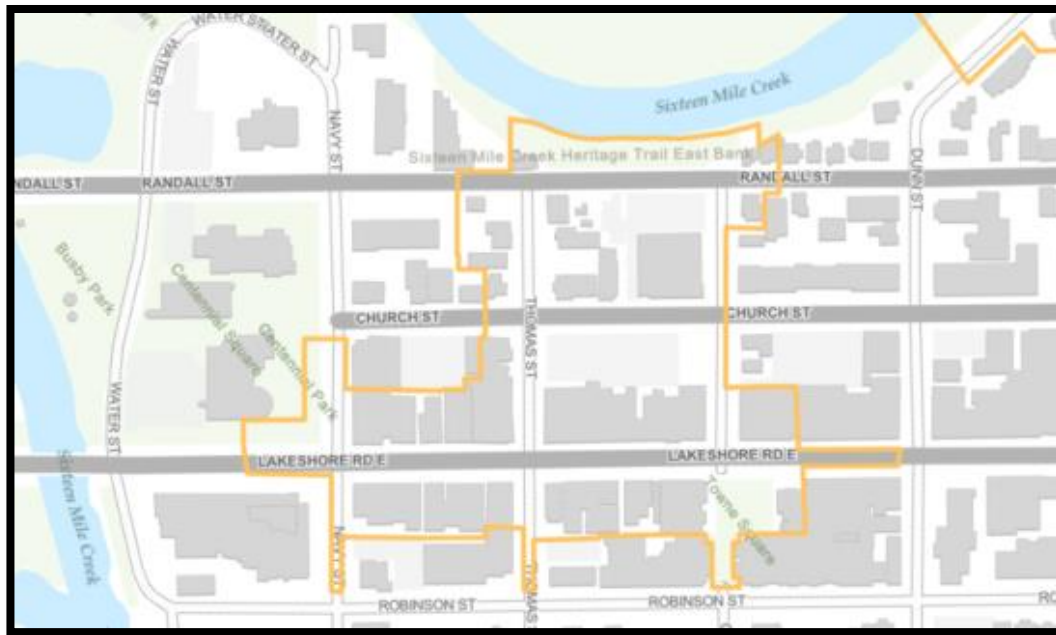


Downtown Oakville Heritage Conservation District Review Project

August 27, 2025

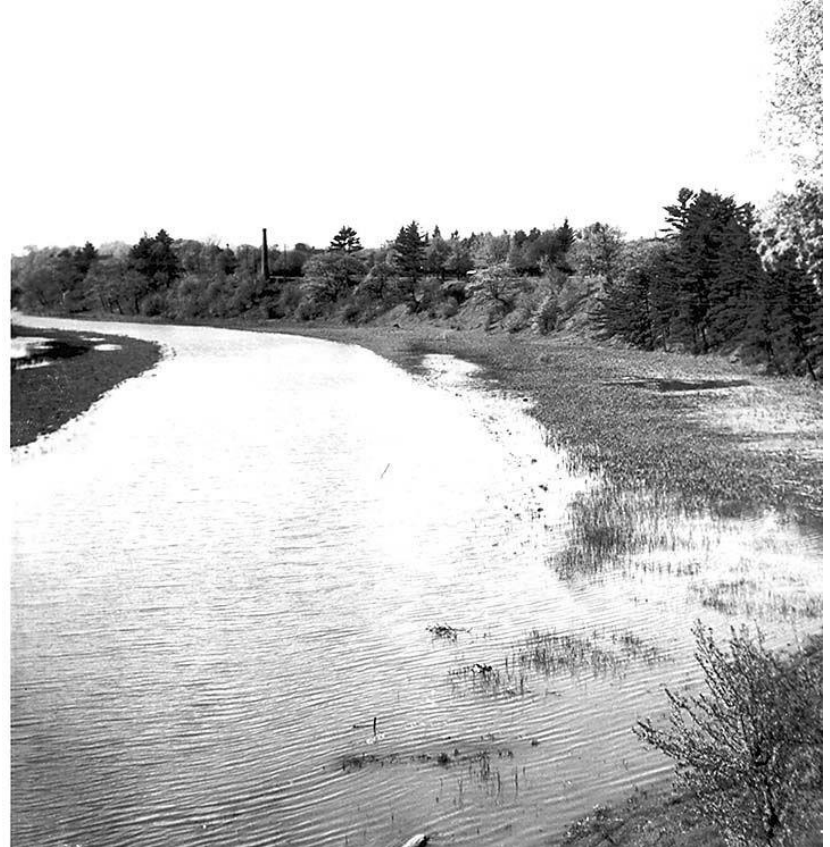


OAKVILLE

Downtown Oakville HCD Review

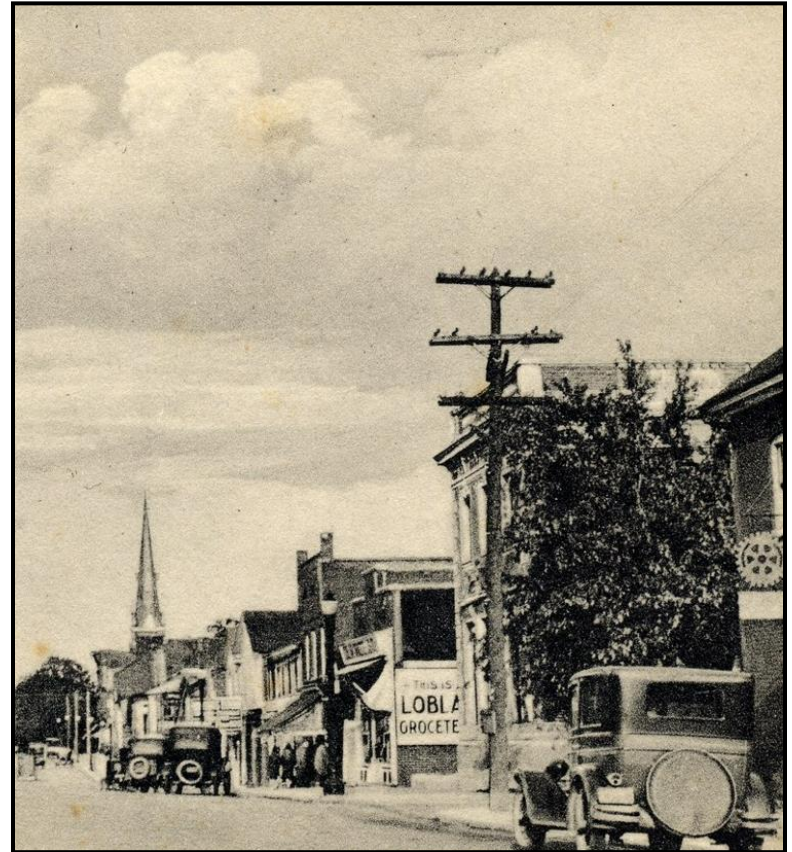
Meeting Guidelines

- Time for questions and discussion
- Give everyone a chance to speak
- Please be respectful – everyone deserves to be heard
- Variety of opinions welcome
- Feel free to put questions/thoughts/comments into the chat throughout the presentation



Today's Meeting

- Introduction
