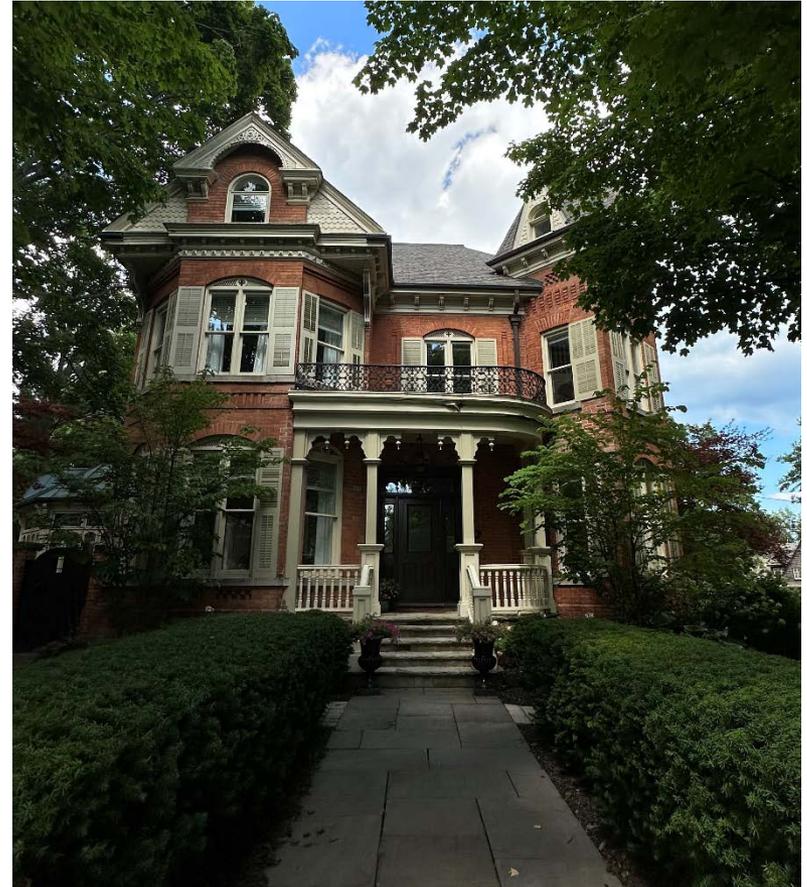
TOPIC: Zoning By-Law

Concerns include:

- parking, building heights and setbacks
- zoning by-law does not match the guidelines
- Committee of Adjustment, process

Opportunities include:

- ensure zoning is reflected in guidelines especially for new builds and additions
- look to good heritage examples



What We Heard – Integrating Input

2.2 Description of Cultural Heritage Attributes

The Old Oakville Heritage Conservation District has contextual value due to its physical, functional, visual and historical links to its surroundings. The District contains the following heritage attributes that reflect this value:

- Major and minor shared roads emphasizing pedestrian traffic;
- Low density zoning and massing of structures ranging from one to two-and-a-half storeys in building heights;
- Steep banks along Sixteen Mile Creek and gently sloping topography in the residential area;
- Built features that respond to the topography including heights of buildings, terraces, retaining walls and exposed foundations;
- Views to/from heritage attributes including, as per Map 2:

4.2 Town of Oakville Zoning By-Law

In summary, the intent of the current zoning is to maintain the overall historic character of the HCD through continued low density residential growth. The parks and community services are also major contributors to the character and area's sense of place. The Town is completing an update to its residential zoning by-law, providing an opportunity for current zoning provisions that pose challenges for new development's height and massing to be refined and inline with this HCD Plan.

