

Old Oakville Heritage Conservation District (HCD) Plan Update

October 17, 2023



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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.



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

Other departments involved:

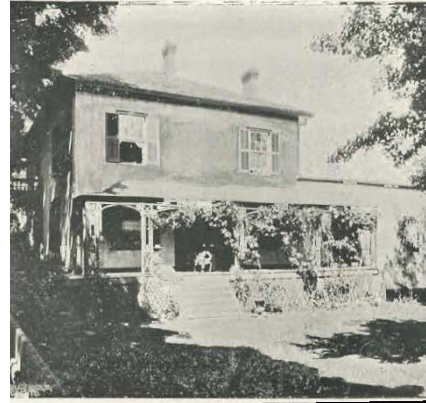
- Parks and Open Space
- Facilities
- Roads and Construction

Consultant Team

- **Kayla Jonas Galvin**, Heritage Operations Manager, ARA
- **Kristin Lillyman**, Engagement Specialist, Dillon Consulting
- **Evelyn Babalis**, Landscape Planner, Dillon Consulting



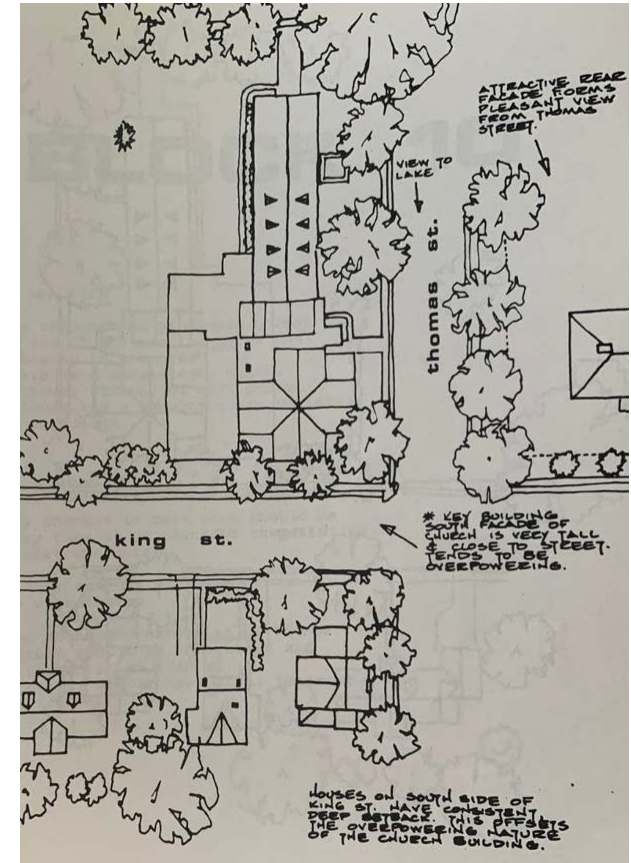
Project Understanding



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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**
 - Inventories all properties
 - Reviews existing policies and issues of consistency
 - 2. Plan and Guidelines**
 - Best practices in heritage conservation and community input
 - Approved by Council and can be appealed to the Ontario Land Tribunal (OLT)



HCD Study Overview

What was studied?

- Detailed history
- Built heritage character description
- Streetscape and landscape analysis
- Land use and policy review
- Cultural Heritage Landscapes (CHLs)
- Recommended objectives of update and plan content
- Recommended changes to municipal planning mechanisms and by-laws
- Community feedback



HCD Study Overview

What was updated?

- Legislation and Policies:
 - i. Greenbelt Plan
 - ii. Growth Plan for the Greater Golden Horseshoe
 - iii. Ontario Heritage Act
 - iv. Provincial Policy Statement
 - v. Halton Region Official Plan
 - vi. Livable Oakville Official Plan
 - vii. By-laws 1981-144 and 1982-044
 - viii. Accessibility for Ontarians with Disabilities Act (AODA)
 - ix. Green Energy Act
 - x. Any changes brought about by Bill 108 and Bill 23



HCD Study Overview

What was added?