- Background and Context
- Why a review?
- Timeline and project so far
- General impressions
- Potential areas for revision
- Discussion
- Next steps
- Stay Informed



OAKVILLE

Downtown Oakville HCD Review

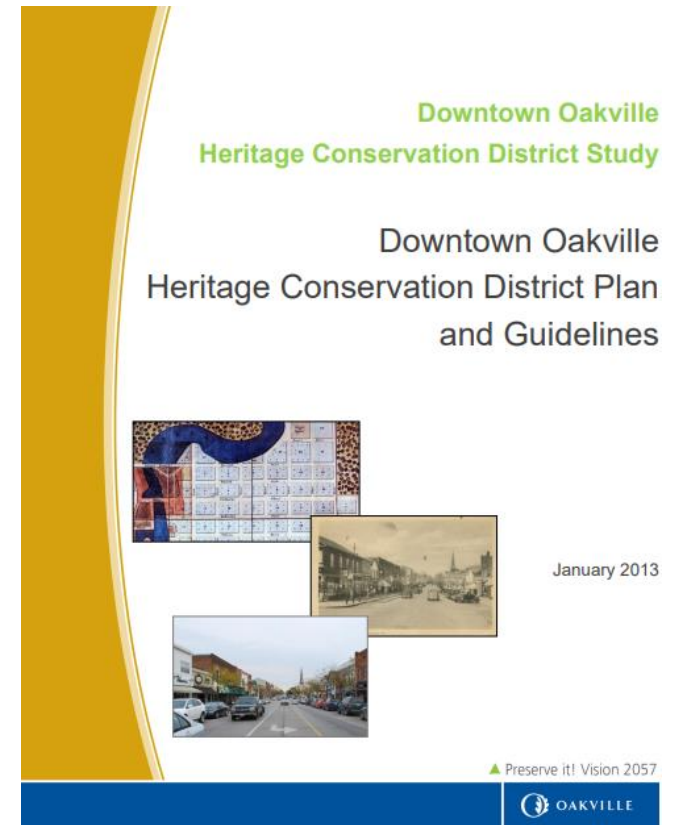
Welcome and Introduction



- Who am I?
 - Kristen McLaughlin, Heritage Planner
 - Susan Schappert, Heritage Planner
- Today's public meeting: to share information & hear from interested community members on any potential revisions to the Downtown HCD Plan and Guidelines

Background – What is the HCD?

