

Old Oakville
Heritage Conservation District Update

Heritage Conservation District Study

February 2024

EXECUTIVE SUMMARY

This Study is the first part of a two-part process that comprises the Old Oakville Heritage Conservation District (HCD) update. This first part encompasses the Study component that describes and evaluates the cultural heritage value of the Old Oakville Heritage Conservation District. The Old Oakville HCD (the District) contains 128 lots and is generally bounded by the southern property line of Robinson Street (north), the centre of Allan Street (east), Lake Ontario (south), and Sixteen Mile Creek (west). The boundaries are shown in Figure 1 below:

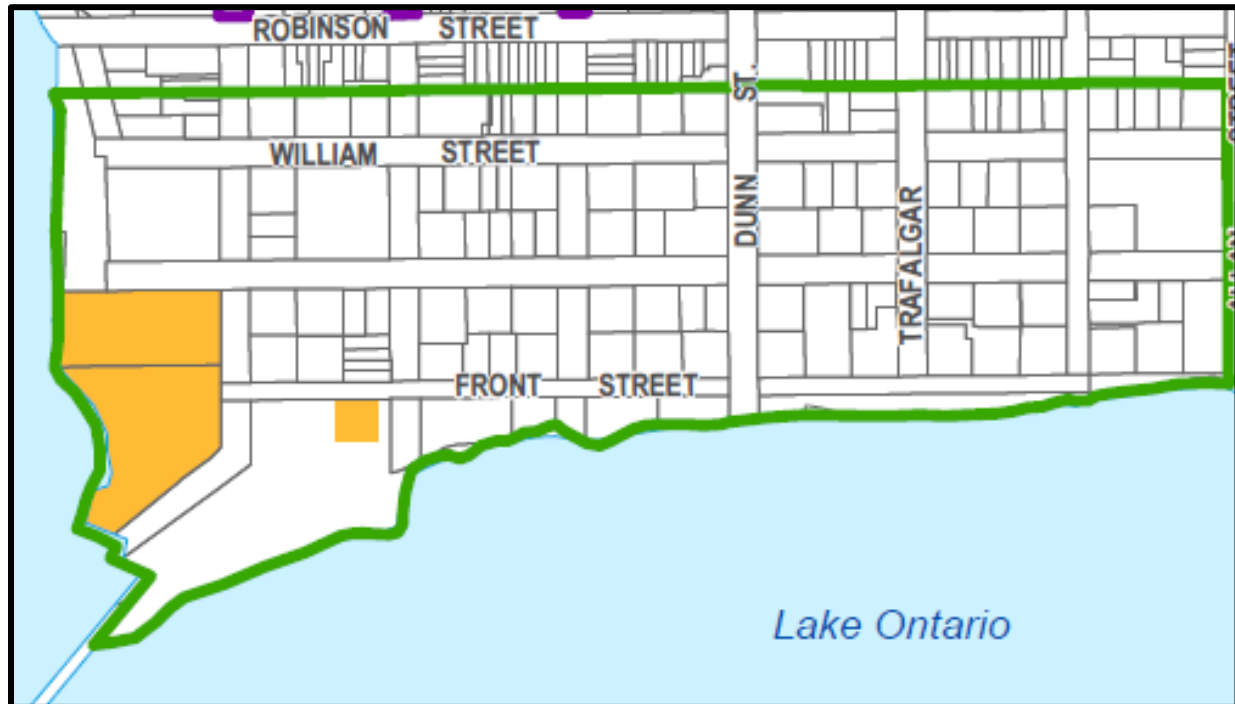


Figure 1: Boundaries of Old Oakville Heritage Conservation District

Due to restrictions of the *Ontario Heritage Act* at the time, the Erchless Estate at 8 Navy Street and the Old Post Office and Merrick Thomas House at 144 Front Street were excluded from the District, as shown by the yellow boxes on the District boundary map. With changes to the *Ontario Heritage Act*, they can now be included in the District.

This report examines a number of aspects of the existing District, including:

- historical growth and development of the area;
- the built and architectural character of the neighbourhood;
- streetscape and landscape attributes and character areas;
- land use character;
- potential changes that may be required to the Town of Oakville's Livable Oakville Plan and to any municipal by-laws;
- evaluation of the District's boundaries and criteria for designation of a HCD;
- suggested content of the updated Heritage Conservation District Plan and Guidelines; and Statement of Cultural Heritage Value or Interest

Old Oakville Heritage Conservation District Plan and Guidelines

The second part of the Old Oakville Heritage Conservation District update process will be the updated Old Oakville Heritage Conservation District Plan and Guidelines (the Plan), which will provide the basis for the careful management and protection of the area's heritage character including its buildings, spaces, and landscape features. The work prepared in this Study will assist in the preparation of the second phase of the project.

This Heritage Conservation District Study has identified some potential initiatives that will be considered for the Heritage Conservation District Plan and Guidelines document. Recommended content for the Plan and recommended changes to municipal planning mechanisms and by-laws are included in Section 3.0 of this report. All initiatives will be subject to further public discussion and input from property owners.

Historical Time Periods

The historical research identified five periods of development:

- Period 1: Indigenous Occupation and Land Use (1650-1830)
- Period 2: Early Settlement and Survey Period (1830-1900)
- Period 3: Industry and Residential Building Boom (1900-1930)
- Period 4: Stabilization Period (1930-1970)
- Period 5: Conservation and Redevelopment (1970-present)

Built Heritage Character

The variety of architectural styles and materials found in Old Oakville are representative of an intact historic harbourside village that developed in the early-to-mid 19th century. The majority of the properties (68 properties or 53% of the properties) within the District date to the Early Settlement and Survey period.

The building architectural styles observed in the Old Oakville HCD were analyzed and grouped into architectural categories. 19th Century Vernacular is the most common architectural style found within the HCD, capturing both residential and non-residential structures.

The second most common architectural style in the HCD is 20th Century Vernacular (early, mid and late eras), followed closely by New Traditional. Both styles are largely sympathetic to the earlier structures found within the HCD, with many of the New Traditional structures being built under the guidelines set out by the original 1982 HCD.

Most of the residential buildings in the District are one-and-a-half or two storeys, resulting in a consistent, low-density harbourside village residential community that maintains cohesive and harmonious rooflines with gentle transitions.

A majority of the structures are clad in stucco (54 properties or 42%) or horizontal siding (25 properties or 19%). Stucco or horizontal siding cladding is represented in both contemporary and historic properties. Many were originally clad in siding, but stucco and brick were added later as owners became more prosperous in the later 19th century.

A total of 100 properties has asphalt roofs (or approximately 78%) though this is likely a later addition to historic structures, with original roofing material likely being cedar or slate. Cedar and slate roofs can still be found within the Old Oakville HCD, though are far less common.

Roof design within the Old Oakville HCD varies, with gable roofs the most common type. Of the differing types of gable roof within the Old Oakville HCD, 54 properties have a side gable roof (approximately 42%).

Streetscape and Landscape Analysis Highlights

The District is special and attractive because of its very strong streetscape character and is considered a significant cultural heritage landscape. The large parcel size, mixed building setbacks, urban fabric widenings at intersections, street lining and framing tree cover, wide viewsheds, and permeable fencing types contribute to the open landscape setting and pedestrian experience within the District.

The road grid configuration, typology and block size enable a very desirable and walkable neighbourhood in downtown Oakville. The north-south streets terminate at open spaces fronting Lake Ontario and provide lake access and view opportunities. Navy Street, Front Street and Water Street have prominent and distinct historic roles in the experience of the public realm, as well as delineation of the historical public buildings within the open space landscape on one side and the historical built form on residential lands on the other side.

The undulating topography creates unique vantage points, as well as a distinction in the building design and landscape treatments by integrating prominent slopes into site design. Further, St. Andrew's Catholic Church's history, prominence in the streetscape and influence on the adjacent building materials supports a unique and consistent streetscape character. Other views and open spaces add significantly to the overall character of the District, while it is also recognized that improvements are needed to unify Old Oakville character-specific street furniture and signage.

The historic native tree restoration efforts are evident – the HCD has an abundance of mature tree growth, and understory and ground cover plantings that elevate the quality of the streetscape, as well as the natural environment.

Refined Character Areas

The streetscape and landscape analysis of the District exposed additional two insights: both strengths and weaknesses of the 1982 Plan block structure. The strength of the 1982 Plan is the detailed illustrations and understanding of site features that contribute to the District's overall heritage values,

including varied residential lot size, building heights and setbacks; openness at intersections; landmarks; topography; vegetation and tree canopy; significant vistas and views; and architectural features. The weakness is exposed through the ambiguity of the District's original 1982 Plan block organization and significance as it relates to today's planning frameworks and tools.

The five streetscape and landscape character areas and one supplementary map overlay, developed as part of this HCD Study update, share unique historic and experienced heritage and quality of Old Oakville. The physical attributes of the area have evolved into a tangible streetscape character informed by the built environment's historical significance. It is important to note that all five character areas and one map overlay collectively contribute to the overall values and heritage attributes of the HCD, which will be carried through the development of district-wide guidelines in the updated Plan. Area-specific heritage attributes will be identified for a group of properties (as per the five streetscape and landscape character areas and one map overlay), and carried out as a special guideline in the updated Plan.

Planning and Policy Framework Review

A review of the current planning and policy frameworks has been completed for the primarily low-density residential neighbourhood with Waterfront Open Space and Parks and Open Spaces linkages along the creek and lake shorelines. The Livable Oakville Plan policies support the continued designation and boundary of the Old Oakville HCD. It is also recommended that the Part IV cultural heritage resources at 8 Navy Street and 144 Front Street be included in the Part V designation of the District in the future.

The Zoning By-law generally supports compatible redevelopment within the HCD, but an opportunity has been identified to re-examine the heights, front and side yard setbacks, and building heights to protect the heritage attributes.

While the Old Oakville HCD itself is a cultural heritage landscape (CHL), there are also two smaller cultural heritage landscapes within the Old Oakville HCD: the Erchless Estate and the Oakville Harbour. Both CHLs are protected through recent Part IV designation by-laws and also have Conservation Plans specific to the values and attributes of their respective cultural heritage landscapes.

Further, it was determined that an adjacency boundary for the Old Oakville HCD should be considered to protect the 'small town' nature of the neighbourhood within downtown Oakville. A heritage impact assessment is a requirement for the development of property that is adjacent to, or in the immediate vicinity of a Heritage Conservation District. The adjacency boundary removes the ambiguity and establishes the geographical extent of 'immediate vicinity' that triggers a heritage impact assessment.

Ontario Heritage Act Criteria for Heritage Conservation District Designation

As part of this update to the existing Old Oakville HCD, a review and assessment of the existing boundaries has been completed. The Ministry of Citizenship and Multiculturalism (MCM) has noted in its published guidelines *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act* that a Heritage Conservation District typically displays a number of characteristics. These characteristics help to delineate the appropriate boundaries for a Heritage Conservation District to

ensure there is rationale for designating the area as a district. The examination affirms that the HCD boundaries meet all the MCM characteristics of Heritage Conservation Districts.

Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 sets out the criteria for designation of an HCD. Specifically, 3. (2).1 notes that 25 percent or more of the properties within the boundaries must meet two or more of the criteria. The Old Oakville Heritage Conservation District meets this threshold. Within the HCD there are 90 properties (70 %) that meet at least two criteria under O. Reg. 9/06, therefore the Old Oakville HCD meets the criteria for designation under the *Ontario Heritage Act*. A Statement of Cultural Heritage Value or Interest has been produced that outlines the values and lists the heritage attributes.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHL – Cultural Heritage Landscape
 CHVI – Cultural Heritage Value or Interest
 HCD – Heritage Conservation District
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 OP – Official Plan

O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement

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1.0 INTRODUCTION

1.1 Background

On January 2, 1979, Council passed By-law 1979-003 being a bylaw of intent defining the area south of Robinson Street, east of the Sixteen Mile Creek and west of Allan Street to be studied as a Heritage Conservation District under the provisions of the *Ontario Heritage Act* (see Figure 1.1). Three public meetings were held at with the Local Architectural Conservation Advisory Committee (LACAC, now known as the Heritage Oakville Advisory Committee) and Planning Department presenting various aspects of the Study. On July 7, 1980, Council adopted the final report on the HCD and stipulated that the document was to be a policy document for the administration of alterations to buildings within the District. The Ministry of Citizenship and Culture subsequently endorsed the document on February 16, 1981. By-laws 1981-144 and 1982-044, which formally designated the Old Oakville Heritage Conservation District, were approved by the Ontario Municipal Board on July 5, 1982.

The District is a largely residential area that includes 128 lots as shown in Figure 2 below. At the time of designation, the Erchless Estate, the Merrick Thomas House and the Old Post Office were exempted from inclusion in the District, as they were already individually designated under Part IV of the *Ontario Heritage Act* (see Figure 2)

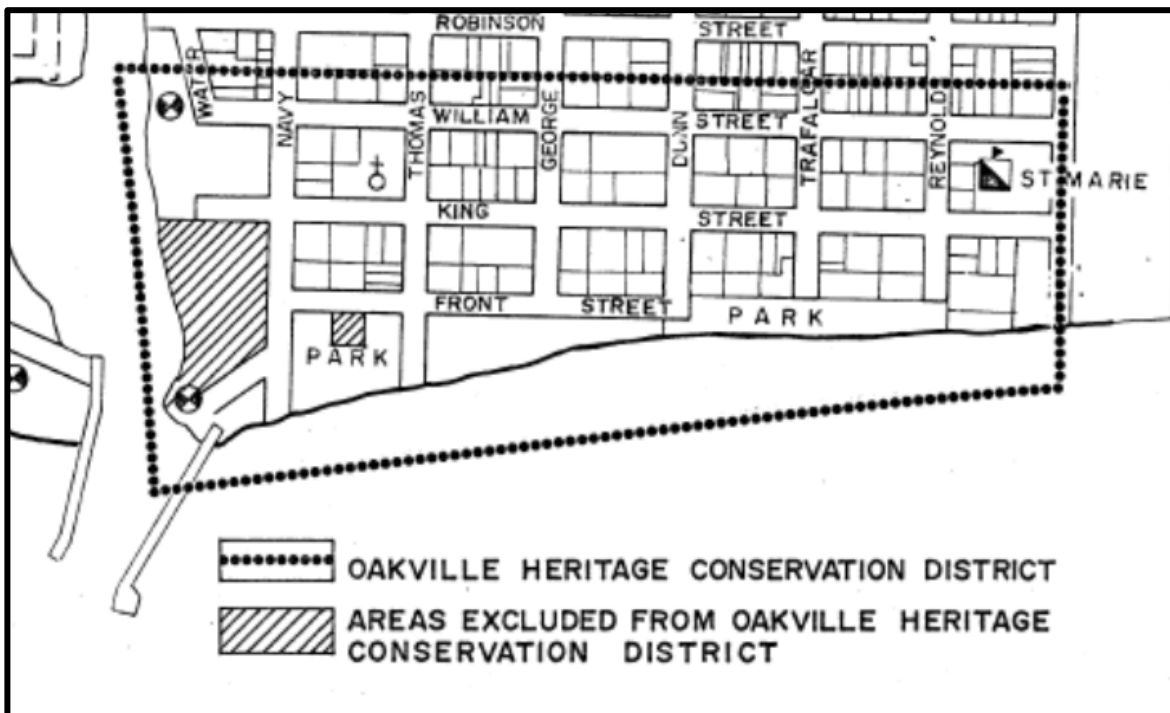


Figure 2: 1982 Boundaries of Old Oakville Heritage Conservation District

Since the Old Oakville HCD was established, there have been numerous changes to heritage legislation and guidelines, including significant updates to the *Ontario Heritage Act* in 2005, 2021 and 2023. In order to ensure the Old Oakville Heritage Conservation District complies with current heritage practices, the creation of a HCD Study and an update to the HCD Plan and Guidelines document is required.

1.2 Provisions of the Ontario Heritage Act and Provincial Guidance

The *Ontario Heritage Act* is the key provincial legislation that enables municipalities to conserve, protect, and manage heritage properties and areas. There are two parts to the *Act* that concern cultural heritage: Part IV enables a municipality to designate individual properties that are of cultural heritage value or interest and Part V enables a municipality to designate groups or areas of properties that demonstrate cultural heritage value. The Town of Oakville has designated approximately 160 properties under Part IV and four Heritage Conservation Districts under Part V containing 418 properties (Old Oakville – 117, Old Oakville – 66, Trafalgar Road – 171, Downtown – 64).

Part V of the *Ontario Heritage Act* enables a municipality to designate by by-law all or any part of a municipality as a Heritage Conservation District. Prior to designating a district, it is required by the *Ontario Heritage Act* to study an area in order to identify the cultural heritage value or interest (CHVI) and character of a prospective district. Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 sets out the criteria for designation of a HCD. Specifically, 3. (2).1 notes that 25 percent or more of the properties within the boundaries must meet two or more of the criteria.

Guidance on what constitutes a HCD is provided by a number of sources. The Ontario Ministry of Citizenship and Multiculturalism (MCM) (formerly the Ministry of Tourism, Culture and Sport) in its Heritage Toolkit (*Heritage Conservation Districts, A Guide to District Designation Under the Ontario Heritage Act*¹) note that a Heritage Conservation District:

“...may comprise an area with a group or complex of buildings, or a larger area with many buildings and properties. It may also comprise an entire municipality with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.”

Designating a HCD is clearly concerned with identifying groups of heritage properties that together with other distinguishing features or attributes form a distinctive place worthy of informed protection and management. The MCM has also noted in its published guidelines (*Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act*) that a Heritage Conservation District typically displays a number of characteristics:

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

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

A sense of 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.

¹ The Ministry is, as of February 2023, working on revisions to the guidebook for Heritage Conservation Districts. A draft document was released in June 2021, but as of the time of publication for this report, the final guide has not yet been released.

A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.”

The Town of Oakville’s Official Plan requires that cultural heritage resources, including HCDs, be protected and conserved in accordance with applicable legislation and recognized heritage protocols. Accordingly, any recommendation concerning the prospective delineation and designation of a district is best considered in the context of the provincial advice noted above.

The Old Oakville Heritage Conservation District is also considered a significant cultural heritage landscape, as noted in the town’s Cultural Heritage Landscape Strategy. Heritage Districts include not only built structures, but also natural heritage features, lot patterns and setbacks, transportation routes and other associated patterns of development, and recognizes the importance of the landscape as a whole.

1.3 Purpose of This Study

This Study is the first part of a two-part process that comprises the Old Oakville Heritage Conservation District Update. This first part describes the historic background of the area and documents the heritage resources within the existing district.

The scope of the HCD Study is guided by the requirements of the *Ontario Heritage Act*, notably subsection 40(2), which prescribes that a study 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;
- 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; and
- 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.

Accordingly, the Heritage Conservation District Study contains the following sections:

- historical growth and development of the District (Section 2.3),
- the built and architectural character of the District (Section 2.4),
- streetscape and landscape attributes (Section 2.5),
- land use character (Section 3.0),
- potential changes that will be required to the Town of Oakville’s Official Plan and to any municipal by-laws (Section 3.0),
- summary of Community Engagement (Section 4.0)

- evaluation of the Heritage Conservation District boundaries and according to Ontario Regulation 569/22 criteria (Section 5.0);
- recommendations for content of the Heritage Conservation District Plan (Section 6.0); and
- Statement of Cultural Heritage Value or Interest and heritage attributes (Section 7.0).

The second part of the Old Oakville Heritage Conservation District Update will be the new version of the Old Oakville Heritage Conservation District Plan and Guidelines, which will provide the basis for the careful management and protection of the area's heritage character including its buildings, spaces, and landscape features.

Engagement Summary - Multiple comments suggested that the area of the district be expanded, including west of the creek and the Murray House Hotel. The boundary for the Old Oakville Heritage Conservation District was set by the Ontario Municipal Board in 1988, and the Murray House was not included in the District because it was already designated individually under the *Ontario Heritage Act*. The public properties on the west side of the creek are designated as part of the Oakville Harbour Cultural Heritage Landscape. There are no plans to expand the Old Oakville Heritage Conservation District at this time.

Additionally, the community asked for the updated Plan and to provide land acknowledgement for Treaty 22, and a general sentiment that the community wants the renewed Plan to build on the successes of the 1982 Plan. The feedback has been noted to the boundary, Treaty 22 has been noted, and the successful 1982 Plan components will be carried forward for the Plan update.

2.0 CHARACTER AND APPEARANCE OF THE DISTRICT

2.1 Introduction

This section of the Old Oakville Heritage Conservation District Study examines the character and appearance of the District as required by the *Ontario Heritage Act*. The various report sections that follow contain summaries and conclusions from more detailed survey work or analysis, including the Property Inventory (see **Appendix A**) and Streetscape Inventory (**Appendix B**).

The research has focused on three main components: historical settlement and context; built heritage character; streetscape and landscape character. The research was performed through a combination of site visits, research, and review of existing documents. Large portions are taken from Oakville Harbour CHL Strategy – Phase 2 Research and Assessment Report, completed for the Town of Oakville by Common Bond Collective, dated 8 November 2019. This report was reviewed by the Mississaugas of the Credit First Nation. Related to the historic settlement and built heritage character, information from the Town of Oakville was reviewed, as well as various historic maps, historic background documents, photos, and architectural information.

2.2 The Physiographic Context

The Old Oakville HCD is located directly south of downtown Oakville south of Lakeshore Road. The District is defined as the area south of Robinson Street, east of the Sixteen Mile Creek and west of Allan Street. The District is a cultural heritage landscape, as defined by the Town’s Cultural Heritage Landscape Strategy.



Figure 3: Aerial View of Oakville

Figure 3 above shows the tableland of the Iroquois Plain and the bridging points over Sixteen Mile Creek with the predominant east-west orientation of the downtown area and the surrounding residential areas.

All of the area to the south of the Queen Elizabeth Way within the Town of Oakville comprises a gently sloping but otherwise flat terrain referred to as the Iroquois Plain. This feature is the remnant lakebed of the former Lake Iroquois the precursor to present day Lake Ontario. Approximately 10,000 years ago, retreating melt waters of the last glacier created Lake Iroquois. Its former shoreline is most evident as a raised embankment, just to the north of the Queen Elizabeth Way. The Plain comprises areas of clay till, red shales and sandy soils, with the sandy soils prevalent in the area from Aldershot to Humber Bay. The well-drained sandy soils and favourable number of frost-free days encouraged both pre-contact Indigenous settlement as well as later Euro-Canadian settlement and a variety of related horticulture activities. The Lakeshore fruit and vegetable district in Oakville thrived with its popular local market for hardier fruit such as apple, pears and bush fruits as opposed to the soft, tender fruits in the Niagara Peninsula.

Drainage of the northern shore of Lake Ontario between Hamilton Harbour and the Bay of Quinte is characterized by many short rivers, with the Oakville area being sourced from the Niagara Escarpment. The soft shales comprising the underlying rock to the sandy soils are easily eroded and account for the steep sided, narrow valleys that characterize Sixteen Mile and Bronte Creeks. Notable harbours formed at the mouth of both these rivers.

