

Update to the Old Oakville Heritage Conservation District

December 6, 2022



An aerial view of Oakville Harbour in winter, 1963.

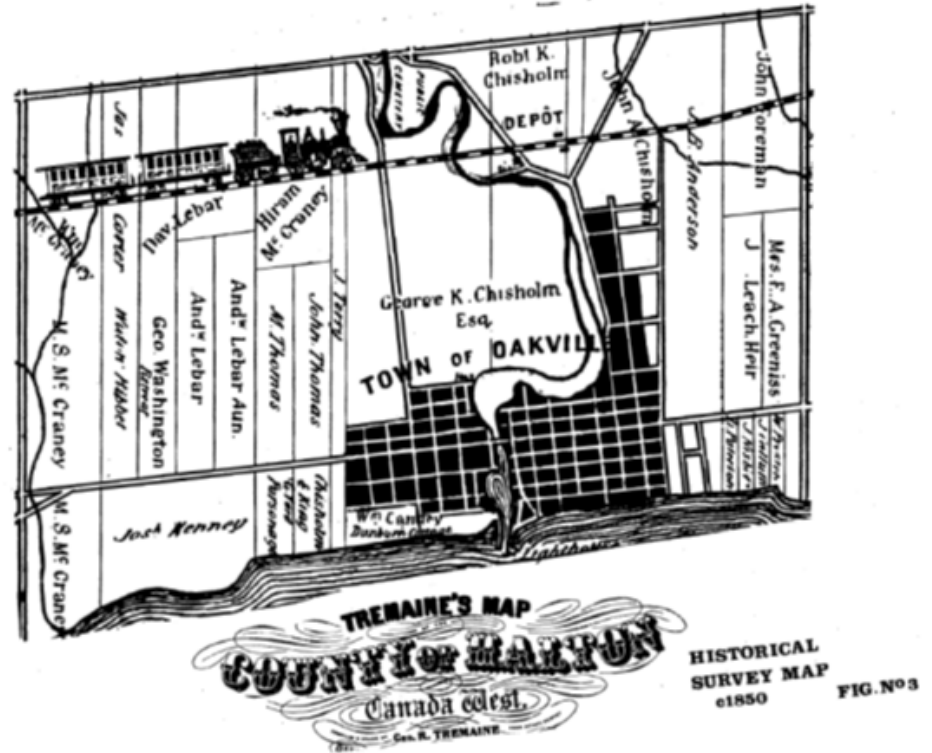
Archives of Ontario, C30-1, ES 25-247



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Agenda

- Welcome
- Project team
- Background
 - History of Old Oakville HCD
 - Process and scope
- What's going on?
 - Stakeholder Engagement
 - Inventory Sheets
 - Streetscape Inventory
 - Survey, StoryMap, Webpage
- Bill 23
 - What do we know so far?
- Q&A



Welcome

So, why are we here?

- The project team is here to share information about the update to the Old Oakville Heritage Conservation District
- We will do our best to answer questions about the project and some recent legislation changes
- It's an opportunity for you to share feedback with the project team and learn about how to stay involved throughout the process

We appreciate your interest and participation!



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Project Team

Town

- Kirk Biggar, Manager, Policy Planning and Heritage
- Susan Schappert, Heritage Planner

Other departments involved:

- Parks and Open Space
- Facilities
- Roads and Construction

Consultants

- Kayla Jonas Galvin, Heritage Operations Manager, ARA
- Martina Braunstein, Landscape Planner, Dillon Consulting

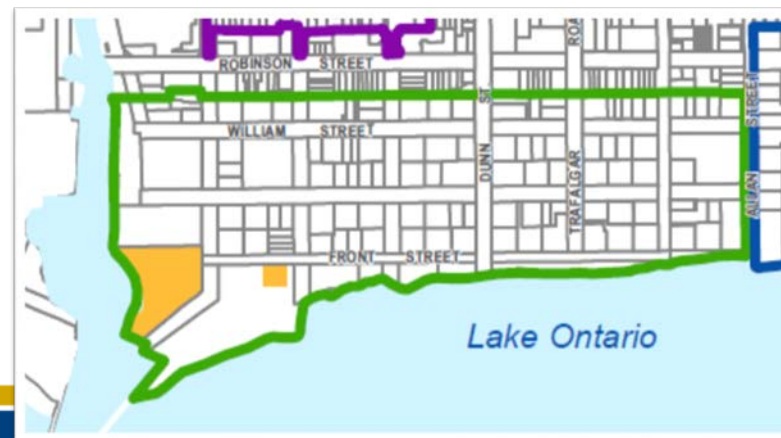
Specializations:

- Heritage planning
- Community Engagement
- Landscape Architect
- GIS
- Architect