- A Heritage Conservation District (HCD) is a geographically defined area with distinct heritage character protected under the *Ontario Heritage Act*
- Helps a municipality to manage and guide change through the adoption of a District Plan with policies and guidelines
- Downtown Oakville HCD Plan and Guidelines implemented in 2013
- A unique commercial district HCD in Oakville – 19th and 20th century building stock, commercial streetscape



HCD CORE PURPOSE: CONSERVE HERITAGE CHARACTER WHILE MANAGING CHANGE AND GROWTH

Enabled through:

- **Plan and Guidelines**
- **Heritage permit process**
- **Heritage grant program**

Why an HCD in Downtown?



- Contributes to an understanding and appreciation of cultural identity
- Helps to manage heritage structures/streetscapes/views
- Oakville:
 - Adds to the character of the Town's other HCDs
 - Stability – can generally know what to expect regarding development
 - Makes the area a destination

Background – What is an HCD Review?

- Section of the Plan and Guidelines for a formal review is to be every 3-5 years
- Belated – 12 years into HCD
- Going forward, review HCDs consistently at a small scale and update as needed as opposed to infrequent larger updates
- Process may change and adapt with changing needs of community and municipality
- Twofold: to check if objectives of the guidelines are being met and revising as needed to help better meet them (if necessary)

Objectives of the Downtown Plan and Guidelines

1. To maintain and conserve the vibrant heritage character of Lakeshore Road corridor, and adjacent George and Thomas Streets.
2. To protect and enhance heritage property in both the public and private realm including existing heritage commercial buildings, institutional structures, views of Sixteen-Mile Creek and streetscapes.
3. To avoid the loss or removal of heritage buildings, structures and landscape fabric and encourage only those changes that are undertaken in a manner that if such alterations were removed in the future, the essential form and integrity of the heritage property, materials and fabric would remain unimpaired.
4. To encourage property owners to make continuing repairs and undertake maintenance of property in order to conserve the overall character and appearance of the District.

Objectives of the Downtown HCD Plan and Guidelines, continued

5. To support the continuing care, conservation and maintenance of heritage properties wherever appropriate by providing guidance on sound conservation practice and directing owners to available funding sources for eligible work.
- 6 . To encourage the maintenance and protection of the public realm of the District, as well as avoiding or minimizing adverse effects of public undertakings.
7. To manage trees, treelines and grass boulevards that contribute to the cultural heritage value of the District.
8. To encourage the maintenance of building forms that are low-profile within the commercial environment of the Downtown Oakville District

Objectives of the Downtown HCD Plan and Guidelines, continued

9. To support existing uses and adaptive re-uses within the existing building stock and heritage fabric.
 10. To prevent the establishment of those land uses and associated built forms and features, through the complementary provisions of the Planning Act, which would be out of keeping with or have detrimental effects upon the commercial character of the District.
 11. To avoid the demolition of existing heritage buildings or structures and their replacement with incompatible new development
- Downtown Oakville Heritage Conservation District 1-5 District Plan and Guidelines Section 1: Introduction January 2013