The physiographic characteristics of the Iroquois Plain allowed for relatively easy construction of roads parallel to the lakeshore with only the deeply incised river valleys proving to be challenging bridging points over the past 150 years. With Lake Ontario to the south and Sixteen Mile Creek to the west and north providing clearly definable limits to early settlement with their steep valley sides, this tableland provided a key settlement site.

2.3 Historical Settlement and Context

The following section briefly summarizes the key themes and historical activity that have contributed to the development of Oakville and the area now known as the Old Oakville HCD.

2.3.1 Indigenous Occupation and Land Use (1650-1830)

2.3.1.1 Early Inhabitants - Iroquoian- and Ojibwe-Speaking People

Iroquoian-speaking Huron (Wendat), Petun and Neutral (Attawandaron) peoples inhabited the north shore of Lake Ontario at the time of European arrival in the 17th century. These groups were primarily horticulturalists, and the harbour area lies somewhere between the historic Neutral (Attawandaron) and Huron (Wendat) territories. Around 1650 these groups were weakened by disease and dispersed by the Haudenosaunee who moved into the area, until a series of battles with an alliance of Ojibwe, Odawa and Pottawatomie peoples (the Three Fires Confederacy) caused the Haudenosaunee return to the present-day New York State area. These Ojibwe-speaking people dwelt along and above the north of Lake Ontario, including the general vicinity of present-day Oakville. Though referring to themselves as Anishinabe, the various Ojibwe groups across the lake's north side became known to colonists as 'Mississauga', a name earlier used by Jesuit Fathers for an Algonquin-speaking group nearby the

Mississagi River of Lake Huron in the 17th century. For groups of Ojibwe the term 'Minnezahgeeg' was thought to mean 'Persons Living Where there are Many Mouth of Rivers'.

Unlike the Iroquois people preceding them, the Mississauga were hunter-gatherers whose way of life involved seasonal migrations. During the summer season they would camp at Sixteen Mile Creek (as well as Twelve Mile Creek and the River Credit), cultivating corn along flats and fishing for salmon, and possibly eel. After the harvest, they returned to interior hunting grounds for the colder months. The Mississauga called the river Nanzuhzaugewazog meaning 'having two outlets', a reference to the shallow, gravelly mouth dividing the river in two.

Until the late 18th century, contact with Europeans was relatively limited, mostly to French traders, through travel or at forts and outposts. French defeat in the Seven Years' War led to the cession of New France to Great Britain, and issuance of the Royal Proclamation of 1763. The proclamation forbade the settlement of territories by non-First Nations and established that land could only be acquired through negotiations and sale to the Crown. From this point, immigrants to the area were primarily of British descent. Colonial settlement of land north of Lake Ontario was not immediate however, and it was not until the British loss in the American Revolutionary War that some five thousand Loyalists and two thousand allied Iroquois relocated from American territories to southern Ontario in the mid-1780s. The wave of British sympathizers marked the beginning of colonial settlement of the area in earnest and would drastically affect the lives and future of the local Ojibwe inhabitants.

2.3.1.2 Treaties and Early European Settlement

The Royal Proclamation of 1763 reserved all lands not previously ceded or purchased as Indigenous land. It established that only land granted by the Crown could be legally owned and prohibited private transactions between settlers and Indigenous people. Under this system the Crown had to purchase Indigenous lands at a public meeting, whereupon consent of the selling nation was required. By this process, large tracts in southern Ontario were acquired via treaty and subsequently divided, by survey, into townships. The surveys imposed a concession and lot grid of grantable plots of land (the standard being 200 acres parcels) forming the basis for private property ownership.

By the early 19th century, the Crown had secured treaties for large quantities of land along the north and western shores of Lake Ontario. Townships were surveyed accordingly along with several military roads. By 1805, the Crown possessed the entire shoreline between the Niagara and St. Lawrence Rivers, save for a stretch between Burlington Bay and the Etobicoke Creek. This unconsolidated area, known as the Mississauga Tract, was a large area of Mississauga territory extending roughly to present day Ontario Highway 9. North of the Mississauga Tract was Chippewa territory. The Mississauga were asked in 1805 to agree to part with a large section of their remaining territory. The initial response by Chief Kineubenaë or Golden Eagle was resistant, based on the grievances of previous treaties. Specifically, they had not been permitted "to encamp and fish where we pleased" as promised, and settlers proved adversarial rather than helpful neighbours. More generally, colonial settlement had reduced access to hunting and fishing grounds and made all manner of provision scarce. These grievances also highlight the larger issue of the Mississauga and British having different understandings altogether of what the treaties conferred.

Nonetheless, the Mississauga eventually agreed to sell a portion of the tract in 1805, with the 85,000-acre parcel extending roughly ten kilometers from the shoreline, confirmed the following year. As part

of the sale, known as the Head of the Lake Treaty (Treaty No.14), the Mississauga retained three reserves for fishing and hunting located at 12 Mile Creek, Sixteen Mile Creek, and the Credit River. These reserves were for the “sole right of Fisheries... together with the flats and low grounds... which we have heretofore cultivated and where we have our camps.”

In June 1806, Deputy Provincial Surveyor Samuel S. Wilmott surveyed these new Crown lands into three townships. From east to west, they were named Toronto, Alexander and Grant townships, the latter two quickly renamed Trafalgar and Nelson in commemoration of the recent naval triumph. The reserves at Twelve and Sixteen Mile Creek were roughly 80 chains (1.61 km) wide and straddled both sides of the rivers from the third concessions south of Dundas Street and south. The also contained the river flats located within the concession to the north. The reserve at the River Credit was much larger, extending roughly 80 chains (1.61 km) on each side of the river from the lake to the top of Concession 2 North of Dundas Street.

In 1818, the Mississauga were again approached, this time for the remaining Mississauga Tract lands north of those purchased in 1806. The Chippewa lands immediately north of the Mississauga’s holdings had been ceded in mid-October under the Lake Simcoe-Nottawasaga Treaty. With this cession, the remaining Mississauga lands were effectively surrounded by European ownership. Chief Ajetance agreed to the sale later in October, and under the Ajetance Treaty an enormous area of 648,000 acres were sold to the Crown for £522.10 paid annually.

Following the Ajetance Treaty Mississauga land holdings were reduced to several thousand acres of the three river reserves. By 1820, settlement was closing in around the isolated reserves and Deputy Superintendent of the Indian Department William Claus met with leaders to discuss ceding the remaining reserves. The Mississauga ceded their lands on the Twelve and Sixteen Mile Creeks under Treaty 22 on February 8, 1820, and the north and south portions of the Credit Indian Reserve under Treaty 23 that same day. Into the 1820s, the Mississauga would retain only the 200-acre Credit Mission reserve.

A number of factors may explain why the Mississauga entered into these treaties despite their misgivings. Significantly, they had little sense of what the land was worth economically to the colonists. Further forcing their hand was the sickness decimating their population since the 1790s, which declined by nearly two-thirds through the 1820s. In a weakened state, there was an advantage to Crown authority protecting their lands from squatters and other harassment. The Mississauga after all held the British (recent allies in the War of 1812) in higher regard than the Americans, who they intensely mistrusted and disliked. In their precarious position, the Mississauga had a higher tolerance for the westernizing colonial forces. For example, for several decades at the Credit Mission, Mississauga residents lived in log cabins, practised Methodism, and implemented European agricultural practises. Donald B. Smith, Professor Emeritus, also notes that perhaps most fundamentally, the Mississauga and British had different understandings of what the treaties conferred. The concept of permanent legal ownership is common to European custom, but was unprecedented for the Mississauga who instead related ownership to usage and alliances. That these differences went undetected is not surprising, given that few Credit Mississauga had any significant grasp of English in 1820, let alone access to legal counsel. “In short,” writes Smith, “the Mississauga accepted British trade goods in return for allowing newcomers use of portions of their territory. They believed that they retained sovereignty. The English focused on ownership, and the Ojibwe on the use of land.” Oral accounts from 1829 make it clear that far from intending to sell these lands, the Mississauga had understood the treaty to place them in trust with the Crown and protect them from settler encroachment. The British had understood the opposite.

The Mississauga Reserve at Sixteen Mile Creek was one of three reserves created by the Head of the Lake Treaty. The 1,120-acre reserve was four farm lots wide and located on Concession 3 South of Dundas Street and Broken Front. Prior to the treaty the Mississauga had actively used the Sixteen Mile Creek and its mouth for travel, hunting, fishing, seasonal camps, and cultivation of crops. In the 1805 provisional agreement preceding the 1806 treaty, the Mississauga claimed the sole right to fisheries in the three rivers, “together with the flats or low grounds on said creeks [and] river, which we have heretofore cultivated and where we have our camps.”

In 1829, the Mississauga surrendered nearly all the river reserves secured fourteen years earlier, and Sixteen Mile Creek became a Crown Reserve effectively protecting it from the reach of private interests. However, the Crown Reserve at Sixteen Mile Creek represented a very potent development opportunity, and before long, a number of businessmen were agitating for its sale. In 1824, the merchant and politician William Chisholm (1788 - 1842) addressed the Lieutenant- Governor by letter about the Crown Reserve, and would do so twice more, as would numerous others. In July 1827 it was announced that 968 acres of the reserve would be sold at public auction, and the following August William Chisolm was successful in purchasing 1,000-acres.² The money paid was supposed to be held in trust by the Commissioner of Crown Lands for the Credit Mission settlement at the remaining Mississauga’s lands.

2.3.2 Early Settlement and Survey Period (1830-1900)

2.3.2.1 European Settlement 1820-1850

Colonel William Chisholm founded the Euro-Canadian settlement of Oakville in 1827. As noted, Chisholm purchased 1,000-acres of land at public auction previously reserved by the Crown for the Mississauga.

The land was advantageously situated at the mouth of Sixteen Mile Creek (or Oakville Creek) on the north shore of Lake Ontario, midway between York (current day Toronto) and the head-of-the lake at Hamilton. These 1,000-acres became the site for a lake port with an abundant back wood supplying it with white pine and grain. By the 1830s, many frame and brick buildings replaced the wilderness while roads were constructed connecting the back wood settlements with Oakville.

In 1833, Deputy Surveyor, H.J. Castle completed the first survey of Oakville. The plan enclosed the area bounded on the west by Brock Street, on the north by Rebecca and Randall Streets and on the east by Allan Street. Road allowances were laid out in the standard grid pattern, with streets running roughly parallel and perpendicular to the shore of Lake Ontario. Most of the streets were given the standard width of one chain, or 66 feet, but the main street (now Lakeshore Road) was 86 feet wide. Each block was 1-½ acres in area. These were subdivided into six, ¼-acre lots lettered alphabetically from A to F inclusive. In the area south of Robinson Street, some of these lots still survive intact.

² Crown Grant to William Chisholm of the Township of Nelson, Halton County, wherein he purchased 1,000 acres for £1,020 on 25 March 1831.