What We Heard – Integrating Input

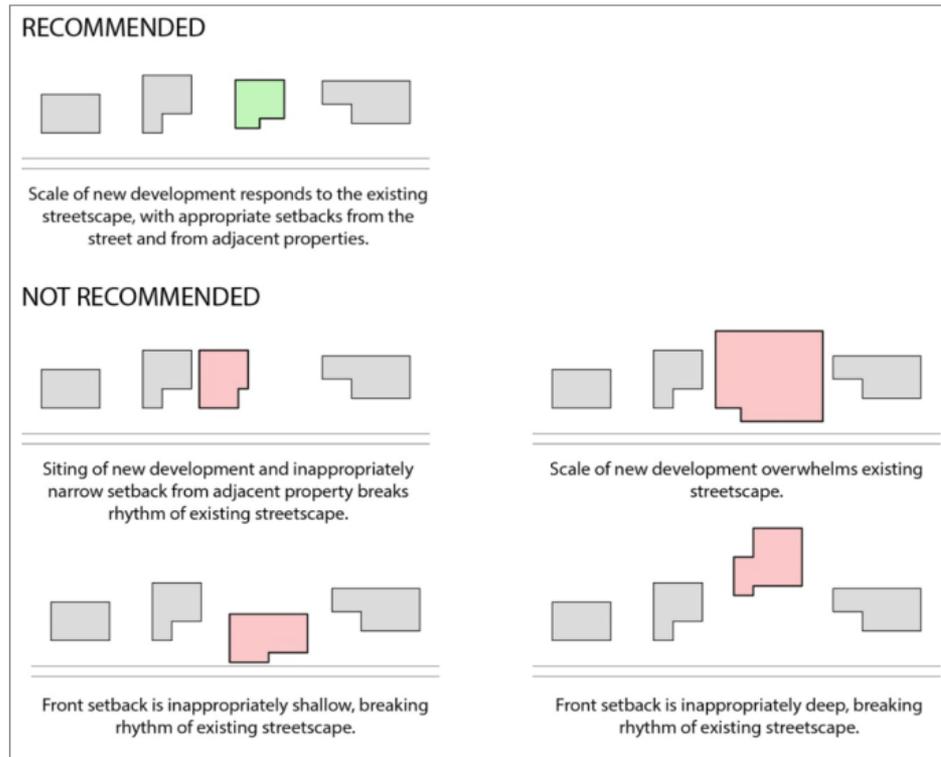


Figure 18: Guidelines for siting new development within the existing streetscape
(Source: First and Second Street HCD Plan)

What We Heard – Integrating Input



Figure 32: Building Elevation and Height Following the Topographical Slope



PIC # 3 - What We Heard

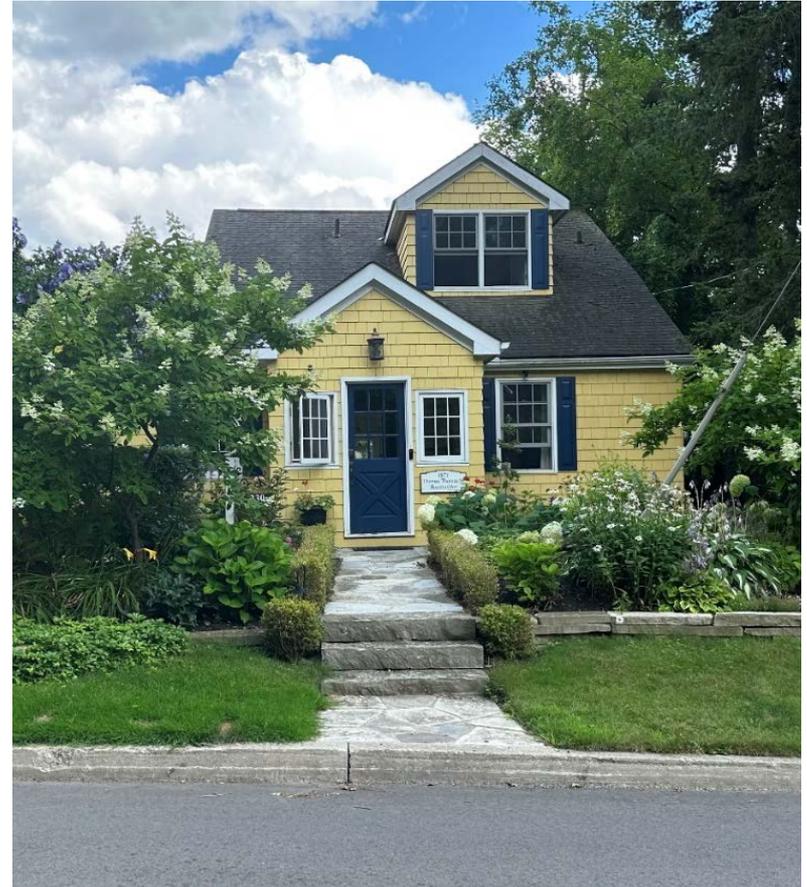
TOPIC: Architecture and Massing

Concerns include:

- new buildings and addition
- heights/massing/lot coverage
- impact on trees

Opportunities include:

- good examples of new builds/additions/windows within HCD
- guidelines for new balconies or porches, and colours, materials
- educate real estate agents and homeowners



What We Heard – Integrating Input

5.2.3.3 Scale and Massing

The scale and mass of building additions must be carefully considered.

- Erect additions 1-2 storeys in building height, sympathetic in scale and massing to the primary building.
- Design a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design rooflines for additions and new buildings so that they compliment the form, material and style of contributing buildings within the District.
- Design additions so that the proportions, placement, style and materials of windows and doors compliment those of contributing properties within the District.
- Design new porches, porticos, verandahs and balconies, so that they compliment the proportions, placement, style and materials of contributing buildings within the District.
- The massing and proportions of an addition shall conform to all applicable regulations of the Town of Oakville Zoning By-law, subject to amendments and variances that may be approved.



Figure 8: Black louvred shutters 19 Navy St. (left); Louvred shutters 308 William St. (right).

What We Heard – Integrating Input

5.2.2.8 Porches and Porticos

- Protect and maintain the form, arrangement and materials of existing original porches, porticos, verandahs, and balconies wherever possible.
- Retain sound or repairable entrances, porches, porticos, verandahs and balconies and their functional and decorative elements.
- Repair parts of porches, porticos, verandahs or balconies by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repairs should match the existing work as closely as possible, both physically and visually.
- Where porches, porticos, verandahs and balconies are extensively deteriorated or missing parts, replace in kind where there are surviving prototypes. Use salvaged material wherever possible or new materials that match the original style and quality of the originals.



Figure 10: Porch 22 Reynolds St. (left); Side porch 212 King St. (right).

PIC # 3 - What We Heard

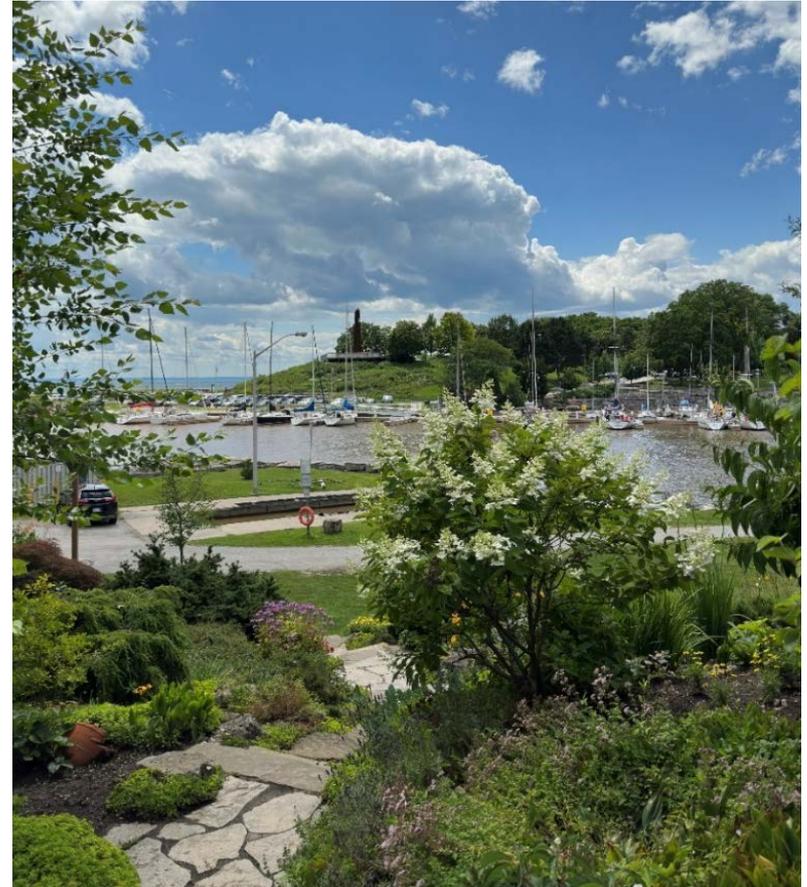
TOPIC: Park and Open Space

Concerns include:

- increase in visitors, parking
- obstructed views and vistas
- maintenance

Opportunities include:

- consistent design elements that fit HCD such as furniture, fencing, signage
- maintenance of natural landscape



What We Heard – Integrating Input

5.4.5 Public Parks and Open Space

- Continue to identify, commemorate and protect heritage trees in parks and open spaces.
- Protect and maintain the existing trees in parks and open spaces, prioritizing successional planting of new trees and historic grove-like restoration of the shoreline.
- Tree health should be monitored on a regular basis and dead wood removed to avoid decay and prevent property damage. Remove and replace dead trees in accordance with Town standards for tree removal and replanting in order to maintain the tree canopy.
- All other applicable Town standards for tree planting and maintenance shall be followed, including planting of historic tree species.
- Fencing shall be low-lying, porous and picket with frequent openings for public access to the park.
- Protect and maintain historic fencing and walls in situ when possible. Refer to historic photographs or documentation for appropriate styles wherever possible when adding new fences in parks and open spaces.



Figure 22: Open Views to Lake Ontario from George St. terminus at George Street Parkette

What We Heard – Integrating Input

5.4.4 Views

- Protect the primary tree-framed views of Lake Ontario along public right-of-ways, including Navy St, Thomson St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St. New street trees should be located along sidewalks or boulevards to frame these views, not obscure them.
- Protect the secondary vistas to the lake, creek, downtown, churches and building facades along Key Streetscape Overlay.
- Protect the secondary vista openings within the streetscape at the road intersections within the District.

5.4.3 Street Furniture, Lighting and Utilities

- Street furniture should be unified and compliment the historic architectural attributes of the District, as well its connection to Oakville's historic downtown.



Figure 24 Trail network in Dingle Park within Area 1 - Waterfront Open Space

Draft Old Oakville HCD Plan Residential Zoning Update

- Zoning regulations are separate from the HCD Plan but are an important tool in managing change
- The HCD Plan is one of the policies that guides zoning regulations
- The HCD Plan needs to set the policy direction to implement future changes in the Town's Zoning By-law related to heritage districts
- The following slides are for discussion purposes only – any proposed changes will be addressed through the **South Oakville Residential Zoning By-law Review**, not the Old Oakville HCD Plan and Guidelines



Potential zoning updates

- Upcoming **South Oakville Residential Zoning By-law Review**
 - Clarify and simplify regulations
 - Alignment with Official Plan
- Potential updates to zoning in 3 heritage conservation districts (HCD)
 - Provide consistent language, measurements, approach
 - Recognize existing conditions
 - Better alignment with HCD plans and guidelines
 - Based on staff experience and feedback from applicants, community