Objectives of the Downtown HCD Plan and Guidelines, continued

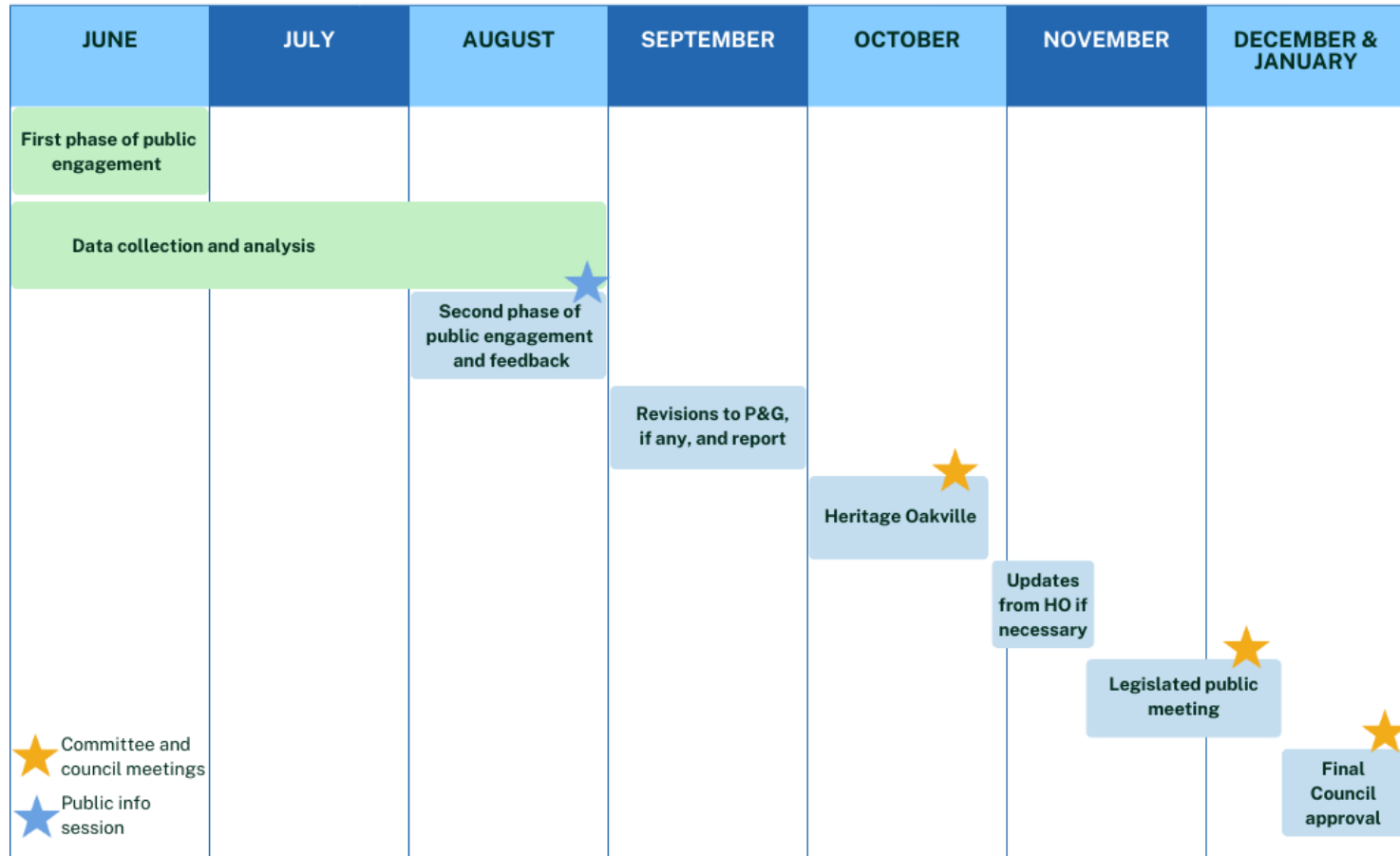
12. To permit new development and infill only when such change complements the prevailing character of the existing heritage buildings and streetscapes within the District, based on the District Plan and Guidelines.
13. To encourage public realm improvements within the Lakeshore Road corridor that respect the historical attributes and associations of this early transportation route as well as promote a pedestrian friendly environment that links Downtown Oakville to adjacent residential, institutional and recreational amenity areas including the harbour area, lakeshore and Sixteen Mile Creek.
14. To promote an appropriate gateway feature, such as a landscaped open space, public art or other device at the intersection of Lakeshore Road and Navy Street intersection that respects the heritage character of this important entranceway to and from the District.
15. To examine funding sources and adopt appropriate funding programs within the Town of Oakville's capability to provide ongoing support to District property owners.

**Are the Plan and Guidelines achieving these
objectives in the Downtown Oakville HCD?
Why or why not?**

**Where a consistent, smaller-scale review
comes in**



DOWNTOWN HCD REVIEW MILESTONES



The Project So Far

- Plan and Guidelines recommends:
 - Formal public engagement
 - Development of scorecard to check objectives are being achieved
 - Recommendations for any potential revisions to the Plan
- Online survey in June 2025
- Webpage with updates and contact
- Staff site visits to the District
 - Massing, heights
- Data analysis:
 - Heritage permits in the HCD
 - Heritage grants in the HCD
 - Survey responses and written in comments
 - Development and projects in the District

General Impressions

VISUAL/STREETSCAPE

circa 2013



circa 2024



- Mostly minor changes such as paint colour, awnings, signage
- Many have not changed; massing and heights remain in line with the Plan and Guidelines

General Impressions

VISUAL/STREETSCAPE

circa 2013



circa 2024



- Some revitalized for adaptive reuse
- Character of Lakeshore Road changed with new trees from streetscape project