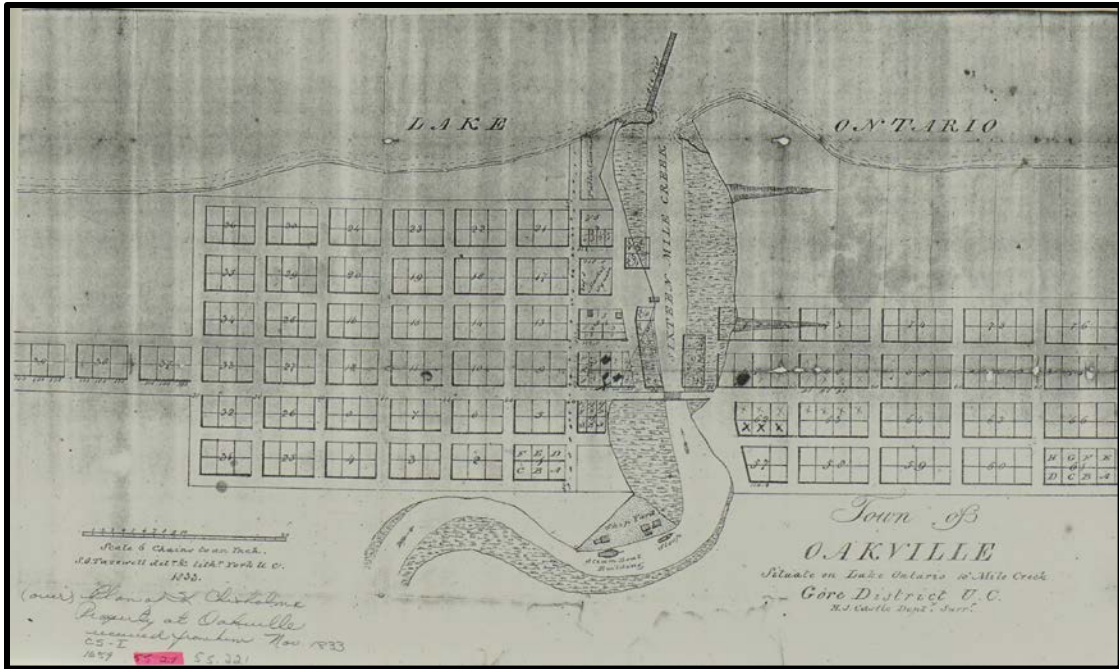


Figure 4: Deputy Surveyors J.H. Castle's Town of Oakville plan, 1833

Figure 4 above shows the orderly layout of the street grid pattern broken by Sixteen Mile Creek.

Unlike other villages in Southern Ontario, Oakville was the result of foresight and planning on the part of William Chisholm, who was aware of the commercial possibilities of a harbour at the mouth of Sixteen Mile Creek and the value of the river's waterpower for manufacturing. While the commerce for Oakville was initially founded on wood and wheat, Chisholm seized the opportunity associated with shipbuilding to establish a shipyard on Sixteen Mile Creek at the top of Navy Street. Oakville became well known around the Great Lakes and elsewhere for the good quality of the large ships and schooners built there.

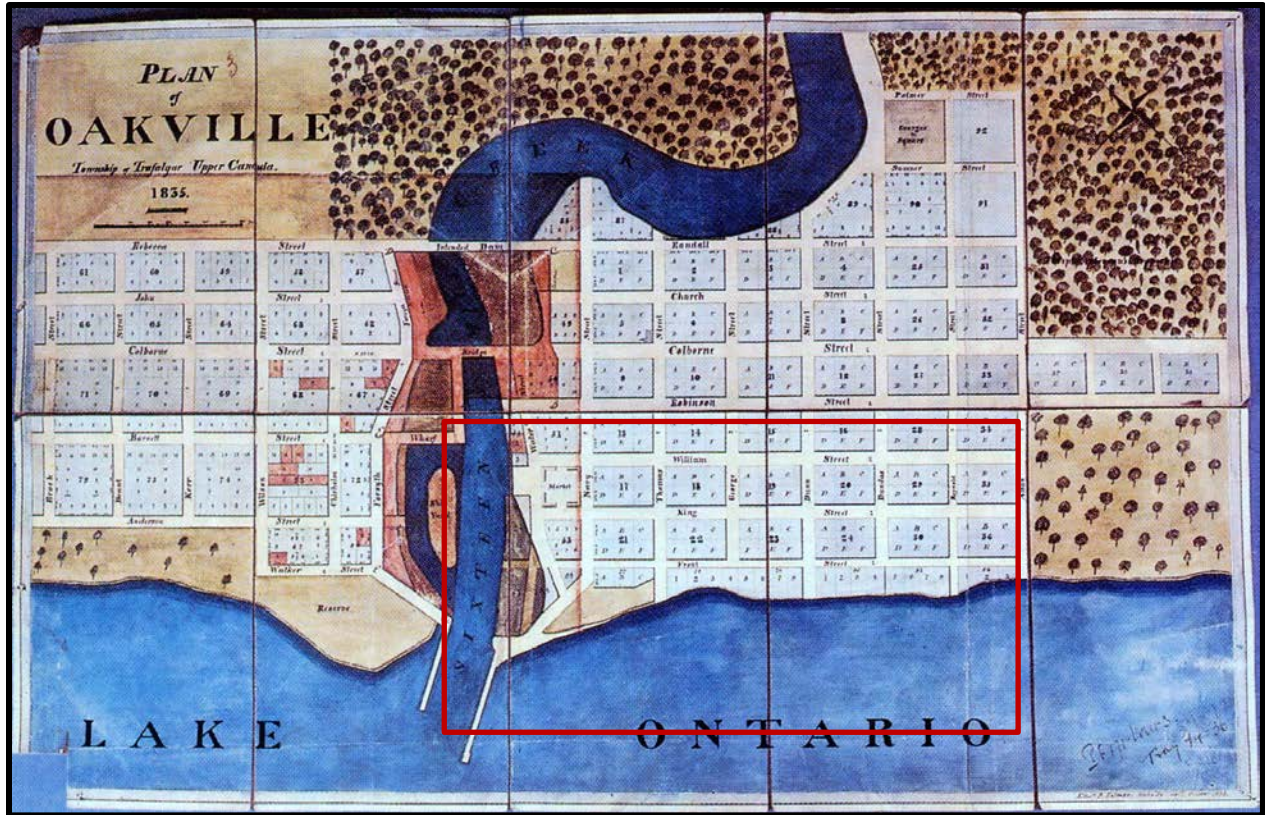


Figure 5: Extract from Plan of Oakville, Township of Trafalgar, Upper Canada, 1835

Figure 5 above shows Castle’s orderly street grid. By 1835, Edward Palmer’s *Plan of Oakville* includes street names. The Old Oakville HCD is generally located within the red box.

There are numerous accounts of a continued Mississauga presence around the village, despite having ceded the reserve in 1820. Since at least the 1820s, the Mississauga had a summer camp near the lake at the eastern edge of the reserve limit. Whether they continued to cultivate corn on the west bank of the river into the 1830s is unlikely. However, they did retain use of the summer camp, often crafting supplies that could be sold to villagers, and fishing the plentiful salmon from Sixteen Mile Creek, with villager accounts describing the torch and spear technique.

2.3.2.2 1850s to 1900

By the 1850s, there were a number of industrial operations on both the east and west sides of the Sixteen Mile Creek, including sawmills and gristmills, a foundry, distillery and carriage factory. Prosperity in the early to mid 1850s resulted in the construction of many new brick buildings in the town. In 1857, the village was incorporated as a town with a population of approximately 2,000.

However, the building boom of the 1850s was short-lived due to economic depression in the 1860s, after which the town did not grow substantially until after 1900. The wheat market collapsed, leading to a decline in commerce in the harbour area. High land costs in the town led to the new Great Western Railway being constructed north of the town. The harbour never recovered its commercial importance, despite continuing to ship modest amounts of wheat, wood and other exports for several decades.

However, the harbour did remain important for the shipbuilding industry started by William Chisholm. Local resident, Captain James Andrew gained a reputation for fast sailing ships, and about 1861 he established a shipyard at the foot of William Street, below the bridge which crossed the Sixteen on Colborne Street (Lakeshore Road). Originally from Dundonald, Scotland, James immigrated to Canada with his family as a young boy. James built several of his famous yachts in his Oakville shipyard, including the "Aggie", the "Winetta" (later renamed the "Merrythought"), and the "Canada", winner of the first Canada's Cup for yacht racing in 1896.

By the end of the nineteenth century, with the slowing of industrial growth, Oakville had become primarily a residential community and, along the lakeshore, a summer resort area for the wealthy of Toronto. The character of Oakville at the turn of the century is documented in a publication called *Beautiful Oakville* published in 1898. Photographs illustrate the town's many picturesque qualities and amenities, including the fine homes located on leafy residential streets like those in the Old Oakville HCD (see Figure 6).

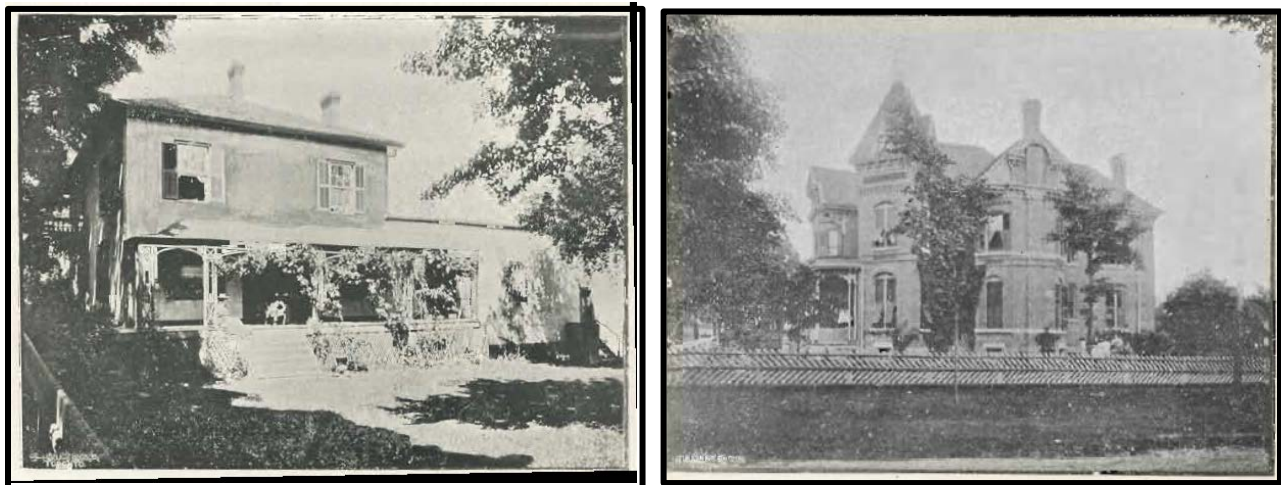


Figure 6: Photographs of 214 William Street (left) and 43 Dunn Street (right), published in the 1897 publication, *Beautiful Oakville*.

2.3.3 Industry and Residential Building Boom (1900-1930)

During the Industry and Residential Building Boom (1900-1930) in the first decades of the twentieth century, the Town Council undertook improvements to attract new industries. These improvements included the installation of electric power, water and sewage systems, and a telephone network. New concrete sidewalks were laid, and electric streetlights installed in the downtown. In 1906, a new bridge called the Anderson Bridge was constructed over the Sixteen Mile Creek at Randall Street. The bridge carried the tracks of the electric radial railway, which provided hourly service from Hamilton to Oakville. In 1915, Colborne Street was paved as part of the all-concrete route from Toronto to Hamilton, complete with a new concrete bowstring truss span over the Sixteen Mile Creek. These improvements in Oakville and elsewhere led to the rapid increase in the use of the automobile as a means of travel.

In the post World War I period, Oakville experienced a second building boom. This development was supported by the 1930s construction of the Queen Elizabeth Highway, a four-lane highway between Toronto and Hamilton. Post-war developments tended to be much larger in scale than the building stock

of the 19th and early 20th centuries. Buildings constructed in this period included: large bank buildings, commercial buildings, office towers, and new residential blocks. While these types of developments did not occur within the Old Oakville HCD, there are examples directly to the northeast of the District along Lakeshore Road. Many builders sought to attract new residents from Toronto, which was becoming a commutable distance away from Oakville.