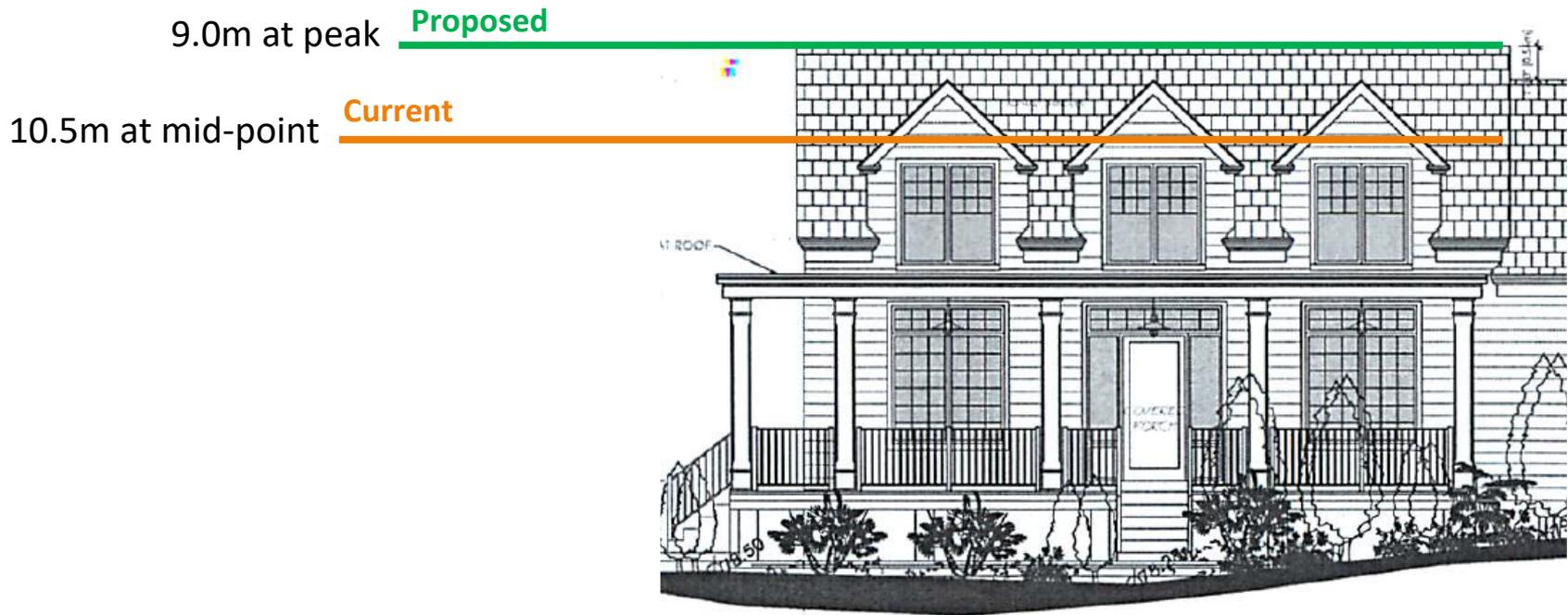


- Potential updates to zoning in the 3 HCDs could include:
 1. Building height
 2. Front yard setbacks
 3. Side yard setbacks
 4. Flankage yard setbacks
 5. Residential floor area ratio



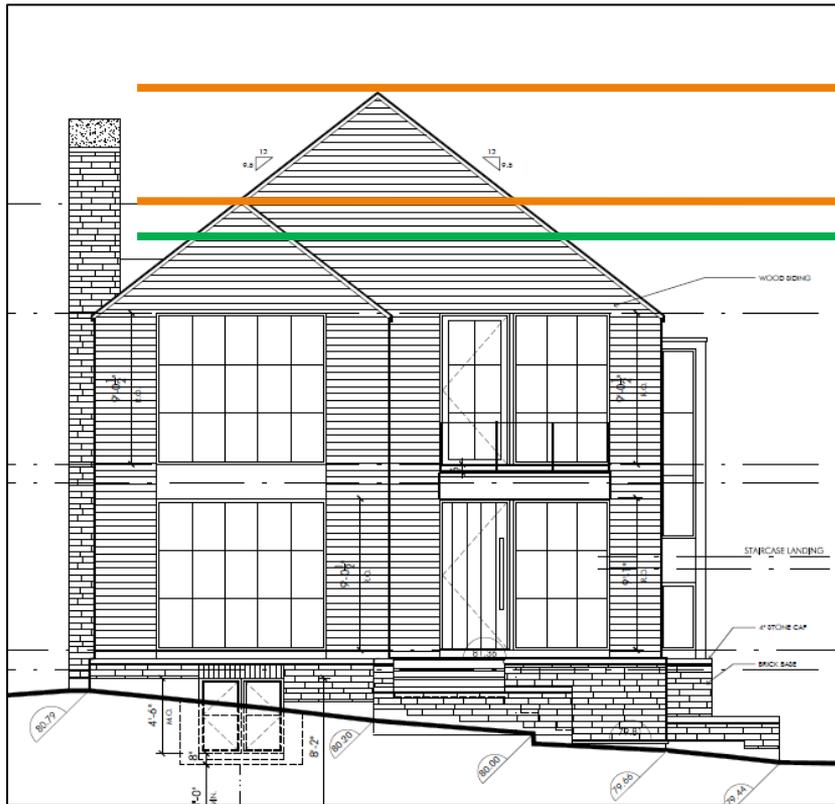
1. Building Height

- **Current:** 10.5m at mid-point
- **Proposed:** 9.0m at peak (or existing)



