

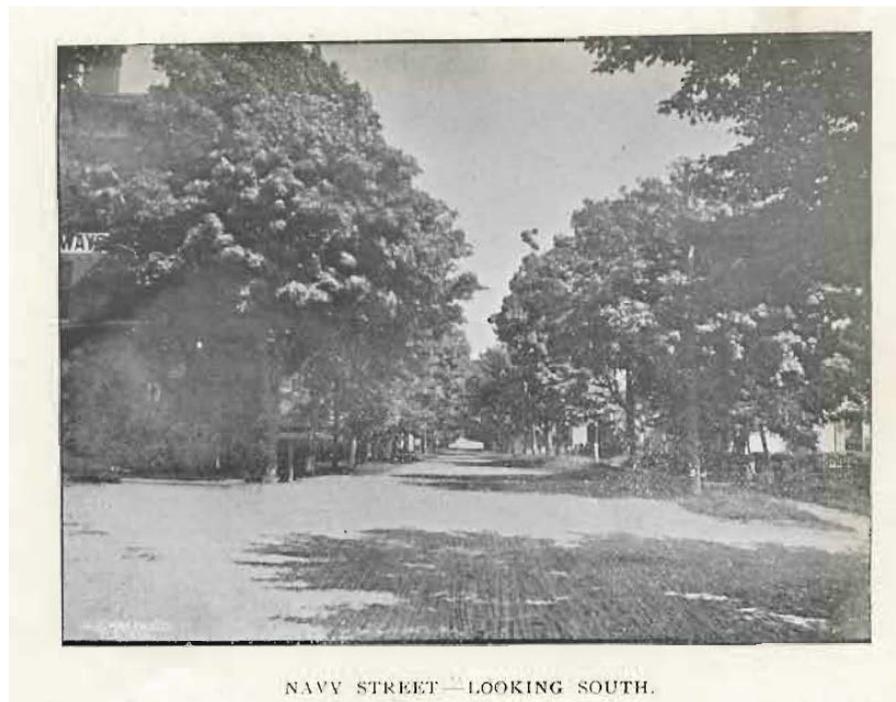
Public Information Meeting

Update to the Old Oakville Heritage Conservation District



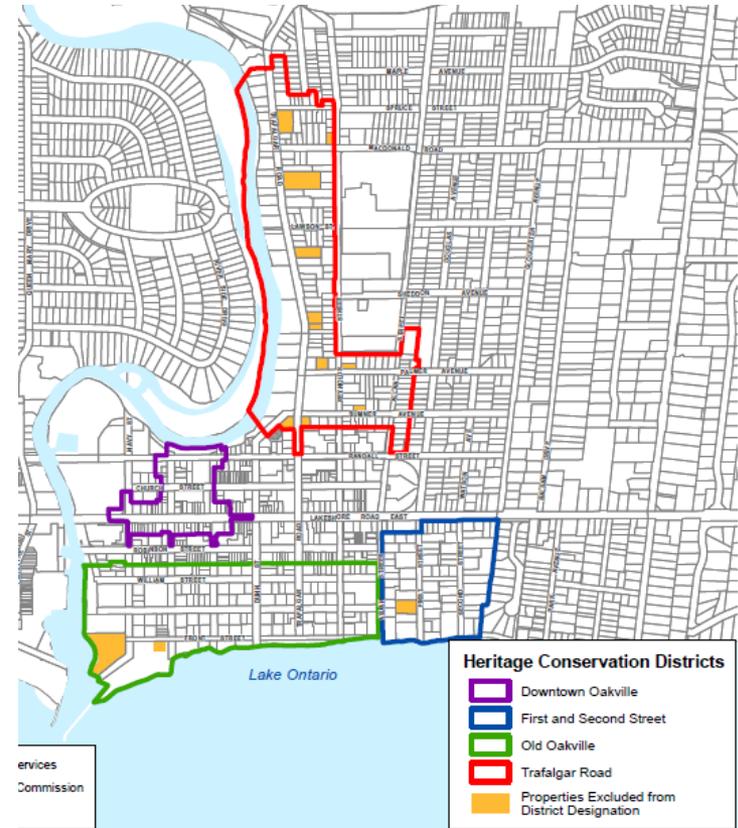
Agenda

- Background on Heritage Conservation Districts (HCDs)
- History of Old Oakville HCD
- How to update HCDs
- Heritage District Study
- Plan and Guidelines
- Next Steps
- Q&A



What are HCDs?

- Under the Ontario Heritage Act (OHA), properties can be designated individually or as an entire neighbourhood
 - Part IV vs. Part V (HCD)
- Oakville has four HCDs:
 - Old Oakville
 - First and Second Street
 - Trafalgar Road
 - Downtown Oakville
- Part IV properties can be included in HCDs through changes to the OHA in 2005



Why do we have HCDs?

