

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 9, 2015

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**FROM:** Planning Services Department

PD-021-15

**DATE:** February 25, 2015

**SUBJECT:** First and Second Street Heritage Conservation District Study

**LOCATION:** First and Second Street Heritage Conservation District Study

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#### RECOMMENDATION:

That the report titled *First and Second Street Heritage Conservation District Update: Heritage Assessment Report* dated February 2015, be endorsed.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- Heritage planning staff and FGMDa Architectes have prepared a Heritage Assessment Report for the First and Second Street Heritage Conservation District to satisfy the requirements for a Heritage Conservation District Study under the *Ontario Heritage Act* and to provide more accurate information on the historic background of the District and an up to date inventory of properties.
- Public consultation regarding the next phase to update the District Plan and Guidelines has already begun with scheduled stakeholders meetings for focus groups to discuss the existing Plan and Guidelines and how it can be improved.

#### BACKGROUND:

The First and Second Street Heritage Conservation District (HCD) is an important historic residential neighbourhood located southeast of downtown Oakville. The District was designated under Part V of the *Ontario Heritage Act* by By-law 1988-189 which was approved by the Ontario Municipal Board in 1989.

Since the First and Second Street HCD was established, there have been numerous changes to heritage legislation and guidelines, including a significant update to the *Ontario Heritage Act*. In order to ensure the First and Second Street HCD complies

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with current heritage practices, the District Study, Plan and Guidelines need to be updated.

The 2014-2016 Heritage Planning Work Plan identified the update as an important study to be initiated in 2014 and completed in 2015. A Request for Proposals was issued in September 2014 to hire a consultant to assist staff with the project. The contract for the proposal was awarded to Fournier Gersovitz Moss Drolet et Associes (FGMDa) Architectes in November 2014.

The Heritage District update was launched to the public in January 2015 with a notice sent to property owners within the HCD and invitations to the Oakville Lakeside Resident's Association as well as professionals who work with properties in the HCD (architects, planning consultants, realtors). Focus group sessions to review the existing HCD Plan will begin in early March 2015.

The HCD Study, referred to as the Heritage Assessment Report (HAR), is attached as Appendix A and outlines the history of the district and inventories the properties and streetscapes within the area. The intent of the HAR is to ensure that historic information is accurate and to provide a snapshot of the existing conditions within the HCD, which has changed from its designation in 1989. The HAR also provides recommended objectives for the update to the HCD Plan and Guidelines including a statement of intent that frames the context for the Plan update.

The *Ontario Heritage Act* does not address the process of how to update existing heritage conservation districts and in that absence, the process to designate a heritage conservation district under Part V of the Act has been followed. Therefore, the HAR study has been completed according to the OHA to ensure that the following requirements have been met:

*Scope of study*

*(2) A study under subsection (1) shall,*

*(a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*

*(b) examine and make recommendations as to the geographic boundaries of the area to be designated;*

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*(c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*

*(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.*

The HAR includes all of the information required by the *Ontario Heritage Act* and was presented to the Heritage Oakville Advisory Committee at their meeting on February 24, 2015. The committee supported the recommendation to endorse the Heritage Assessment Report.

#### **COMMENT/OPTIONS:**

The First and Second Street Heritage Conservation District Heritage Assessment Report is broken into four sections, plus the appendices. Section 1 provides background on the provisions of the *Ontario Heritage Act* and the purpose of the study. Section 2 of the HAR discusses the early history of the area and then outlines the phases of development in context of the character and appearance of the District. It provides documentation and mapping of the architectural styles and periods of construction throughout the HCD as well as a review of the policy and legislation that applies to the District, including the Livable Oakville Plan, the Town of Oakville Zoning By-law, the Provincial Policy Statement and the *Ontario Heritage Act*.

Section 3 of the HAR provides recommended objectives for the update to the HCD Plan and Guidelines including a statement of intent that frames the context for the Plan update. The statement of intent refers to the various stakeholder interests, the conservation management approach, custodial responsibility and the alteration and restoration of properties. Section 4 of the HAR provides several recommendations regarding changes to municipal planning mechanisms and associated by-laws that will be considered during the next phase of the project.

The appendices are broken into three sections: an inventory of individual properties, an inventory of streetscapes and a guide to defining the architectural styles and elements found within the HCD.

The HAR builds on the information included in the original Heritage Conservation District Study from the late 1980s regarding the historic eras of development of the district and the various buildings within the district. Additional mapping has been undertaken to illustrate the periods of development and a more in-depth investigation has been undertaken to identify the architectural styles of the buildings

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in the district and to provide a definition of those styles. The HAR also identifies streetscape features in the inventory to provide an assessment and record of the existing conditions in the public realm.

The *Ontario Heritage Act* does not require public consultation for the HAR, but it does require that *“if the council of a municipality has established a municipal heritage committee under section 28, the council shall consult with the committee with respect to the study.”* 2005, c. 6. s. 29. That requirement is being fulfilled as this report is presented to the Heritage Oakville Advisory Committee before it goes forward to Planning and Development Council. Public consultation is already underway for the update to the District Plan and Guidelines and will be ongoing throughout 2015. Focus groups with various stakeholders are scheduled in March with a public meeting expected in the second quarter to review the draft District Plan and Guidelines. The draft will be revised according to feedback before being presented to Heritage Oakville and Council.

Heritage planning staff recommend approval of the Heritage Assessment Report in order to move forward with the update to the District Plan and Guidelines, which is the phase of the update process that requires significant public involvement and participation.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

There is no public notification requirement for the update to the First and Second Street HCD Study; however, notice was provided to everyone who requested to be on the project mailing list and was included on the project web page at: <http://www.oakville.ca/business/first-second-street-heritage-conservation-plan.html>

### **(B) FINANCIAL**

There are no additional costs for this project.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

There are no impacts with the Heritage Assessment Report; however, other departments including Legal, Parks and Open Space and Engineering will be involved in the update to the District Plan and Guidelines during the next phase of the project.

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**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- continuously improve our programs and services
- enhance our cultural environment
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The proposed application generally complies with the sustainability objectives of the Livable Oakville Plan.

**APPENDICES:**

Appendix A –Heritage Assessment Report

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