1. Building Height

- *Example – 187 Front Street*



Previously approved
11.44m at peak

Previously approved
9.62m at mid-point

Proposed
9.0m at peak

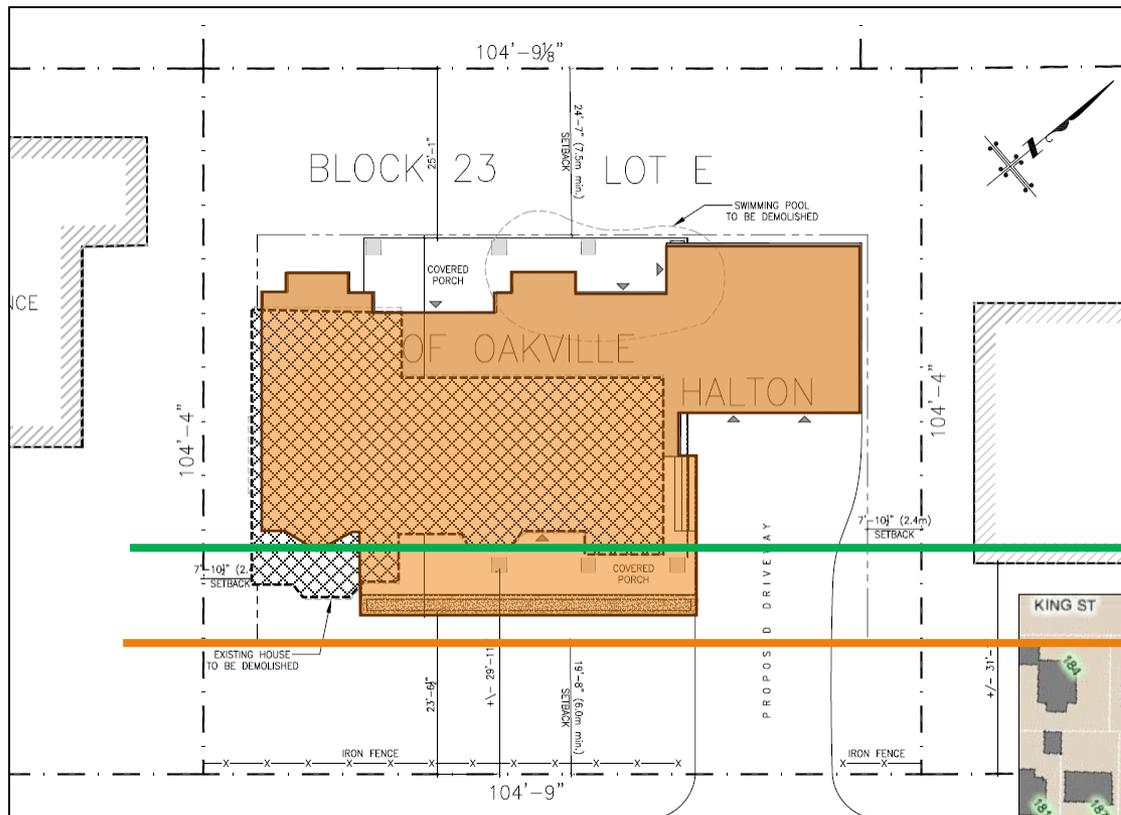
2. Front Yard Setbacks

- **Current:** 6.0m
- **Proposed:** Legally existing plus 2.0m
- Recognizes existing setbacks of heritage structures
- Encourages variety of setbacks
- Ensures new building is set back farther than the previous building to minimize impact on adjacent heritage buildings