Within the Old Oakville HCD, development was spurred by the workers from local industries, as well as local businesses and merchants in the downtown commercial area. William Sinclair Davis set up his real estate business in 1900 and became one of the most important businessmen in Oakville, active not only in property development, but also banking and manufacturing. Davis owned many properties in the Old Oakville area, either renting or developing or reselling them throughout this period.

The Oakville Harbour began to turn from industrial uses to recreational purposes and by the early 1900s, the commercial shipbuilding in the Oakville Harbour had all but ceased due the popularity of the railway; however, the building of smaller craft continued to make Oakville well known. While the area re-oriented to recreation, seasonal cottages were not developed immediately surrounding the Harbour area. Cottages tend to be located to the east, along Park Avenue in the Orchard Beach development or further west, towards Bronte Harbour. Estates along Lakeshore Road continued to be constructed for wealthy landowners from Toronto.

2.3.4 Stabilization Period (1930-1970)

The Town of Oakville grew significantly following World War II. Suburban living and reasonable commute times lured new residents, which were made possible by the still relatively new Queen Elizabeth Way highway. In the early 1940s, Oakville's population stood at slightly more than 4,000 people. By 1951, it had grown to just shy of 7,000 people. In 1962, Oakville was re-incorporated as a town through a merger with Bronte and Trafalgar townships, which included the villages of Bronte, Palermo and Sheridan. By 1971, the reincorporated area had a population of slightly more than 61,000 people.

As well as growing as a residential community, many industries established themselves on former agricultural lands on the outskirts of town. A large number of industrial operations, including in 1951, the Ford Motor Company of Canada, decided to take advantage of Oakville's proximity to Ontario's major population centres, railway lines, and the Queen Elizabeth Way. Ford's 32-acre facility was to be the largest manufacturing facility in Canada at the time.³

The harbour area continued to evolve after the war with commercial shipping ending altogether and recreational uses fully dominating the landscape. Numerous sailing and activity clubs contributed to the evolution by building new or expanded facilities. In the mid-1960s, a yacht-building operation known as Bruckmann Manufacturing, was established outside of the harbour area. The operation built numerous successful vessels and continued the tradition of championship-calibre sailing craft built at Oakville. In

3 Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), Page 457.

1967, the Centennial Square Complex was built at the northwest corner of Colborne (now Lakeshore Road East) and Navy streets and included the Central Branch of the Oakville Public Library, and the Centennial Pool. The arched concrete bridge spanning Sixteen Mile Creek was replaced in 1968, and it was in turn replaced in 2017 by the current structure.

Oakville's modern outward growth corresponded with a growing awareness of the importance of its historic centre. From the 1950s through the 1970s, a number of initiatives and policies recognized the historic town site and harbour at Sixteen Mile Creek as integral to Oakville's identity.

The large-scale developments of the post-war period have continued up to today and the town has expanded well past the plan designed by William Chisholm, incorporating the former villages of Palermo and Bronte into the town in the 1960s.

However, in the Old Oakville HCD, the growth that was seen in the expansion of the town to the northeast and east was not shared. Construction in this era was slow to happen and less 11% (15 buildings) of the district was developed through occasional infill. The area was seen as a less desirable place to live when more modern amenities were available in the newer developments in Oakville. In addition, conditions on Lake Ontario were less pleasant due to unprecedented algae growth and contamination by sewage and industrial waste. Due to the slowing of development, the neighbourhood stabilized and retained its low-density residential character. Development in these streets continues to be limited to the severance of properties, infilling, and the replacement of existing homes. Most of the historic homes of the 19th and early 20th centuries remain, with some contemporary homes built among them.

2.3.5 Conservation and Redevelopment (1970-present)

The architectural conservation movement in Oakville was spurred by the intended demolition of the Erchless Estate in the 1970s. The former home of the Chisholm family had been converted into apartments and was proposed to be demolished in order to make way for new condominiums. The intervention by the community, led by Mayor Harry Barrett, saved the Erchless Estate and designated the property under the *Ontario Heritage Act*. This eventually led to the formation of the Oakville Local Architectural Conservation Advisory Committee (known as the Heritage Oakville Advisory Committee) and the following community efforts to designate the surrounding neighbourhood as the Old Oakville Heritage Conservation District.

The Old Oakville Heritage Conservation District was the first of Oakville's four heritage conservation districts to be established and is thought to be the third heritage district by-law approved by the Ontario Municipal Board in the early 1980s. Without the HCD Plan and Guidelines, the Old Oakville neighbourhood would certainly look quite different than it does today.

In recent years, some of the contemporary homes constructed in the last half of the 20th century have been demolished and replaced with new homes, through heritage permits approved under the Plan. The evolution of the character of the Heritage Conservation District from the introduction of the Plan in the early 1980s is a direct result of the application of this document. The 'New Traditional' style is part of the continued evolution of the District as property owners who are permitted to construct new residences incorporate traditional design elements into contemporary architecture.

2.3.6 Historic Settlement and Context Summary

The growth and transformation of Oakville over three centuries, from wilderness to its current urban landscape, is accounted for by a variety of historical themes or strands of human activity that when woven together provide a richly patterned cultural heritage resource. The periods of economic growth and stagnation shaped the way in which the town's residential areas grew. These booms and busts are clearly visible in the lot development and varied architectural styles in the Old Oakville HCD.

2.4 Built Heritage Character

Key elements of the District's built form, notably architectural styles, building heights, cladding materials and land use, were analyzed to assess the physical characteristics of the landscape. The basis of the built heritage character analysis is the inventory sheets completed for each property. Most of the inventory sheets were initially drafted by the Town. These inventory sheets were reviewed by ARA and additional information was added, initial information provided by the community was incorporated and the initial evaluation of significance according to the criteria outlined in Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 was undertaken. The inventory sheets were further refined by the community working in conjunction with the Town.

The Old Oakville HCD largely characterizes several phases of development from the settlement of early European migration. Preceding that development was the use and occupation of the land by the Anishinaabe, or Mississauga, people, who left little physical reminders of their land use, dwellings and structures (Indigenous Use and Occupation Period); however, significant associations with the water, both the Sixteen Mile Creek and Lake Ontario, remain. In addition, a land acknowledgement sign is included in Lakeside Park, providing acknowledgment of Treaty 22.

The earliest European development (Early Settlement and Survey Period) occurred in the area from 1830-1900. From 1900-1930, a second phase of development (Industry and Residential Building Boom) took place when residents began constructing infill houses. Several business and political members of the community resided in the District area during this phase. From the mid-20th century until the 1970s (Stabilization Period), additional infilling took place, with large and medium-sized properties being severed for new lots. In recent decades (Conservation and Redevelopment Period), very few severances have taken place and most construction has been new houses replacing existing ones.

The Old Oakville neighbourhood developed as a unique and architecturally eclectic stable residential neighbourhood. The District exhibits several architectural styles, ranging from 19th century Georgian to early 20th century Edwardian to contemporary homes. The slow development of the area is visible in the 1910 Fire Insurance Plan below which shows many empty lots and open spaces.

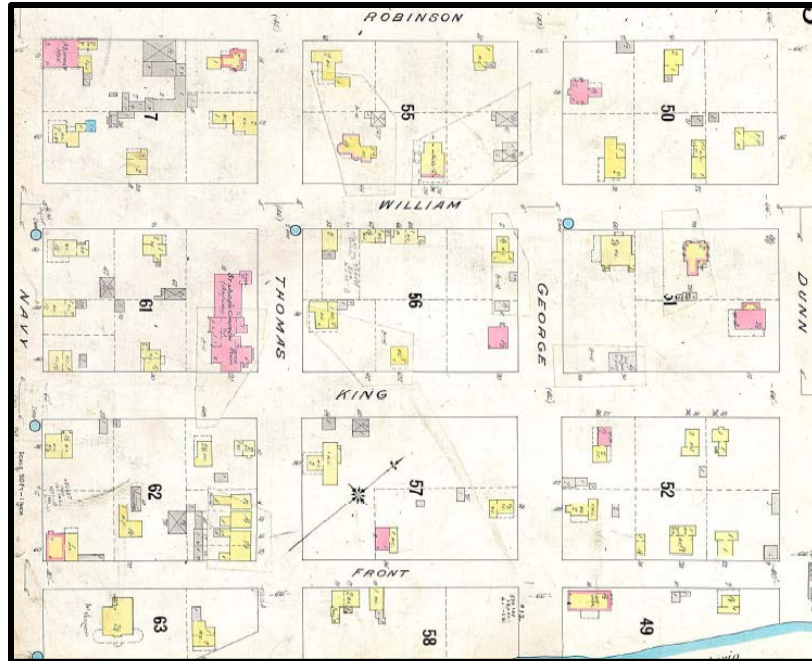


Figure 7: Fire Insurance Plan, 1910. Selection of Navy Street to Dunn Street

2.4.1 Change and Development

Figure 8 depicts structures within the Old Oakville HCD and their corresponding period of development.

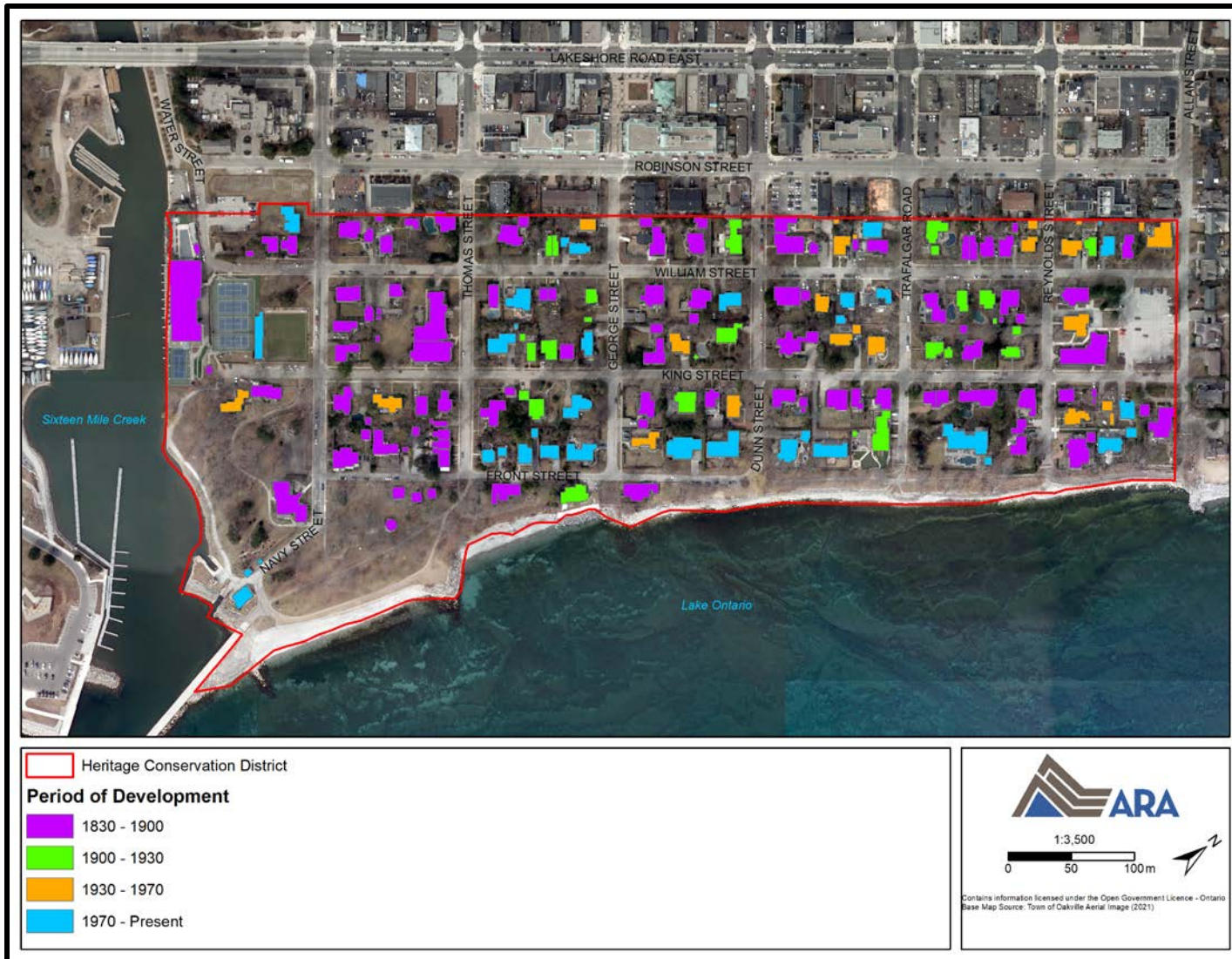


Figure 8: Map of Periods of Development in the Old Oakville Heritage Conservation District