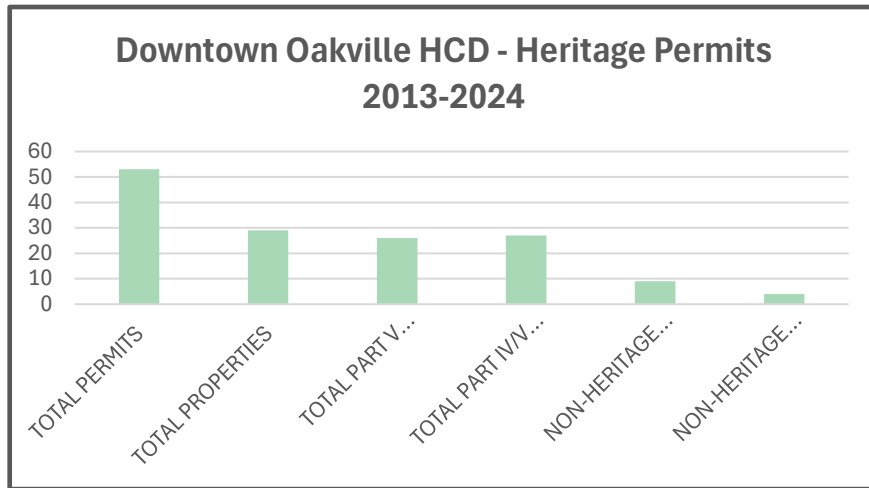


OAKVILLE

Downtown Oakville HCD Review

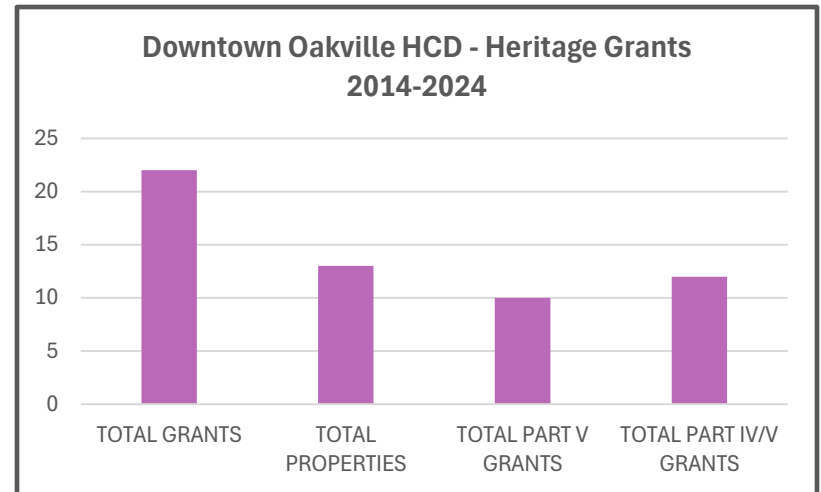
General Impressions

HERITAGE PERMITS



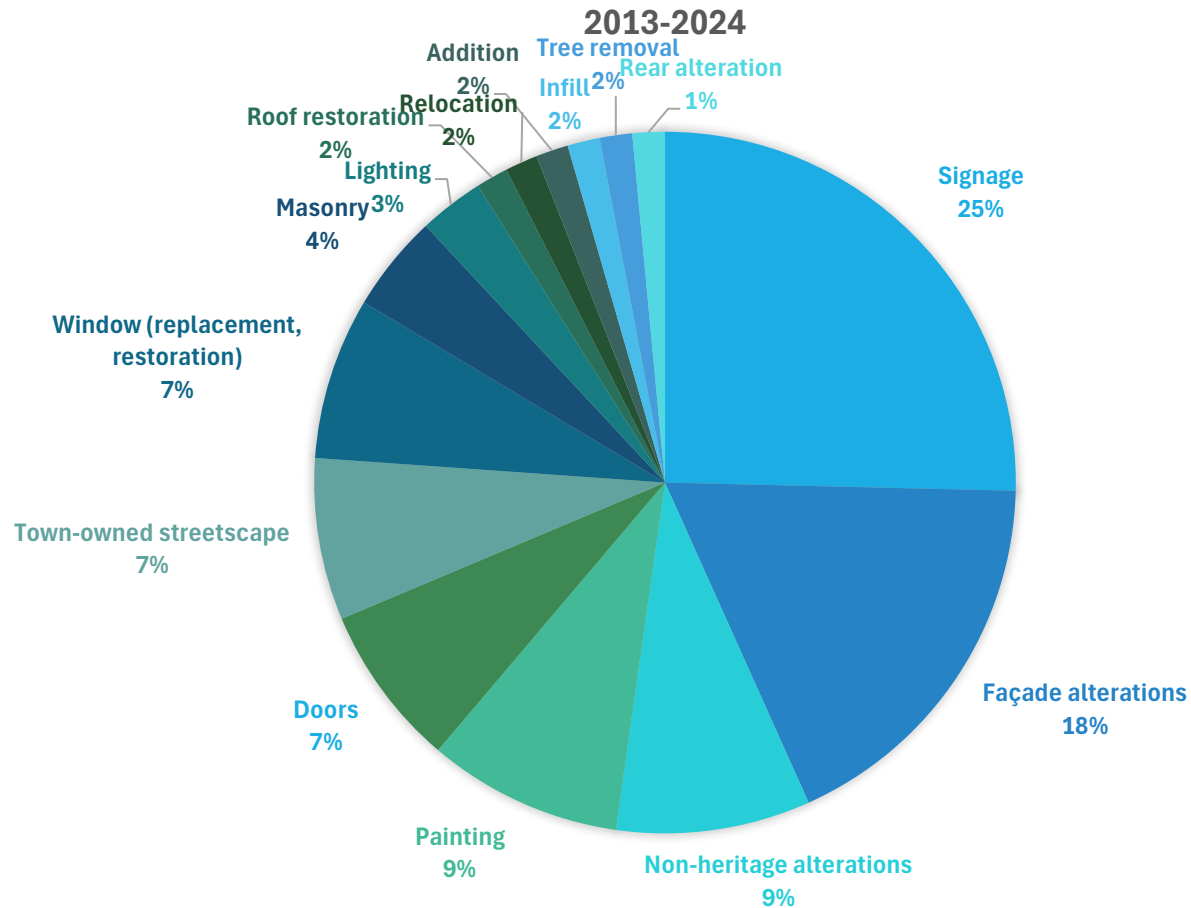
**43% of district properties have
applied for a heritage permit**