2. Front Yard Setbacks

- Example – 221 Front Street



Proposed
Existing + 2.0m

Current
6.0m setback

3. Side Yard Setbacks

- **Current:** 2.4m
- **Proposed:** sliding scale – the wider the lot, the larger the setbacks
- Recognizes existing setbacks of smaller lots
- Requires larger setbacks for larger lots to retain open space
- Encourages a variety of setbacks by requiring a minimum, as well as a total – i.e. 2.7m and 3.3m instead of 2.4m and 2.4m

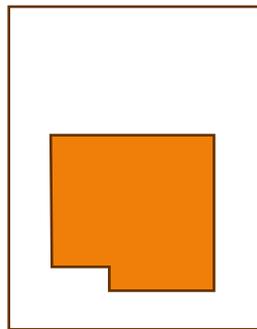
Frontage	< 10m	10m to <15m	15m to <20m	20m to <25m	25 to <30m	> 30m
Minimum interior side yard for the first 6.0m of dwelling depth	1.2m	1.2m	1.8m	2.4m	2.7m	3.0m
Minimum aggregate total of interior side yards for the first 6.0m of dwelling depth	2.4m	3.0m	4.0m	5.0m	6.0m	7.0m

3. Side Yard Setbacks

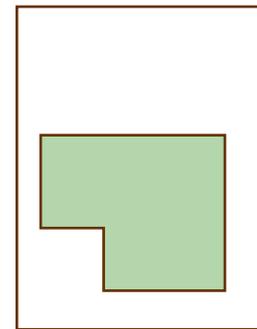
- **Current:** 2.4m throughout
- **Proposed:** reduced setback of 1.2m beyond 6.0m from main wall of building
- Encourages more variety in building footprints and setbacks

Frontage	< 10m	10m to <15m	15m to <20m	20m to <25m	25 to <30m	> 30m
Minimum interior side yard for the portion of the dwelling depth beyond 6.0m from the main wall	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m
Minimum aggregate total for interior side yards for the portion of the dwelling beyond 6.0m from the main wall	2.4m	2.4m	3.2m	4.0m	4.8m	5.6m

Larger sideyard setback with smaller frontyard setback



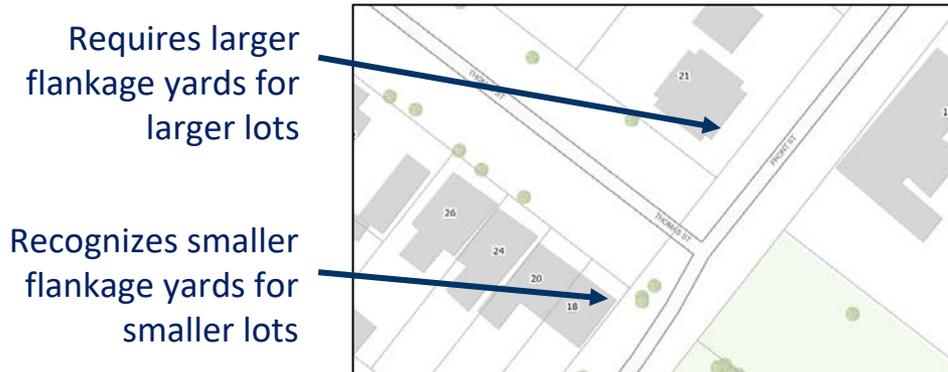
Smaller sideyard setback with larger frontyard setback



4. Flankage Setbacks

- **Current:** 3.5m
- **Proposed:** sliding scale - the wider the lot, the larger the flankage setback
- Recognizes existing setbacks of smaller lots
- Requires larger setbacks for larger lots to retain open space
- Encourages a variety of setbacks

Frontage	< 10m	10m to <15m	15m to <20m	20m to <25m	25 to <30m	> 30m
Minimum flankage yard	1.2m	2.0m	3.0m	4.0m	5.0m	6.0m



5. Residential Floor Area Ratio

- What is residential floor area?
 - The total area of a residential building containing a dwelling, measured from the exterior of the outside walls
- What is residential floor area ratio?
 - The percentage of the residential floor area divided by the lot area
 - i.e. a required maximum 30% RFAR means that the total square metres of the house cannot be more than 30% of the total square metres of the lot



