



# MEETING SUMMARY

<b>Subject:</b>	Old Oakville Heritage Conservation District Plan Update, Public Meeting #3
<b>Date and Time:</b>	October 17, 2022
<b>Location:</b>	Lusk Hall, St. John's United Church, 262 Randall St, Oakville, ON L6J 1P9
<b>Time:</b>	6:30pm – 8:30pm

## Project Team Attendees

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Susan Schappert	Town Staff
Kirk Biggar	Town Staff
Elaine Eigl	Town Staff
Kayla Jonas Galvin	ARA
Kristin Lillyman	Dillon Consulting Limited
Evelyn Babalis	Dillon Consulting Limited

## Attendees

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Approximately 30 members of the public attended

## Event Description

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The purpose of this engagement round was to provide interactive engagement opportunities to start to explore the Heritage Conservation District (HCD) Plan through a public meeting and workshop. The project team presented project context, a study overview, a study update and the project timeline, which provided attendees a thorough understanding of what they would later provide feedback on. A Q&A period followed, which allowed for any clarification. The latter half of the event was a world café style workshop to encourage a constructive discussion to better understand community perspectives on elements of the future HCD Plan.

This world café workshop consisted of 5 themed tables, facilitated by members of the project team, each of which reflected a topic that influences cultural heritage values. Attendees participated in table discussion questions focused on a specific aspect of the future HCD Plan. The 5 table themes were: Oakville HCD Plans; Landscape, Trees and Views; Zoning By-law; Architecture and Massing; and Parks and Open Spaces. Attendees were able to explore tables at their own discretion, depending on their background/expertise, interests, comfort, etc. Discussions concluded with a reflection period, presented by table facilitators. The summary of the discussion and reflections are outlined below.

## Notes

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### 1. Presentation Q & A

- Q. How will community input and best practices be translated into the development of the plan and guidelines?
  - Other exemplary guidelines are studied and used as a reference, specifically focusing on what guidelines has seen success and how they may apply to Old Oakville
  - Old Oakville's own guidelines are also studied

- In terms of determining best practices, the *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada and nationally accepted, has been formally adopted by the Town as its primary reference for best practices in Old Oakville
- Expertise is also contributed through the consultants
- C. What makes Old Oakville unique is not just built form, but how all of the other aspects of the area come together to create its culturally significant character, wish to ensure best practices come together holistically, and does not just focus on built form.
  - The *Standards and Guidelines for the Conservation of Historic Places in Canada* provides guidance for more than just built structure, thus at a foundational level, the reference for best practices does consider the larger landscape

## 2. World Café Notes

### Table 1 – Oakville HCD Plans

- Don't want 'Disney-fication' of area, it is not simply an attraction for people to visit, it is a place many call home and hold value beyond its public appeal
- Want compatible design that is complementary
- More diagrams and visual aids
- Define terms for end users, perhaps add a glossary
- List of approved specialists
- Photo examples of good/bad examples of maintaining heritage character, and detail why
- What not to do guidelines
- Protect craftsmanship and details
- Want the word "sympathetic" to be well defined and exemplified with images sympathetic design examples for specific architecture styles, i.e. 19<sup>th</sup> century vernacular, what works, what does this look like, exemplify with photos and drawings
- Can include non-local examples
- Issues w the First and Second Heritage Conservation District (HCD) Plan:
  - New construction
  - Maximizing to permit zoning
- Contemporary design needs to be qualified and tailored to HCD context
- Rear additions are still important
- Corner properties need careful attention, especially due to their visibility
- Public education tool, responsibility of owners
- Need HCD signage to be unifying and supportive
- Need recommendations for plantings, including historic/native species
- Height of additions should not be higher than historic house
- Term "subordinate" not specific enough, needs more clarification and examples
- HCD needs to be better recognized as a Cultural Heritage Landscape (CHL) in the plan and guidelines

### Table 2 – Landscape, Trees and Views

- Safety concerns at intersections and corner properties due to visibility/trees and deteriorated road infrastructure