HERITAGE GRANTS

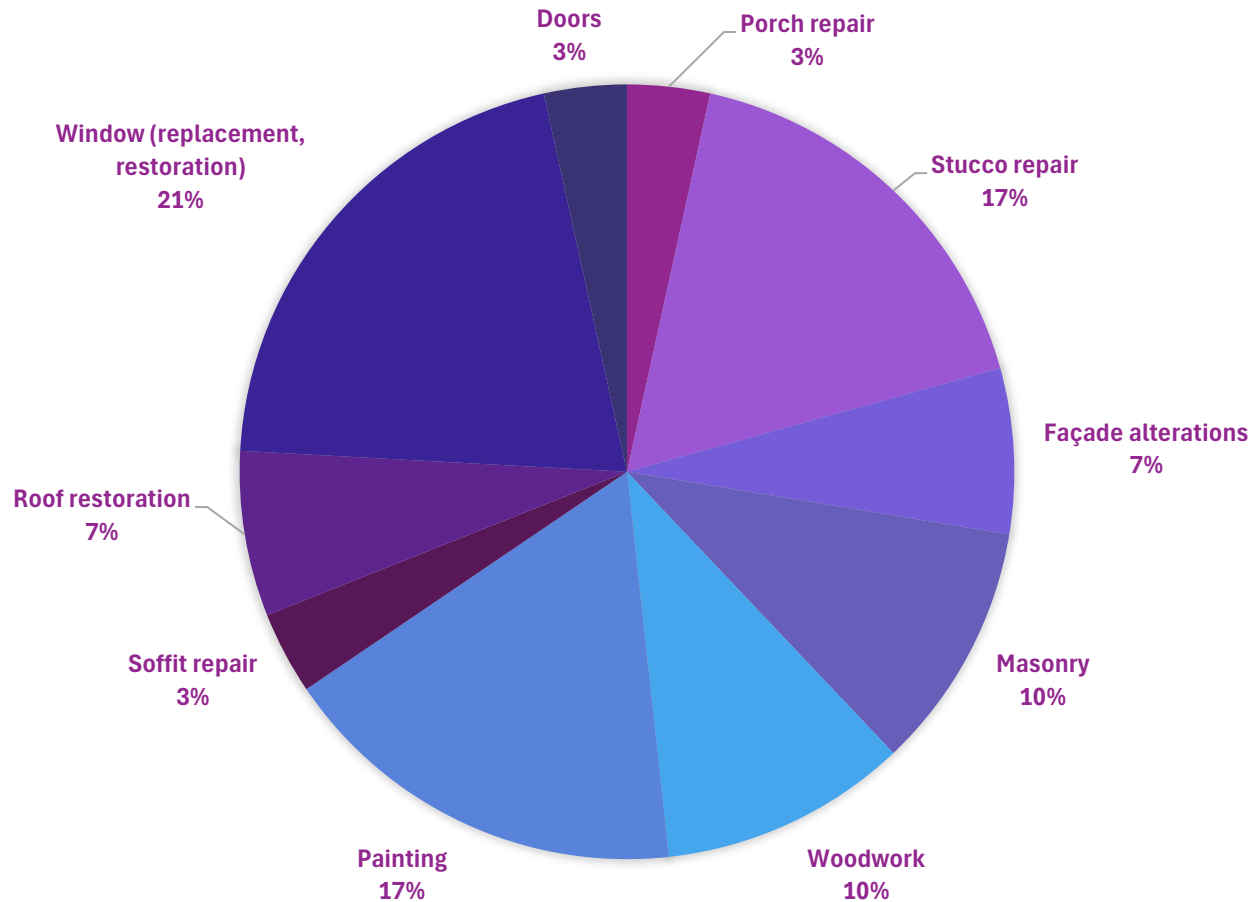


**19% of district properties have
applied for a heritage grant**

TYPES OF HERITAGE ALTERATIONS APPLIED FOR THROUGH HERITAGE PERMITS:

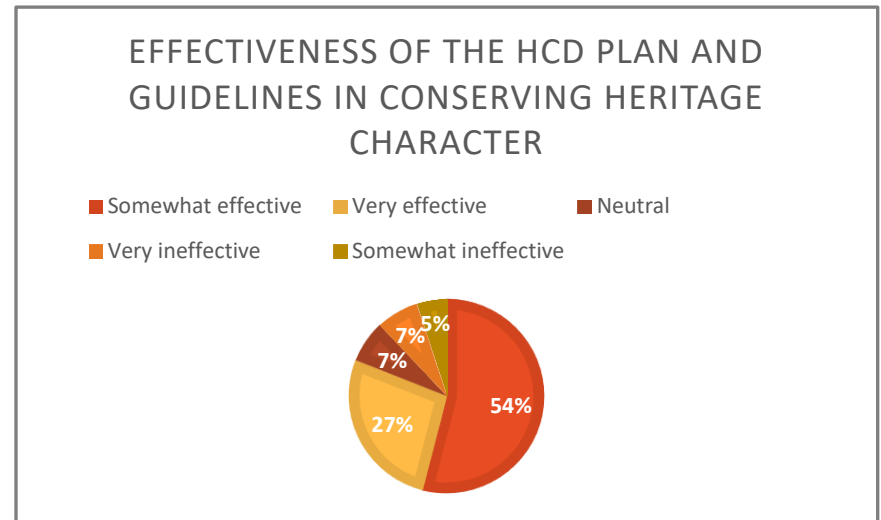
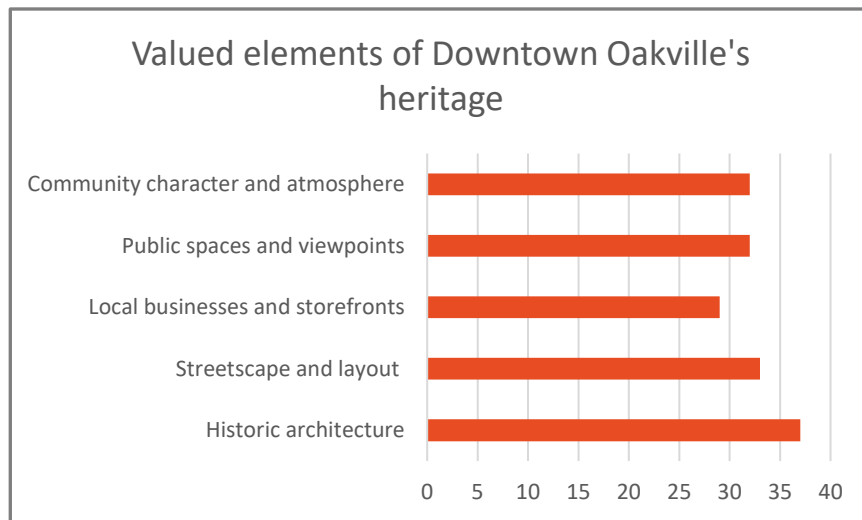