5. Residential Floor Area Ratio

- **Current calculation:** the taller the building, the higher the %
- **Proposed calculation:** sliding scale - the smaller the lot, the higher the %
- Recognizes existing building on small lots
- Discourages excessively large buildings on large lots
- Potential to include garage in calculation *(not currently included)*

Current calculation method

Number of storeys	Current Maximum Residential Floor Area Ratio
1	22%
1.5	26%
2	30%

Proposed calculation method

Lot area	Potential Maximum Residential Floor Area Ratio
449.99 sqm or less	42%
450.00 sqm – 549.99 sqm	39%
550.00 sqm – 649.99sqm	36%
650.00 sqm - 749.99 sqm	34%
750.00 sqm - 849.99 sqm	33%
850.00 sqm - 949.99 sqm	32%
950.00 sqm - 1049.99 sqm	30%
1050.00 sqm - 1149.99 sqm	29%
1150.00 sqm - 1249.99 sqm	27%
1250.00 sqm - 1349.99 sqm	26%
1350.00 sqm – 1449.99 sqm	25%
1450.00 sqm and greater	23%

Next Steps

- To be notified of future consultations for the **South Oakville Residential Zoning By-law Review**, email zoningreview@oakville.ca
- Learn more about the project here: <https://www.oakville.ca/business-development/planning-development/planning-studies/south-oakville-residential-zoning-by-law-review/>



Draft Plan and Guidelines – Next Steps

- Stakeholder Meetings - ongoing
- What We Heard Summary – to be released via email and on website
- Changes made to Draft HCD Plan
 - Revised Draft will be circulated in April
- Heritage Oakville Meeting
- Planning and Development Council Meeting for Approval
- Issuance of HCD By-law Notice
- Registration of By-law (Tribunal if appealed)



Q&A



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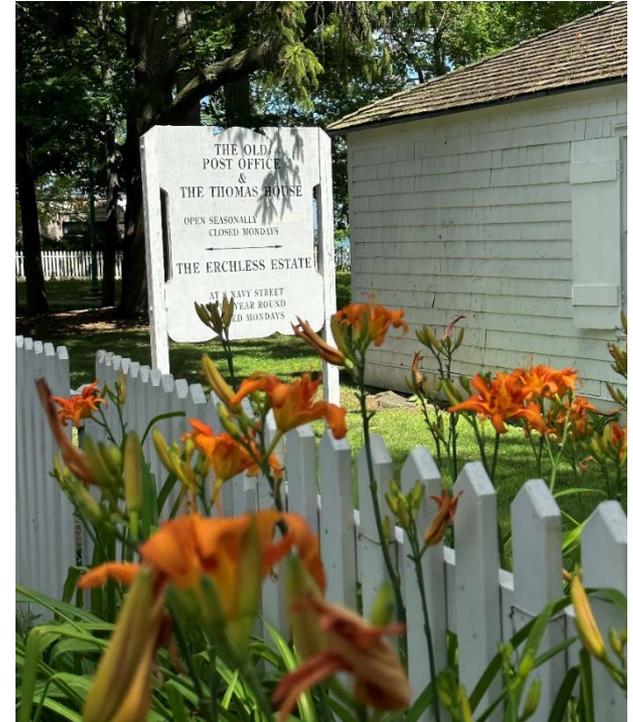
World Café Workshop

- Gain community insights on select topics and themes that influence cultural heritage value
- Participate in table discussion questions focused on a specific aspect of the future HCD Plan
- Participate in conversations at your own leisure, depending on your background/expertise, interests, comfort, etc.
- Rotate between tables, if desired, when prompted by table facilitators
- Conclude with a reflection period, presented by table facilitators



World Café Workshop Table Themes

- **Table 1 Alterations, Additions and New Development (Draft HCD Sections 5.1, 5.2, 5.3)**
- **Table 2: Streetscape Guidelines (Draft HCD Sections 5.4, 5.5)**
- **Table 3: Character Area Guidelines (Draft HCD Section 5.5)**
- **Table 4: Municipal Policy Framework (Draft HCD Section 4)**



Thank you!

Town Contact:

Susan Schappert

Heritage Planner

susan.schappert@oakville.ca

Project website:

Old Oakville Heritage

Conservation District Update

www.oakville.ca



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