- Incentives for private property, as public land sees to a lot of planting, but efforts lack along residential streetscapes and private property
- Opportunity for great connection between natural and cultural heritage
- Trees offer both environmental and human health and highly valued for both reasons
- Similar to memorial trees, suggest adopting a tree, which can also support town revenue
- Town list of approved trees/heritage tree canopy index should be more accessible
- Need to focus on viewscape to lake
- View to lake being lost
- Concern of infill and change contributing to lost views
- Trees at the end of streets perpendicular to lake obstruct view to lake
  - New trees are being planted directly at the end of the street in the park, when they can be simply shifted over so to not effect such significant views
- Preserved views indicate to good, thoughtful design, that should have better visual coherence/consistency
- George Street Parkette should be better thought out
- Signage should also contribute to visual consistency and cohesive design
- Prioritize maintenance of landscape elements
  - Some areas become on private land, extending to public realm (like end of Allen Street) making it important the Town keeps up with maintenance
- Knowledge is power, suggest ways community can be better educated in terms of species selection and landscape opportunities
- How are invasive controlled in the community, as Norway Maples and Dog Strangling Vine are growing and are concerning to biodiversity
- Sightlines and safety are a primary concern, and are closely connected to the Town's maintenance strategy

### **Table 3 – Zoning By-law**

- Committee of Adjustment (COA) controls approvals
- Zoning permits building too high, higher than the existing heritage homes
- New homes are higher, changes the character of the neighbourhood
- Builders are breaking zoning without prior approvals
- New build construction causing damage to trees
- New homes and additions have larger massing, less space for landscape
- Solar panels not allowed
- Good heritage district example from Vermont, includes colours and solar panels
- Plan to be adaptable to new technology
- Zoning should match the guidelines to reinforce them
- For tear downs, new builds would have to be in the same style, height, etc.
- Top 3 considerations:
  - Heights
  - Context, consider neighbouring properties
  - Different set backs contribute to character
- Size of new homes does not fit
- Town wants something different than zoning

- Zoning doesn't match guidelines
- Zoning did not match neighbouring properties (setbacks)
- Height and massing are important, 1.5 storeys typical
- Taking down trees to put up garage
- Zoning should be unique to this area
- Process, heritage first then Committee of Adjustment (COA)
- Zoning has to be updated
- More teeth in guidelines, if not then teeth in zoning
- Bill 23 impacts
- Collaboration with the province
- Effort in to look at size to align with zoning with what exists
- Consistency as a challenge

#### **Table 4 – Architecture and Massing**

- Area of concern around St. Andrew's
  - Consider the entire area that have been Corktown
  - Cottages belonged to the craftsmen that lived there, built church, shipyard
  - Small cottages at risk because people want bigger houses
  - Additions and internal renovations concerning
  - Could be considered a 'sub-area'
  - Character Area 6 should be expanded, as original clapboard, now all stucco
- Current guidelines not sufficient protection for larger additions
  - Front Street does not see many good examples
- Need special zoning for height in this heritage district
- Changes to buildings and additions not keeping with character
- Process to renovations/build needs adjustment
- All additions need to keep with guidelines
- Many good examples exist within HCD
- Town used to have package and education for real estate
- Education of owners on expectations
- Guidelines that don't just speak to front elevations
- Corner lots
- Sightlines into lots
- Windows being eyes of house
- Front street lost
- Front Street example of good new buildings that takes inspiration from Erchless stables
- Zoning, massing and height important
- Good neighbours rebuild to be old plan of building
- Updating windows/new openings in walls or balconies/porches when not historically part of the building
  - Size should be in keeping
- Massing for additions and new builds:
  - Large lots
  - The zoning/zoning variances