Period 1: Indigenous Occupation and Land Use (1650-1830)

As noted earlier in this report, there is little physical evidence left of the Indigenous populations who dwelt in this area. Though a land acknowledgement sign is included in Lakeside Park, providing acknowledgment of Treaty 22. Land close to the mouth of the Sixteen Mile Creek has strong archaeological potential and the Erchless Estate is a publicly known and registered archeological site. While there are no defining physical characteristics of this era, any below ground work undertaken near the mouth of the Sixteen Mile Creek and along the Lake Ontario shoreline should follow all required procedures as outlined in the Region of Halton Archaeological Master Plan and the *Ontario Heritage Act* and other provincial regulation.

Period 2: Early Settlement and Survey Period (1830-1900)

The street grid pattern of Castle's 1833 Plan of Oakville still exists today, although many of the original lots have been adjusted or subdivided since that time. The several historic, semi-detached homes maintain more of the historic lot character from a visual perspective than is evident on a property map. Prominent early houses in the area, such as the home of the Chisholm family at Erchless Estate (8 Navy Street), the Cecil Marlatt residence (43 Dunn Street) and the St. Jude's Rectory (226 William Street) are substantial brick dwellings. The majority of homes built prior to 1900 are clad in stucco or wood siding. While most of them are one and a half storeys, they range from one storey small cottage-like forms to two and a half storey residences. The majority of the properties (68 properties or 53% of the properties) within the District date to this period.

In 1878, a farmer's co-operative constructed the Granger's Warehouse on the site of William Chisholm's first warehouse on the harbour. Purchased by The Oakville Club in 1908, the warehouse, which is located on Water Street at Sixteen Mile Creek, has been in continuous use since then.

The Old Oakville HCD also features two prominent historic churches – St. Jude's Anglican Church at 160 William Street (constructed 1883-1889) and St. Andrew's Catholic Church at 41 Reynolds Street (constructed circa 1840).

An interesting trend in the Old Oakville area was the relocation of historic buildings. Quite a few residences have been shifted from their original locations. Several of the semi-detached residences are composed of parts of older buildings, including a store and a church, which were relocated and reconstructed.



Figure 9: 186-188 William Street, previously the living quarters of a store built at the corner of Lakeshore Road and George Streets in the 1830s and relocated here after 1880, December 2021

Period 3: Industry and Residential Building Boom (1900-1930)

In the early 20th century, a second building phase occurred in the area. Buildings from this period are typically wood construction, and clad in stucco, shingles or brick. Most architectural styles from this period have a general description of early to mid 20th Century Vernacular, as there was little adherence to the hallmarks of specific styles. There are a few examples of brick Edwardian foursquare style houses built by local builders that have features such as large porches and decorative window treatments such as dormers, bays and oriels. There are also several Arts and Crafts homes with brick cladding and the multi-paned windows common to this style. The trend of relocating homes within the District continued, to a lesser degree. There are 33 properties or 26 % of the properties within the District that date to this period.

Period 4: Stabilization Period (1930-1970)

During the period of post war development, mid and late 20th Century vernacular style homes began to replace earlier building or were developed on empty and sub-divided lots. These houses reflected the suburban housing construction trends of the time in their highly simplified detailing and proportions, as well as the integration of garages into their structures.



Figure 10: 146 King Street, built c.1953.

Period 5: Conservation and Redevelopment (1970-present)

Since the introduction of the HCD, most new construction in the neighbourhood has involved either the demolition of existing homes or significant additions to them. New buildings have tended towards a New Traditional style, which draws closely on several past stylistic influences including Georgian Revival, Classical Revival and Shingle. This New Traditional style reflects a more conservative and faithful attempt to recreate and update historic styles by directly referencing their proportions, massing, materials and detailing. These designs provide an important link back to significant buildings of earlier periods of development and reinforce the overall heritage character of the area. Additions have been more eclectic in style; some have had little impact on the public view of the original home, while others have significantly altered them.



Figure 11: 221 Front Street, built 2011, November 2021



Figure 12: 212 King Street, 2017 porch addition and new garage, December 2021

2.4.2 Design and Architectural Analysis

The building architectural styles observed in the Old Oakville HCD were analyzed and grouped into architectural categories. A map illustrating the location of each style can be seen in Figure 13.

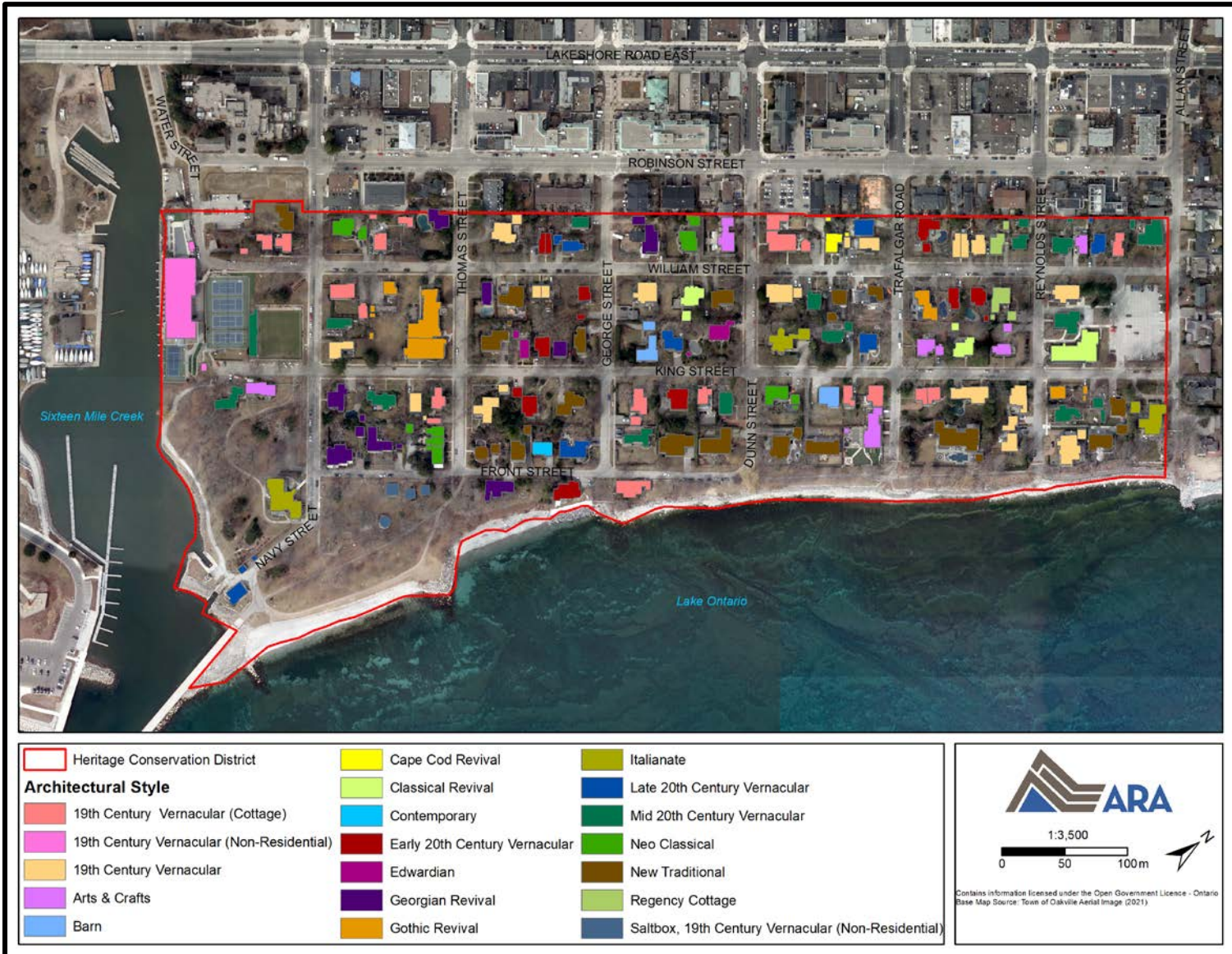


Figure 13: Map of Architectural Styles in the Old Oakville Heritage Conservation District

In addition, descriptions that illustrate an example of each is provided to assist in the explanation of the style within the Old Oakville context. It should be noted that these architectural descriptions have been tailored to depict styles specifically as they appear within the Old Oakville HCD.

A number of sources were consulted to develop and adapt this list of architectural styles including *Well-Preserved* (2003) by Mark Fram, *A Guide to Canadian Architectural Styles* (1992) by Leslie Maitland, et al., the *Ontario Architectural Style Guide* prepared by the Heritage Resources Centre at the University of Waterloo (2009), and the Ontario Heritage Trust's *Places of Worship Database* (2019).

Georgian
(1780s-1860s)



Commonly used for residential as well as commercial buildings, the façade of Georgian structures are box-like and balanced with an equal number of windows on either side of the front door. Five bays are common and most structures are from one to three storeys, most commonly two. Paneled front doors with rectangular transoms and small-paned double-hung windows are typical. Georgian buildings in Oakville are predominately stucco.

Neo Classical
(1810-1850)



The Neo-Classical Style draws heavily from the Georgian Style typically with symmetrical or classically proportioned facades with more refined and delicate features. Larger window space is another typical feature of Neo Classicism. The entranceway typically includes a fanlight, side light, pilasters and/or architrave.

Classical Revival
(1820-1860)



The Classical Revival Style are symmetrical buildings typically two storeys in height. The facades are often symmetrical, and doors typically have detailed surrounds or porticos. Large windows are typically square though can be rounded at the top.

Regency Cottage
(1820s-1870s)



The Regency style is primarily residential in Ontario. It exhibits symmetrical plans and elevations and is primarily one or one-and-a-half storeys with hipped or gable roofs and broad eaves. Large windows are typical, and cladding can vary but was historically most often brick or stucco.

**19th Century
Vernacular
(1800-1899)**



Vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials. In the District buildings that are one-and-a-half storeys and below can be considered cottages.

**Gothic Revival
(1840s-1870s)**



The Gothic Revival style is often one and a half storeys and is most commonly clad in brick, board and batten or stone. Plans can be L-shaped, square or rectangular and roofs are steeply pitched with one or more front gables that often exhibit decorative vergeboard. The windows are arched under the peaked gables, and bay windows are occasionally seen on the first storey. Entrances are typically centred and may include sidelights and transom. Verandas are common to the style and may include decorative vergeboard.