- Inventory Sheets for each property with:
 - i. Design/physical description
 - ii. Historical description
 - iii. Contextual description
 - iv. Integrating information from key stakeholders
 - v. Ontario Regulation 569/22 criteria met
- Statement of Cultural Heritage Value or Interest
 - i. Design/Physical Value
 - ii. Historical/Associative Value
 - iii. Contextual Value
 - iv. Heritage attributes
- Evaluation of if 25% or more of the properties within the boundaries must meet two or more of the criteria outlined in Ontario Regulation 569/22



Study Updates

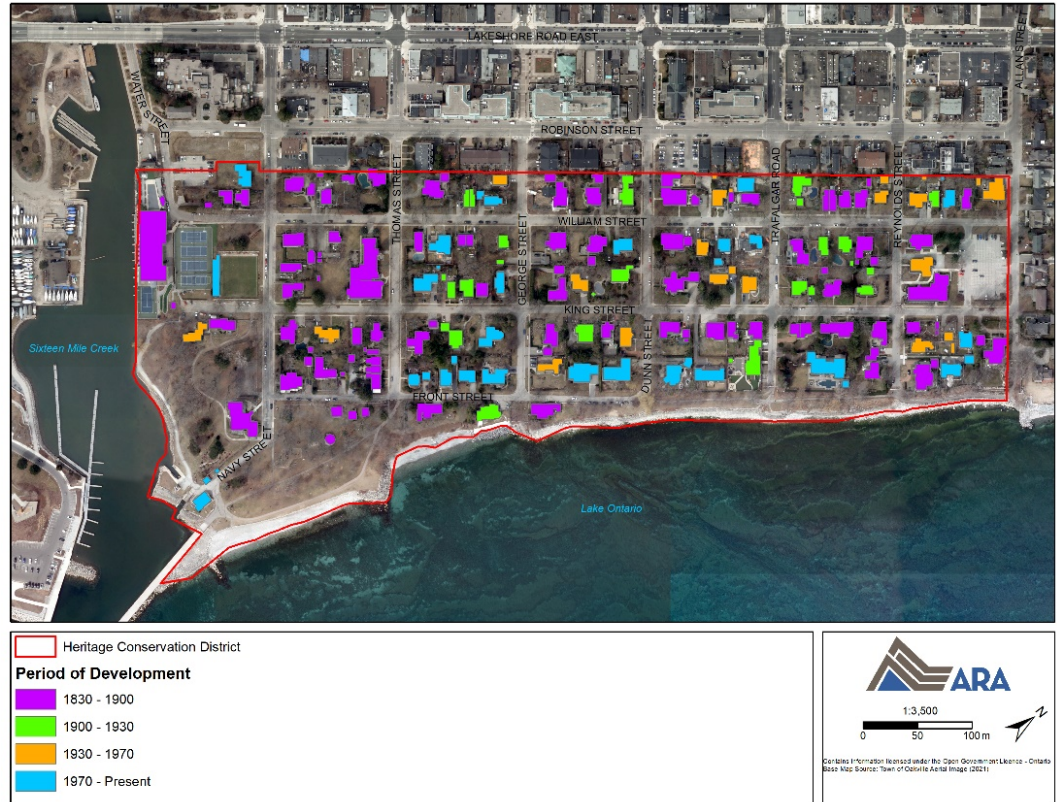
- HCD meets criteria for designation under the Ontario Heritage Act, with 90 properties (70%) that meet at least two criteria under O. Reg. 9/06
- Stakeholder survey indicated people are aware they are in an HCD and had a positive attitude towards the district
- Continued support for existing HCD boundary



Study Updates

History and Context key findings:

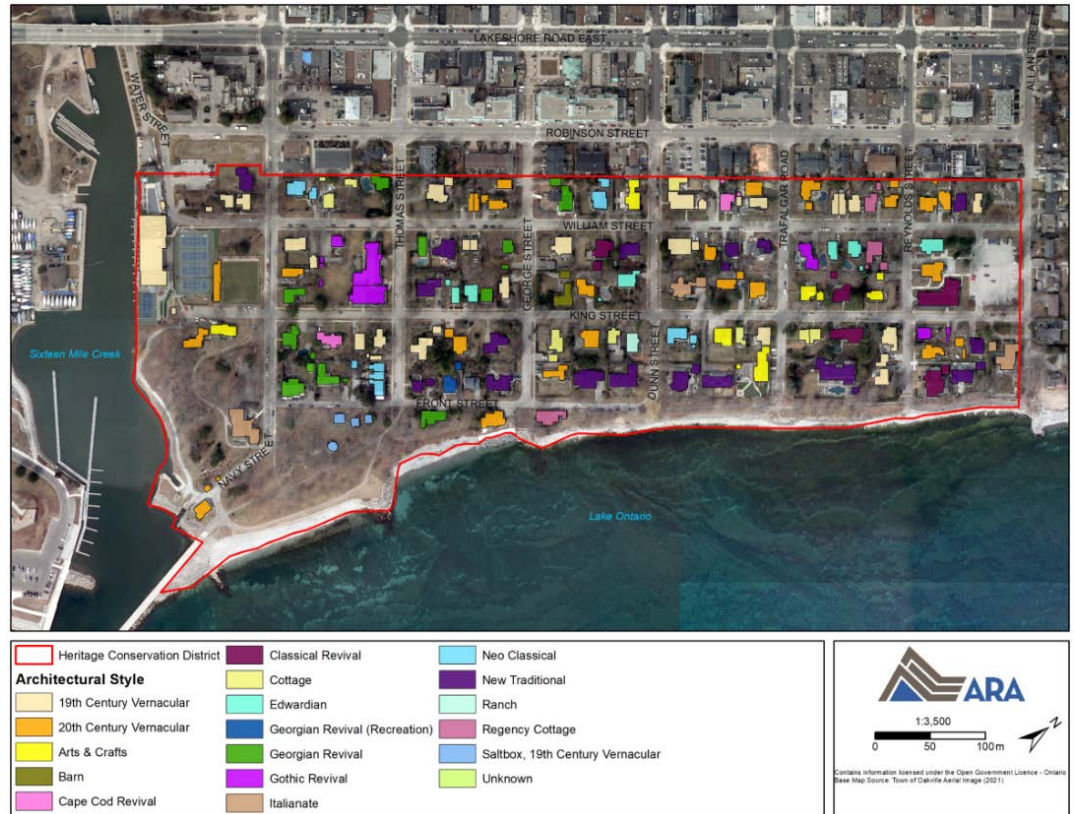
- 5 periods of development
- Indigenous Occupation and Land Use
- Early Settlement and Survey period – 53 % of houses from this period
- Industry and Residential Building Boom
- Stabilization period
- Conservation and Redevelopment period



Study Updates

Design key findings:

- 19th Century Vernacular most common architectural style,
- 20th Century Vernacular, is second most common architectural style



Study Updates

Streetscape and landscape key finding:

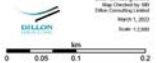
- 1982 Plan's **strength** in block illustrations and understanding of site features that contribute to the District's overall heritage values
- 1982 Plan's **weakness** is the perceived ambiguity of the block organization and its use within the Town's planning processes
- 18 blocks reduced to 6 proposed blocks, requiring additional guidance in the HCD Plan
 - Consultation ongoing

OLD OAKVILLE HCD
1981 HCD BLOCKS



Legend

- 1981 HCD Boundary
- 1981 HCD Blocks



OLD OAKVILLE HCD
Streetscape and Landscape Analysis Areas



Legend

- 1981 HCD Boundary

- Analysis Area 1
- Analysis Area 2
- Analysis Area 3
- Analysis Area 4
- Analysis Area 5
- Analysis Area 6



Landmarks

- 1. Market Square
- 2. Oakville Lawn Bowling Club
- 3. The Oakville Club
- 4. Oakville Historical Society
- 5. Oakville Museum @ Endless Estate
- 6. Lakeside Park
- 7. St. Jude's Anglican Church
- 8. The West Stoop
- 9. St. Jude's Rectory
- 10. John Covers House
- 11. Cecil and Agnes Market House
- 12. Joseph and Suzannah Boon House
- 13. John Galle House
- 14. Rose Cottage
- 15. St. Andrew's Catholic Church



Study Updates

Statement of Cultural Heritage Value or Interest

- The Old Oakville Heritage Conservation District has design/physical value as a representative example of an organically evolved cultural heritage landscape, being a historic harbourside village residential community dating from the early-19th century and early 20th century. The HCD reflects a variety of architectural styles that contribute to a varied, yet cohesive streetscape.
- The Old Oakville Heritage Conservation District has design/physical value as it contains a concentration of designed green spaces along the shoreline of Lake Ontario and steep banks along Sixteen Mile Creek.



Study Updates

Statement of Cultural Heritage Value or Interest

- The Old Oakville Heritage Conservation District has historical/associative value due to its direct association with the early 19th century commercial development, 20th century recreation and town building. The HCD has direct associations with Oakville's founding family, the Chisholms, and other settler families who were instrumental to the successful growth of the town. Additionally, the HCD has the potential to yield information that contributes to the understanding of the pre-contact Indigenous inhabitants.



Study Updates

Statement of Cultural Heritage Value or Interest

- The Old Oakville Heritage Conservation District has cultural heritage value or interest due to its physical, functional, visual, and historical links to its surroundings.
- The Old Oakville Heritage Conservation District has contextual value because it is important in defining, maintaining, or supporting the character of an area. Together the properties create a distinct character.
- The Old Oakville Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark.