- Open spaces/coverages of buildings
- Set backs
- Effective views between buildings
- Most properties now 30% lot coverage, additions lower that number, reducing green space
- Foundations too close to trees, trees dying
- Colour should have guidelines
  - Integrating factors to match character
  - Preferred palette
  - Not a restriction to follow suit 19<sup>th</sup> century and 20<sup>th</sup> century vernacular
- Materials
  - If rebuilding style and materials
  - Wood cladding or stucco texture remains predominant
  - Stay predominant
  - Brick historically meant wealth
  - Limestone or lakestone foundations
- Heights because raised basements, i.e. 1.5-2 stories
- Window replicas
- Cedar shake roofs
- Fences
  - Openness vs. keeping sound out

#### **Table 5 – Parks and Open Space**

- Parking and traffic concern around open space and parks
- Need to mitigate and find solution for increased usership of the park
- Maintenance
- Park furniture, fencing, wayfinding/signage elements need consistency to suit heritage theme
- Access
- Maintain the elements that beautify the park
- Views, vistas, harbor connections, loops, trails all important elements
- Muskoka chair theme
- Want to prioritize maintenance of natural landscape
- Dingle Park as primary example of success
- Concern with visitors after dark
- Park as significant feature that influences human health
- Enjoy park as natural, non-commercial, quiet peaceful intimate landscape
- Low lighting is important, do not want it bright, appreciate views of moon
- Signage to communicate capacity
- Close Front Street to traffic, become part of open space/pedestrian street
- Bump outs with gardens could calm traffic

### **3. Word Café Summaries**

#### **Table 1 – Oakville HCD Plans**

- Concerns/Challenges:
  - Guidelines and zoning need to align in contemporary setting

- Language needs to be more clearly defined and illustrated
- Positive/Opportunities:
  - Guidelines are reflecting contemporary setting
  - Great potential to support district’s future character if guidelines and zoning align
- Considerations/Suggestions for the HCD Plan:
  - Add recommendations for planting historic/native species
  - Note opportunities for signage to celebrate the HCD
  - More images photos and diagrams with explanations
  - Guidelines and zoning need to align

### **Table 2 – Landscape, Trees and Views**

- Concerns/Challenges:
  - Safety and sightlines
  - Invasive species
  - Disconnected views due to mismanaged trees
  - Maintenance
- Positive/Opportunities:
  - Human and environmental health benefits due to tree canopy
  - Has seen great preservation of natural heritage, which ultimately contributes to cultural heritage
- Considerations/Suggestions for HCD Plan:
  - Provide educational opportunities for homeowners to understand planting and landscape contributions to neighbourhood
  - Provide visual consistency through design of landscaped areas, considering signage and furniture

### **Table 3 – Zoning By-law**

- Concerns/Challenges:
  - Parking
  - Zoning does not match the guidelines
  - Building heights and setbacks
- Positive/Opportunities:
  - The new Guidelines and Zoning could align to provide clear guidance for new homes and additions
  - There are good examples outside the neighbourhood of successful heritage preservation reflected by zoning in Vermont
- Considerations/Suggestions for HCD Plan:
  - Reduce car traffic and centralize parking through streetscape interventions
  - Ensure Zoning is well reflected in guidelines

### **Table 4 – Architecture and Massing**

- Concerns/Challenges:
  - New buildings, heights/massing/lot coverage
  - Additions, size versus rest of the building and what guidelines being interpreted “discernible” as modern

- Positive/Opportunities:
  - Several examples of good neighbours/good examples in the neighbourhood of new builds and additions
  - Several good examples of successful window replicas/replacements in neighbourhood
- Considerations/Suggestions for HCD Plan:
  - Guidelines for new openings in walls, balconies, or porches when original buildings did not have these
  - Education of homeowners, to have clear understanding of guidelines and outreach

#### **Table 5 – Parks and Open Space**

- Concerns/Challenges:
  - Usership and parking is becoming concerning, including increased traffic and after dark use
  - Views and vistas being blocked by trees
- Positive Feedback:
  - Dingle Park as great example of revamped park
- Considerations/Suggestions:
  - Guidelines for consistent design elements that fit theme of heritage district, like picket fence and black and white signage
  - More maintenance to ensure views preserved