**Gothic Revival
(Church)
(1840s-1870s)**



Common features of the Gothic Revival style in religious buildings include pointed arch windows, rib vaulted ceilings, steeply pitched roofs, towers and an emphasis on height. Gothic Revival architecture was popular in Ontario and was the most common style for religious buildings in the mid- to late-19th century, just as many of Ontario's towns and cities began to boom.

**Italianate
(1840-1885)**



Italianate structures are predominantly two to three storeys with a hip roof with decorative elements along projecting eaves. Windows are commonly arched or curved at their top and may exhibit decorative crowns or voussoir. The composition is often irregular, with vertical emphasis with square plan towers or belvedere and angular bays.

**Barn Style
(1880-1900)**



Barns have various architectural styles, however the classification in this case is based on former use of the building as a barn with a gable roof.

Arts & Crafts
(also known as
Prairie or
Craftsman)
(1900-1930)



The Arts & Crafts (also known as Prairie or Craftsman) structure is meant to fit with the natural surroundings, orientation based on natural elements or garden. Typically with a 'bungaloid' massing, the building can be one or one and a half storeys with a hip or gable roof. Large overhangs, verandas or porches with very little decoration is common. The structure is typically clad in stucco, shingle or brick with geometric designs for windows and doors.

Edwardian
(1900-1920)



The Edwardian style is simple, classical and balanced. It can be two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hip or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the façade.

Cape Cod Revival
(1920-1950)



Cape Cod Revival buildings typically have a rectangular footprint and is one or one and a half storeys in height. A steep pitched gable roof is common, and detailing is often limited to multi-pane windows with decorative shutters. Building have small gable-front dormers.

20th Century Vernacular
(Multiple time periods)



Vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. For the purposes of this study, the 20th century vernacular buildings were broken down into three categories 1) Early 1900-1935, 2) Mid 1935-1965, and 3) Late 1965-1999.

New Traditional
(Post-1960)



New Traditional style draws closely on several past stylistic influences including Georgian Revival, Classical Revival and Shingle. New Traditional style reflects a more conservative and faithful attempt to recreate and update historic styles by directly referencing their proportions, massing, materials and detailing.

The above styles all appear within the Old Oakville HCD. In addition, Table 1 below provides the number of identified structures associated with each style.

Table 1: Number of Properties Associated with Architectural Styles

Architectural Style	Number of Properties
Georgian	8
Neo Classical	6
Regency Cottage	2
Italianate	3
Gothic Revival	6
Barn	2
19 th Century Vernacular	17
19 th Century Vernacular (Cottage)	18
Saltbox 19 th Century Vernacular (non-residential)	1
Arts & Crafts	6
Edwardian	2
Cape Cod Revival	1
Park	3
New Traditional	19
Early-20 th Century Vernacular	10
Mid-20 th Century Vernacular	13
Late-20 th Century Vernacular	7
Classical Revival	3
Contemporary Style	1

Table 1 above provides a breakdown of the numbers associated with the various architectural styles found within the HCD. As can be seen above, 19th Century Vernacular is the most common architectural style found within the HCD, capturing both residential and non-residential structures as well as the cottages.

The second most common architectural style in the HCD is 20th Century Vernacular (early mid and late eras), followed closely by New Traditional. Both styles are largely sympathetic to the earlier structures found within the HCD, with many of the New Traditional structures being built under the guidelines set out by the original 1982 HCD.

2.4.3 Building Heights

Most of the residential buildings in the District are one-and-a-half or two storeys, resulting in a consistent, low-density, harbourside village residential community that maintains cohesive and harmonious rooflines with gentle transitions (see Figure 14). Churches are the tallest buildings in the District, the tallest being St. Jude’s Anglican Church, followed by St. Andrew’s Catholic Church. Many of the properties throughout the HCD vary between one and two storey structures.

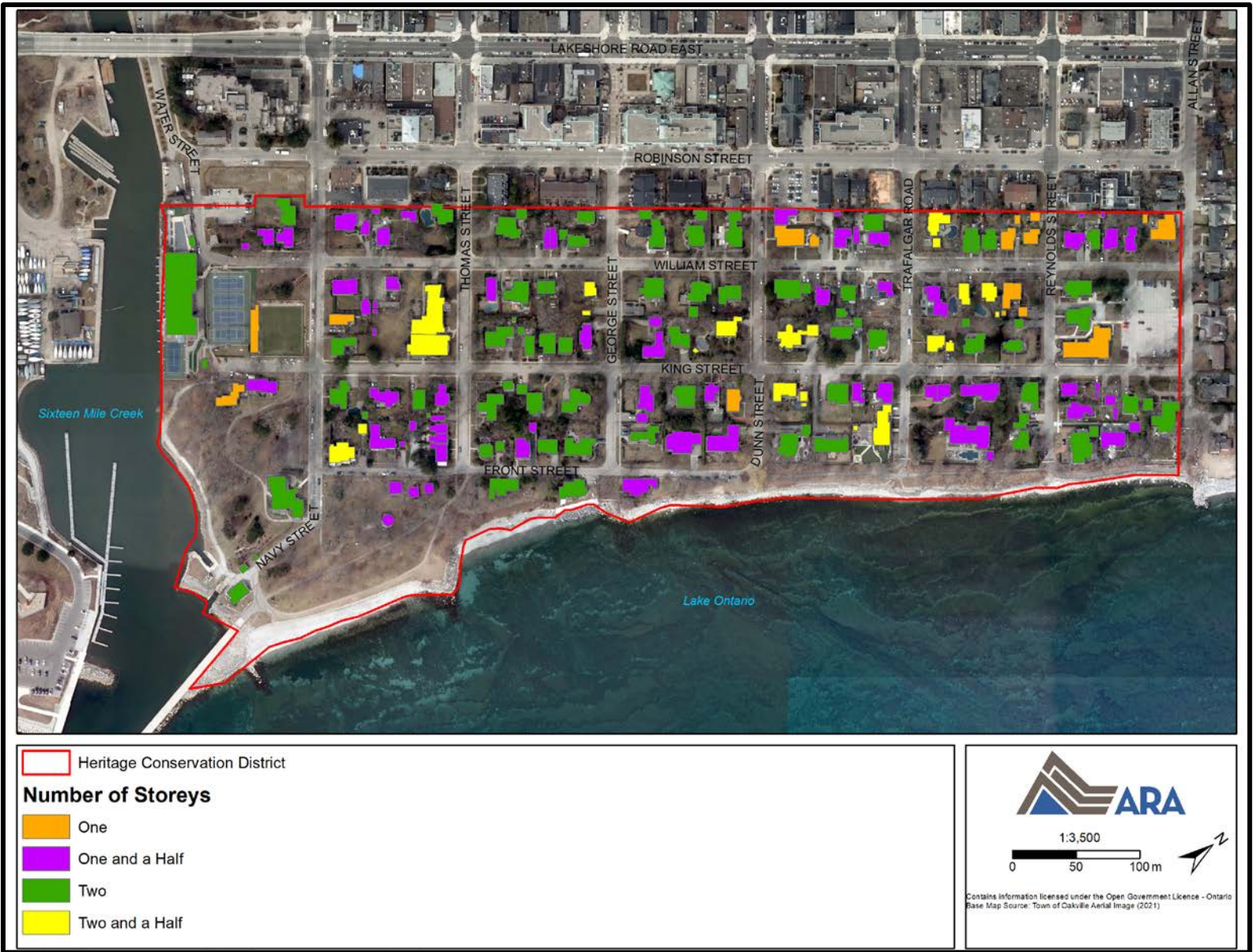


Figure 14: Map of Building Height in the Old Oakville Heritage Conservation District

2.4.4 Cladding

The structures included in the District exhibit a variety of exterior construction materials (see Figure 15). A majority of the structures are clad in stucco (54 properties or 42%) or horizontal siding (25 properties or 19%). Stucco or horizontal siding cladding is represented in both contemporary and historic properties. Many were originally clad in siding, but stucco and brick were added later as owners became more prosperous in the later 19th century.

St. Andrew's Catholic Church is the largest stucco-clad historic structure in the HCD. Brick structures and cedar shingle siding also makes up a sizeable portion of the structures within the HCD.

Given the historic era of development within the HCD, it is possible that the vinyl-clad older buildings are constructed of brick or wood beneath the contemporary layer.

2.4.5 Roof Style and Material

In terms of roofing material, asphalt is by far the most common material used in roof construction. Figure 16 depicts the roofing material used throughout the Old Oakville HCD. A total of 100 properties have asphalt roofs (or approximately 78%) though this is likely a later addition to historic structures, with original roofing material likely being cedar or slate. Cedar roofs can still be found within the Old Oakville HCD, though are far less common.

Roof design within the Old Oakville HCD varies, with gable roofs the most common type. Of the differing types of gable roof within the Old Oakville HCD, 54 properties have a side gable roof (approximately 42%). Figure 17 depicts the roof styles found within the Old Oakville HCD.

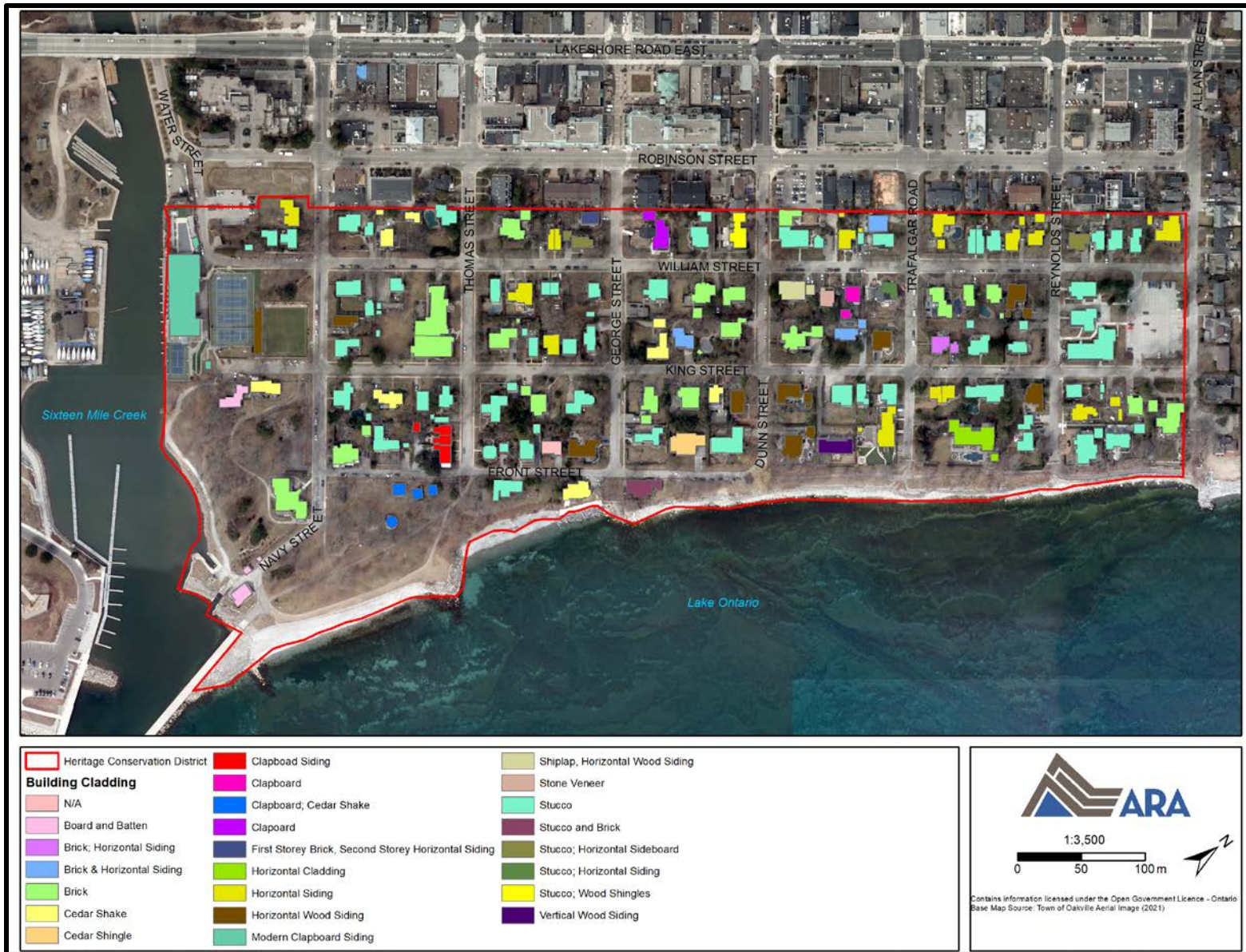


Figure 15: Map of Building Cladding in the Old Oakville Heritage Conservation District