TYPES OF WORK APPLIED FOR THROUGH HERITAGE GRANTS: 2014-2024



General Impressions

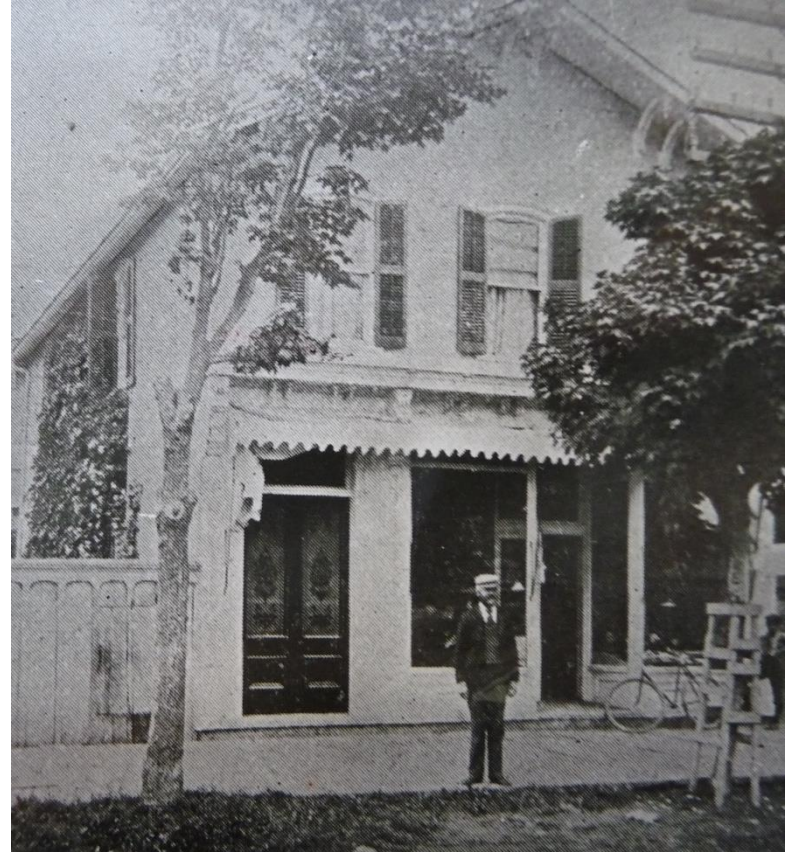
SURVEY RESPONSES



General Impressions

SURVEY RESPONSES

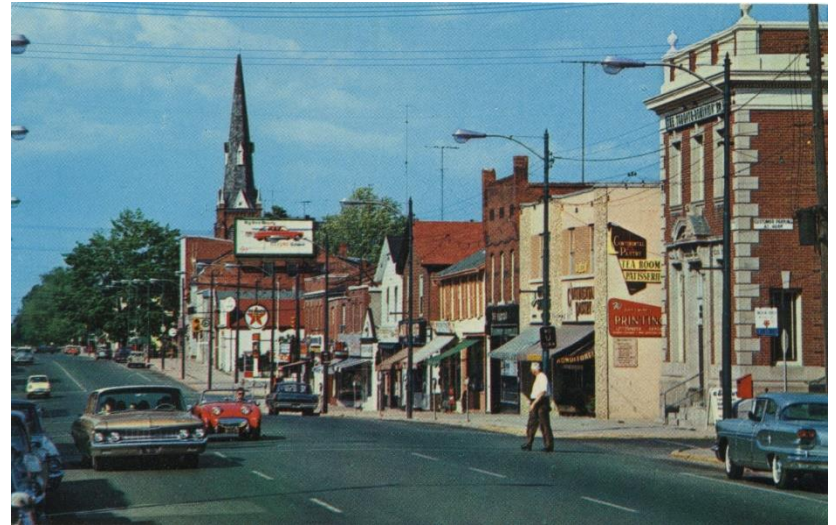
- **73%** connected to the HCD over 10 years → long term investment
- **49%** use District on a weekly basis
- **93%** aware Downtown Oakville had an HCD
- **83%** felt important to conserve Downtown heritage
- **86%** of owners aware their property was in an HCD (20% of respondents)
- **57%** of owners/tenants have used the Guidelines
- **71%** of owners stated no challenges related to heritage conservation of their property
- Plan and Guidelines easy to understand



General Impressions

WRITTEN IN COMMENTS

- Focused on pedestrian-friendly initiatives
- Keeping new development in character with the HCD
- Importance in keeping vistas and views from intersections
- More density needed
- Vague language in some sections of the Plan and Guidelines



Summary of Findings

1. Plan and Guidelines has done good job of keeping heritage character of the District over the past 12 years
2. District awareness is high – potentially more education needed on when permits are required
3. Clear step-by-step process on how to use the document at the beginning would be helpful
4. Heritage grants are underutilized
5. People are invested in the pedestrian/bike/transit usability of Downtown while keeping heritage integrity
6. New development – some felt too flexible, some felt not enough

Potential Sections to Review

1. Housekeeping: policies, terms and definitions, potential 'how to use'?
2. Guidelines for Managing Change to Property (Section 4.0)
 - Alterations to commercial heritage buildings (Section 4.2)
 - Infill development (Section 4.9)
 - Landscape conservation and design guidelines for the public realm (Section 4.12, 4.13)
3. Exempt Alterations and classes of alterations (Section 5.0)
 - Commercial properties (Section 5.2) and Public Realm (Section 5.5)

To consider:

- Promote awareness on when heritage permits are required
- Heritage grants being underutilized in the District

Questions and Discussion

please raise your virtual hand!



One word you value most about the District
(put into chat) – discuss



One thing you'd like to see improved or clarified in the document (chat or open)

Where have you seen the Plan and Guidelines working well? Where have they been challenging?
(chat or open)



What changes/pressures do you think the District will face in the next 5-10 years? What do you want it to look like?



Next Steps

- Today = sharing and listening
- Draft revisions to come later in the fall to Heritage Oakville Advisory Committee
- Statutory public meeting at a future Planning and Development Council meeting
- Approval



THANK YOU!

How to Stay Involved

- Comment form will be emailed to all registrants
 - Register for mailing list through the comment form for future meetings
- Contact email: kristen.mclaughlin@oakville.ca