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

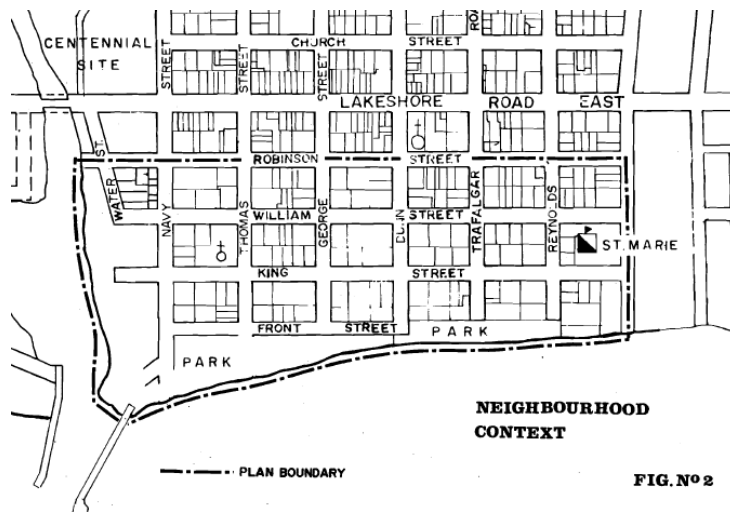


Old Oakville HCD Update

The OHA requires 2 components to create or update HCDs:

1. Study
2. Plan and Guidelines

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 OLT



Study - Process and Scope

- Historic narrative of area
 - Indigenous history
 - Development following European settlement
 - Definition of historic periods
- Inventory of all individual properties, historic and non-historic
- Streetscape Inventory
 - Views
 - Landscape character
 - Public realm



Study - Process and Scope

- Statement of Cultural Heritage Value or Interest
- Defining District Heritage Attributes
- Review of:
 - existing municipal policies (i.e. Zoning, Official Plan, Private Tree By-law)
 - applicable provincial legislation (i.e. AODA, impact of Bill 23)



What's going on...

- Stakeholder Engagement
- Review in progress Study produced by Town
- Updating Inventory Sheets for each property with:
 - Design/physical description
 - Historical description
 - Contextual description
 - Integrating information from community

OAKVILLE HERITAGE INVENTORY SHEET	
Address:	Name:
	
Design/Physical-Description: <ul style="list-style-type: none">○ → Style○ →	
Historical-Description: <ul style="list-style-type: none">○ → Constructed○ →	
Contextual-Description: <ul style="list-style-type: none">○ → The property is historically associated with its residential neighbourhood	

What's going on...

- Creating the Streetscape Inventory
- Drafting Statement of Cultural Heritage Value or Interest:
 - Cultural heritage value or interest is currently defined by Ontario Regulation 9/06 which lists criteria in three categories:
 - design or physical value,
 - historical or associative value
 - contextual value
 - List of Heritage Attributes



Potential Heritage Attributes

Heritage attributes are the physical elements that need to be retained to conserve the cultural heritage value. They can include:

- Style of architecture
- Vernacular (use of local materials, influence of local culture/geography)



NAVY STREET—LOOKING SOUTH.



Potential Heritage Attributes

- Sympathetic alterations
- Architectural details
- Landmark status
- Group value
- Landscape and public open spaces
- Overall spatial pattern
- Land use
- Boundary
- Historic views



Heritage Conservation Districts Work!

- Architectural Conservancy of Ontario (ACO) HCD study:
 - 64 HCDs in Ontario studied
 - 924 resident surveys conducted
 - Sales history trends for 871 properties analyzed
 - 76 key stakeholders interviewed
- Conclusions
 - Satisfaction with living and owning property in a HCD is overwhelming
- Real estate values in HCDs generally rise more consistently than surrounding areas
- Residential districts have higher scores in evaluation
- Longer districts operate, better they perform
- Active citizen groups play large role in education about a district
- Districts over 400 properties have lower scores