Study Updates

HCD Plan and Guidelines

- Statement of Objectives
- Development of policies to address the conservation of heritage attributes of the district
- Formulation of policies and guidelines which address alterations additions and other possible changes within the district;
- Formulation of policies and guidelines which address new construction to ensure they are sympathetic with the existing massing, height, architectural styles and details of the historic buildings;



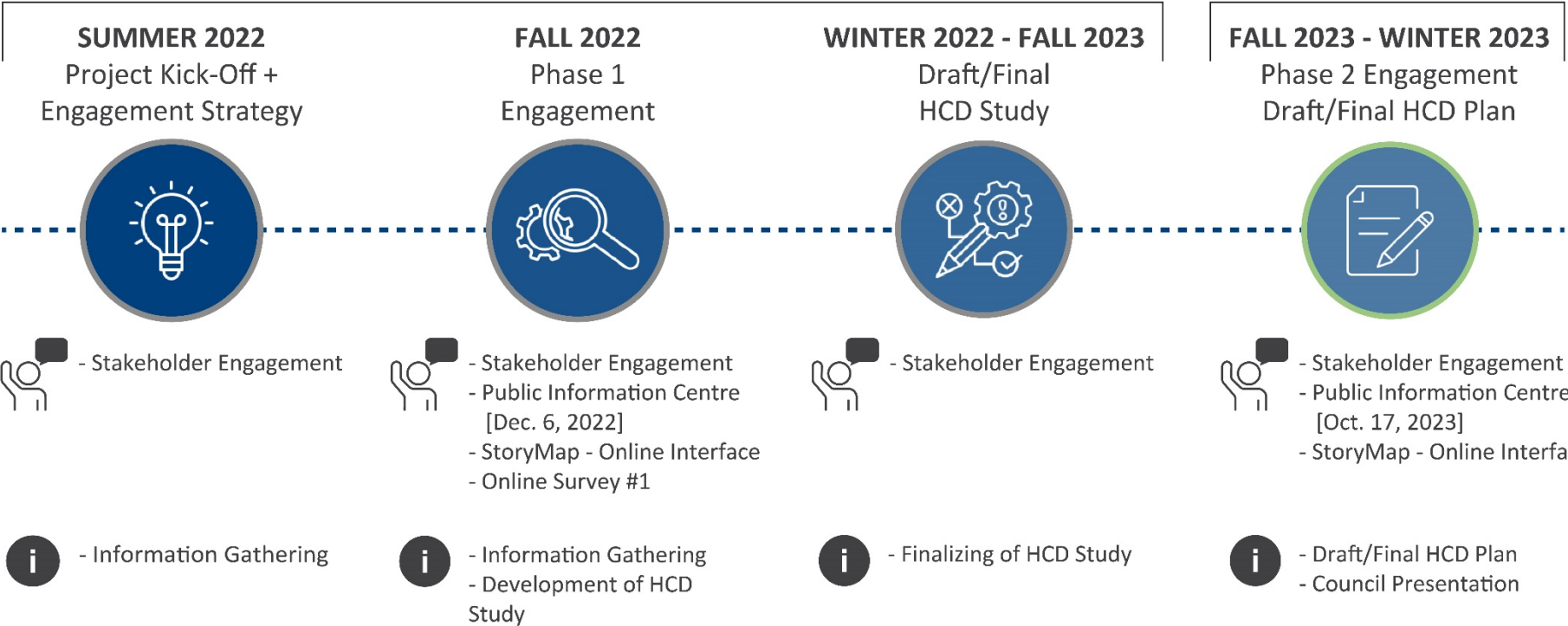
Project Timeline

We are here



PHASE 1

PHASE 2



Project Timeline

Engagement

- Initiated June 2022 with development of engagement plan as guide for engagement with residents/stakeholders over the course of the project, including:
 - Project Launch: Introductory meetings, walking tour, and online engagement
 - Phase 1: Review and Update of Town-led Old Oakville HCD Study
 - Phase 2: Preparation for the Old Oakville HCD Plan



Stakeholder Meetings



StoryMaps



Online Survey



Community Meetings



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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



Table Themes

- **Table 1: Old Oakville HCD Plans**
- **Table 2: Landscape, Trees and Views**
- **Table 3: Zoning by-law**
- **Table 4: Architecture and Massing**
- **Table 5: Public Open Space**



World Café Workshop Reflections

- **Table 1: Old Oakville HCD Plans**
- **Table 2: Landscape, Trees and Views**
- **Table 3: Zoning by-law**
- **Table 4: Architecture and Massing**
- **Table 5: Public Open Space**



Thank you!

