Public Meeting Overview

- HCD Study To Date
- Focus Groups Involvement
- Presentation – Study Overview
- Next Steps
- Question and Answer
- Wrap-up
HCD Study to date

- Downtown Oakville Strategic Action Plan (2010)
- Request for Proposals for Heritage District Study (summer 2011)
- Public Meeting #1 at St. Jude’s Church (November 2011)
- Background Issues Report (December 2011)
HCD Study to date

- Focus Group Meetings for Interest Groups: Business, Residential, Heritage, Professionals (January 2012)
- Newsletter #1 (February 2012)
- Draft Study Release (April 2012)
- Focus Group meeting (April 18, 2012)
- Collection of Public Input (April-May 2012)
Focus Group Involvement

- Volunteers for four interest groups (Residential, Business, Heritage and Professional)
- Initial meetings in January 2012
  - Identify and discuss key issues
  - Education and understanding of how HCDs work
  - Enhance communication of study process
  - Agreement to meet as a larger group when the draft of the study was released
Focus Group Involvement

• Larger focus group meeting on April 18th
• Similar presentation on draft study as you are about to receive
• Consideration/feedback on three questions:
  – Does the study show that there is merit for a heritage district?
  – Does the proposed District Boundary make sense?
  – What components are important to get right in a proposed district plan and guidelines?
Focus Group Involvement

• Question 1: Is there merit?
  – Yes - general agreement but not 100%

• Question 2: Boundary?
  – Expansion along streetscape Lakeshore Rd East to Allan
  – All of study area
  – Some minor adjustments (Navy Street)

• Question 3: Components?
  – Permit process, clear and fair guidelines, requirements for contributing and non contributing properties, incentives, signage, gateways, 5 year review
Study Overview

- Study methods and research.
- Merit for a heritage conservation district.
- The proposed boundary.
- Components of a district plan and guidelines.
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Overview of methods and research

- Research focused on four main components:
  - historical settlement and context;
  - built heritage character (architecture and building integrity);
  - streetscape and landscape survey;
  - policy review (various Town and Regional planning policies).
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Overview of methods and research: historical settlement and context

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Historical themes and activities: surviving features

- Influence of the original grid pattern (transportation) as an organizing framework
- 19th century commercial development
- 19th century residential development
- 20th century commercial development
- Community infrastructure
- Early 20th century highway and transportation
Historical themes and activities: “non-surviving” features

- 19th century harbour development
- Agricultural processing
- Vernacular industry, workshops and crafts
- Auto-service and highway related activities
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Fire insurance plans: 1910, 1949 and 1967

• Demonstrate six decades of change and evolution
• Illustrate building losses, additions and new construction
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Overview of methods and research: historical settlement and context

Colborne Street East, Oakville, Ont., Canada

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Overview of methods and research: built heritage character

Appendix A - Within Study Area

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<tr>
<th>Property</th>
<th>Number</th>
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Architectural styles:

- Arts and Craft
- Edwardian Classicism
- Gothic Revival
- International
- Mid-Century Modern
- Beaux Arts Classicism
- Classic Revival
- Greek Revival
- Italianate
- Regency Cottage
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Architectural styles:

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Architectural styles:
Downtown Oakville Heritage Conservation District

Architectural styles:

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Architectural styles:

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Vernacular building

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Contemporary construction

• Contemporary (post 1970)
• Use of “40-year rule” adopted by the Federal Heritage Building Review Office (FHBRO), the Ontario Municipal Class Environmental Assessment process and other jurisdictions
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Contemporary construction

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Overview of methods and research: streetscape and landscape survey
Overview of methods and research: land use and policy review

- Examined area land uses
- Reviewed: Livable Oakville, Zoning By-law, Halton Official Plan, Site Plan Control, Sign By-law, development potential, financial incentives.
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Of note:

- Official Plan growth area to accommodate 80 units, not a critical stressor on the Downtown heritage fabric.

- Zoning by-law (C3R) permits construction height of four storeys when many existing buildings may be of lesser height.
Financial:

- Municipal tax incentives
- Loans
- Grants
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Evaluation Criteria

• concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.

• framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.

• visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.

• distinctiveness which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.
Evaluation Criteria

- Study team found that there was a portion of the study area that satisfied the criteria for a heritage conservation district.
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Area Attributes of Heritage Value:
Street Grid Layout

- Proposed District Boundary
- River Corridor and Street Grid Layout

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Area Attributes of Heritage Value: Built Heritage

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Area Attributes of Heritage Value: Pedestrian Amenities

- Proposed District Boundary
- Pedestrian Amenities

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Area Attributes of Heritage Value:
Historic Views to Lake and River
Commercial Street Wall

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Area Attributes of Heritage Value: Complete Overlay of District

- River Corridor and Street Grid Layout
- Built Heritage
- Properties Fronting onto the Street Grid Layout
- Proposed District Boundary
- Commercial Street Wall
- Pedestrian Amenities
- Views

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Property and building summary

- Study area comprises approximately 219 properties occupied by 411 built features.
- Potential district comprises 60 properties containing approximately 82 built features.
- Within potential district: 75% of properties and 79% of built features are of heritage value.
- Within remaining study area: 160 properties and 330 built features.
- 50% of properties and 33% of built features are of heritage value.
Plan and guidelines components

- Statement of objectives and heritage value.
- Design guidelines for alterations and additions (residential and commercial, heritage and contemporary).
- Guidelines for new construction and infill.
- Guidelines for demolition and removal.
- Landscape conservation guidelines.
- Guidelines for streetscape improvements.
- Funding initiatives.
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Review process

• Heritage conservation district plan will set out recommendations for review process for applications:
  - When a permit is not required.
  - When a permit is required.
  - What type of permit is necessary (full permit or delegated authority).
How does a district work?

- Primarily through municipal review of changes to properties within the designated area (heritage permits):
  - Includes privately owned property and municipally owned property
  - Proposed changes to properties should fit the guidelines of the Heritage District Plan (created in Phase 2 with community input)
What requires a heritage permit?

• To be decided in Phase 2 – the Heritage District Plan based on community input

• Typical heritage permits are for:
  - Alterations likely to directly impact heritage features – i.e. building additions, removal of features and buildings, change of materials, as well as alterations to non-heritage features on important building facades that contribute to the streetscape.

• Two types of heritage permit applications – minor and major
Major and minor heritage permits

• Major Permits – require review by the Heritage Oakville Advisory Committee and decision from Council. Process must be complete within 90 days; typically takes around 60 days.
  - Large additions, new storefronts, partial demolitions
• Minor Permits – can be approved through delegation to staff. Process typically takes 3-7 business days.
  - Signage, landscaping, exterior lighting, non-heritage features, small additions.
When is a heritage permit not required?

• This will be decided in the Phase Two based on community input.
• Each Plan is different.
• Typically includes:
  - routine maintenance or minor repairs
  - roofing, re-painting, patching,
  - interior changes
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Next Steps

• Public Information Meeting (April 25)
• Deadline for comments to be considered for staff reports to Heritage Oakville and Council (May 9)
• Assessment of comments/Finalize study and recommendations (mid May)
• Heritage Oakville Meeting (May 29)
• Planning and Development Council (June 11)
  – Council decision regarding whether to proceed to the District Plan and Guidelines

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Questions?

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Thank-you.
Contact for Information

Susan Schappert
Heritage Planner, District West/East Planning Services