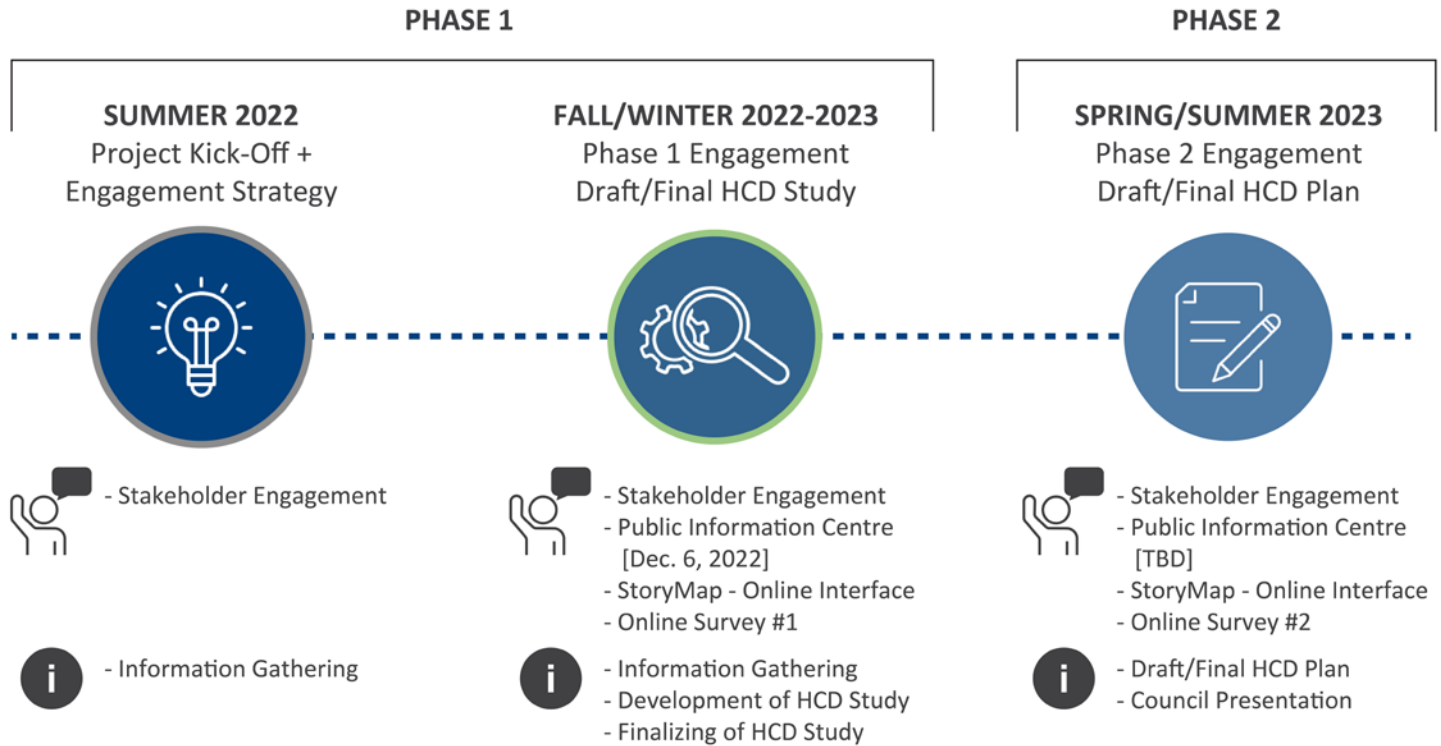
Heritage Conservation Districts Work!

The Old Oakville HCD was studied as part of “Heritage Conservation Districts Work!” The key findings from the study are:

- The existing HCD plan does not clearly identify the HCD objectives which is one of the OHA requirements and will be a key part of the update
- A stakeholder survey indicated that people are aware they are in an HCD and had a positive attitude towards the district
- High score in the townscape survey used to provide insight into the physical character of the district:
 - Higher scores were in categories of maintenance, facade quality and conserved elements
 - Lower scores were in categories of quality of new development and historic reference seen



Timeline



Survey, StoryMap and Webpage

How can we learn more and give our feedback?

- Project Webpage
 - Oakville.ca – Heritage Planning – Heritage Planning Studies
 - Links to all reports and presentations
 - Staff contact info
- StoryMap
 - Linked from Project Webpage
 - In-depth information about project
 - More visuals, user-friendly
- Provide input into the HCD Study through an online survey:
<https://www.surveymonkey.com/r/KLDGBNT>



Bill 23

- Report to Planning & Development Council on Dec 7, 2022
- Wide-ranging impacts across multiple pieces of legislation
- Concerns relevant to Heritage:
 - As of right ability to build three units per property
 - Removal of third party appeals
 - Changes to municipal heritage registers
 - Changes to conservation of provincially owned heritage property
 - Potential changes to HCDs:
 - Application of criteria (not provided) to determine cultural heritage value or interest for HCDs
 - Ability to amend, repeal HCDs



Kicking off the Question Period...

- How much information is required for the Study?
 - Inventory sheets = tombstone data
 - Difference between Part IV and Part V designation under the OHA
- How can we be involved in the Study and Plan?
 - Sign up for email updates
 - Complete the survey
 - Ongoing consultation with stakeholder groups – next round in January 2023
 - Questions and conversations with staff any time
 - Comments and feedback will be welcome on draft documents
 - Focus groups for Plan and Guidelines in 2023
- What's the project timeline?
 - Adjusting dates for stakeholder communication and provincial legislation
 - Draft study for January 2023 review



More Questions?



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