- HCDs help protect the special character of neighbourhoods and other areas
 - Many property owners and addresses
 - Public engagement processes required
- Conserve cultural heritage value and heritage attributes by providing guidelines on how to manage change consistently for all property owners in that area
- Significance extends beyond built heritage/structures to:
 - whole streetscapes
 - landscape/natural heritage
 - other physical and spatial elements
 - important vistas and views

How do you create HCDs?

- The OHA requires any areas considered for a HCD to first have a study:
 - Inventories all properties and recommends a boundary
 - Reviews existing policies and issues of consistency
- Next step is the Plan and Guidelines :
 - Based on best practices in heritage conservation and community input
 - Approved by Council by by-law and can be appealed to the Ontario Land Tribunal (OLT)



History of Old Oakville HCD:

- Old Oakville HCD was approved by the Ontario Municipal Board on July 5, 1982
- 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
- The Old Oakville Heritage Conservation District Plan has served the community well for 40 years and has been instrumental in maintaining the unique character of this residential area



Why is the Old Oakville HCD update needed?

- With changes to the Ontario Heritage Act in 2005 and 2021, the Plan requires updating to meet the requirements of current legislation
- Best practices in planning require updating plans to ensure they still meet the needs of the community



How does Council update their HCDs?

- The OHA does not permit amending or updating an existing HCD
- ‘Start from scratch’ with the benefit of having the existing plan and by-law in place throughout the process
 1. A new study is required first and must be approved by Council
 2. Following the study, the new plan and guidelines will be undertaken and then approved by Council
- This is the process followed when Council updated the First and Second Street HCD in 2016-2017



What about an Interim Control By-law?

- Under the OHA, Council can pass a ‘Designation of Study Area’ by-law that functions similarly to an interim control by-law to restrict change during the process of designating a HCD
- Staff do not recommend this at this time:
 - The by-law can be appealed to the OLT, which could create unnecessary delay and divert staff resources from the timely and efficient completion of the HCD update.
 - The town already has an existing HCD Plan, which has served Oakville for almost 40 years, which will remain in place to ensure conservation of the heritage resources of the Old Oakville District.
 - Staff are concerned that imposing restrictive interim control measures during the HCD update may not foster collaborative public engagement.
 - Proposed development applications will continue to be appropriately addressed through the existing HCD plan.

Step One: District Study

- The OHA requires the study to be done first
- Existing Old Oakville HCD Study was completed in 1979-1980
- Original research will be reviewed with new information added where appropriate (i.e. Indigenous history)
- New inventory of individual properties
- Review of overall heritage character of the area
- Review of existing policies (i.e. Zoning)
- Staff will undertake first draft of the HCD Study this fall/winter and anticipate its review by consultants in early 2022



Public Engagement – Study Phase

- Letters to all property owners – September 2021
- Public information meeting online – October 2021 (posted to web)
- Webpage for project: www.oakville.ca/business/update-old-oakville-heritage-conservation-district-plan.html
- Sign up to receive information about the district update via email
- Stakeholders are asked to provide any information regarding the history of the area and properties within it – November 2021
- Draft study for public review in early 2022
- Final study to Heritage Oakville and P&D Council in 2022

Step Two: Plan & Guidelines

- Consultants will prepare the public engagement strategy for the plan and guidelines
- Consultants and staff will facilitate meetings with stakeholders (dates and format TBD)
- Consultants will draft Plan and Guidelines based on best practices in heritage conservation and community input
- Plan and Guidelines will require Council approval



Public Engagement – Plan & Guidelines

- Public engagement strategy for the new Plan and Guidelines – first task for consultants
- Expectations:
 - Focus groups for stakeholders
 - Online and in-person (pandemic dependent)
 - Public meetings
 - Stand alone meetings
 - Heritage Oakville
 - Planning and Development Council
 - Ongoing email updates



Next Steps

- Complete first draft of HCD Study – Staff – Q4 2021
- RFP process to retain consultants – Staff – Q1 2022
- Public engagement strategy developed – Consultants – Q1 2022
- Public engagement – Consultants/Staff – Q2-Q3 2022
- Drafting new HCD Plan – Consultants – Q2-Q3 2022
- Final Plan Review and Adoption – Staff/HO/Council – Q4 2022-Q1 2023

Timeline is flexible and more time may be allocated to public consultation and review if needed

Thank you for participating!

- Summary/FAQ will be prepared and distributed to email group and posted to the project webpage
- Presentation will be available on the project webpage www.oakville.ca/business/update-old-oakville-heritage-conservation-district-plan.html
- Please send any additional questions/comments to: heritagedistrict@oakville.ca