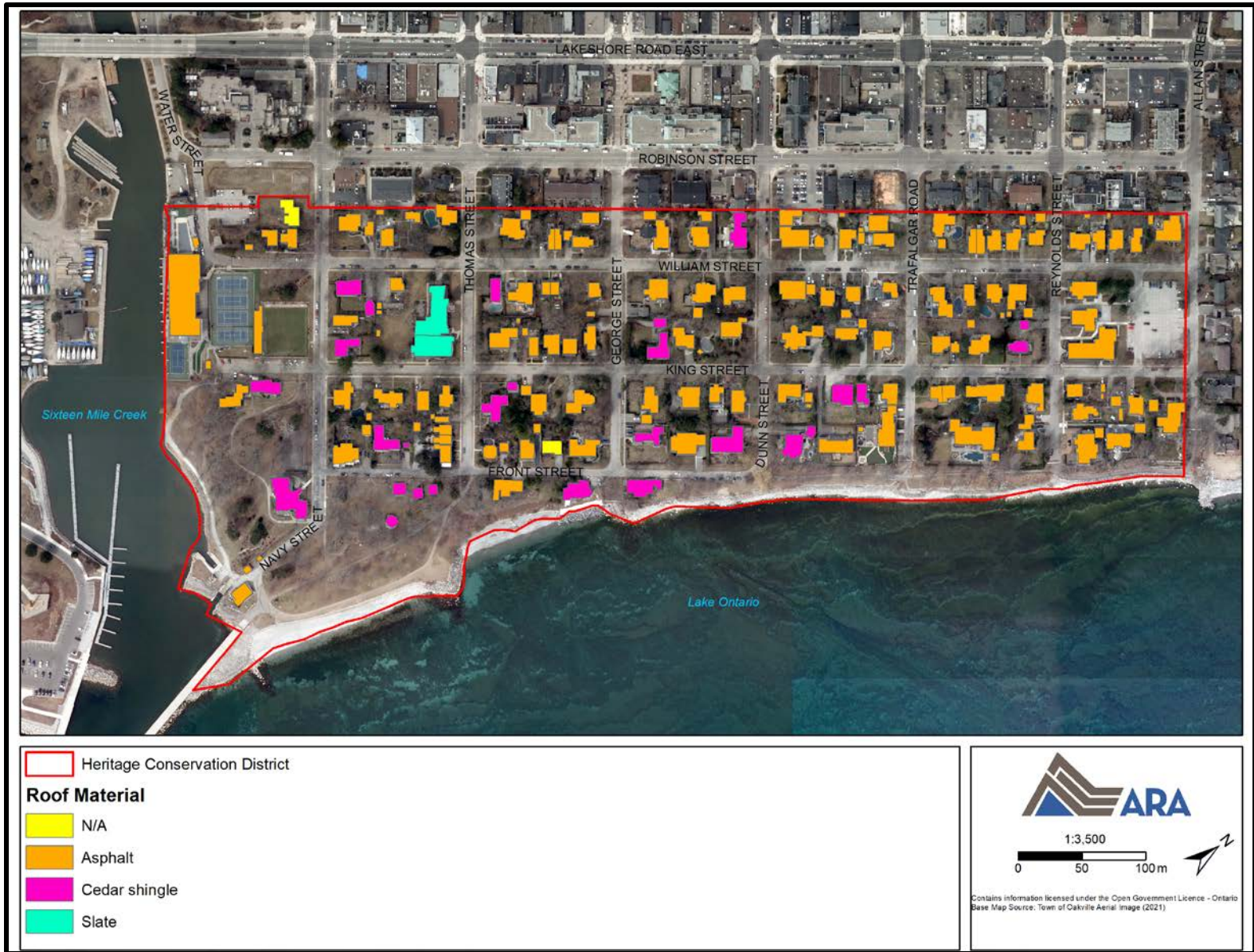


Figure 16: Map of Roof Material in the Old Oakville Heritage Conservation District

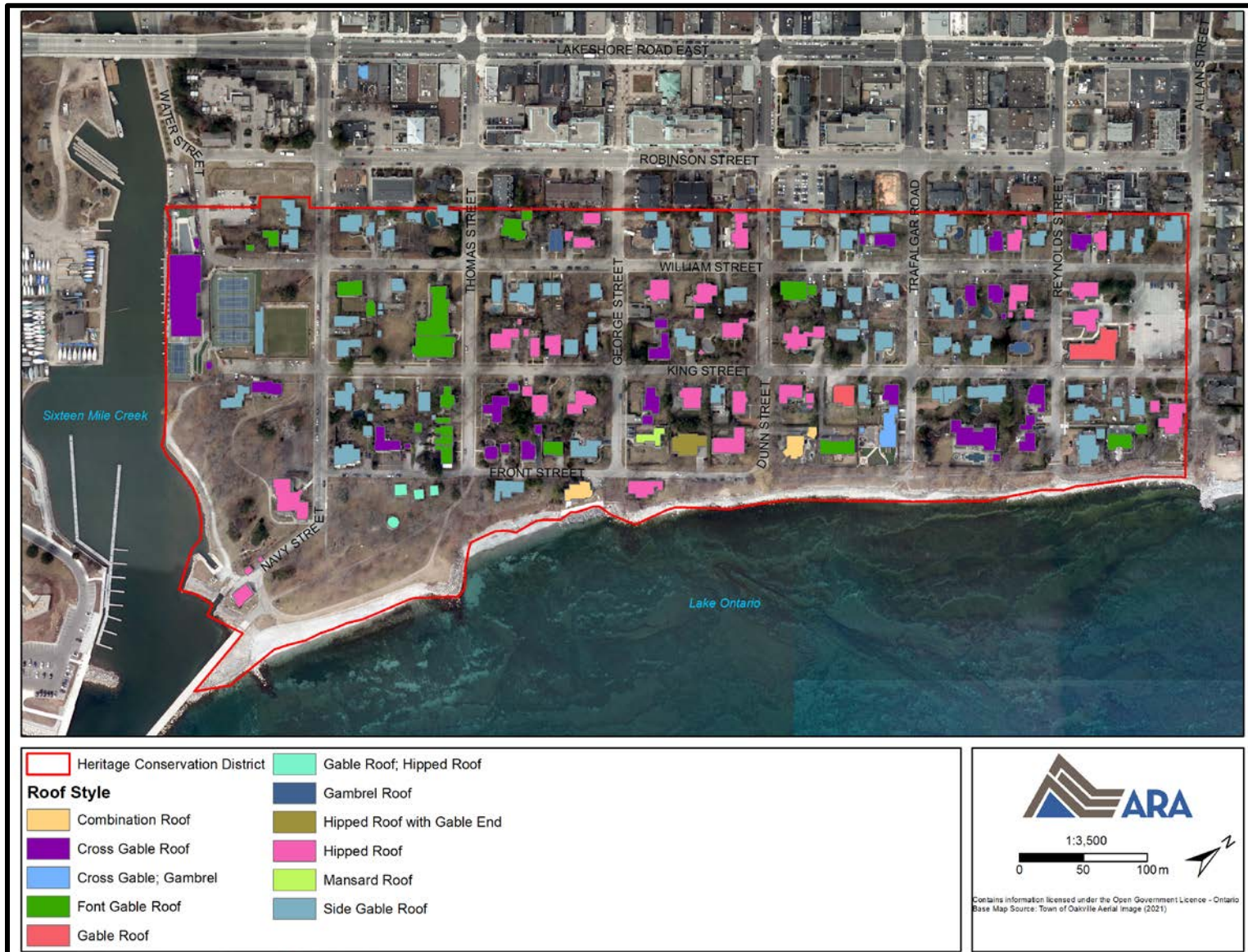


Figure 17: Map of Roof Style in the Old Oakville Heritage Conservation District

2.4.6 Land Use Type

Of the 128 properties within the District, the vast majority are residential structures. The non-residential structures located within the HCD are recreational or institutional structures. Two churches, three public parks, a parkette, a lawn bowling club, and four public institutional buildings (TOWARF building, Oakville Museum and Oakville Historical Society building). The institutional structures are interspersed throughout the HCD, with the recreational structures largely focused around Sixteen Mile Creek.

2.4.7 Alterations to properties

The properties within the District continually maintain high property values that have helped to generate numerous renovation projects and new construction in the area. Many property owners have constructed new additions to the existing heritage homes to expand their living space. In most cases, this has led to the restoration of the heritage portion of the home, resulting in major renovation and restoration projects. The community has expressed concern that some of these additions detract from the character of the District.

Smaller renovation projects in recent years have included the reconstruction of porches, the addition of dormers, and the replacement of non-heritage windows, doors, and cladding. The community has expressed concern that not all these renovation projects are compatible with the historic character of the District. In addition to building renovations, property owners regularly update their landscaping, including changes to driveways, pathways, fencing, pools, and other structural landscape elements.

2.4.8 Built Heritage Character Summary

The majority of the properties (68 properties or 53% of the properties) within the District date to the Early Settlement and Survey period.

The building architectural styles observed in the Old Oakville HCD were analyzed and grouped into architectural categories. 19th Century Vernacular is the most common architectural style found within the HCD, capturing both residential, non-residential structures and cottages.

The second most common architectural style in the HCD is 20th Century Vernacular (early, mid and late eras), followed closely by New Traditional. Both styles are largely sympathetic to the earlier structures found within the HCD, with many of the New Traditional structures being built under the guidelines set out by the original 1982 HCD.

Most of the residential buildings in the District are one-and-a-half or two storeys, resulting in a consistent, low-density village residential community that maintains cohesive and harmonious rooflines with gentle transitions.

A majority of the structures are clad in stucco (55 properties or 43%) or horizontal siding (22 properties or 17%). Stucco or horizontal siding cladding is represented in both contemporary and historic properties. Many were originally clad in siding, but stucco and brick were added later as owners became more prosperous in the later 19th century.

A total of 100 properties have asphalt roofs (or approximately 78%) though this is likely a later addition to historic structures, with original roofing material likely being cedar or slate. Cedar and slate roofs can still be found within the Old Oakville HCD, though are far less common.

Roof design within the Old Oakville HCD varies, with gable roofs the most common type. Of the differing types of gable roof within the Old Oakville HCD, 52 properties have a side gable roof (approximately 41%).

Many buildings have undergone modifications over the years in order to provide more living space or simply to update the look. In general, the building stock is in good condition, which reflects the level of maintenance undertaken as well as the vitality of this residential neighbourhood.

Engagement Summary – Comments on the categories used to group the characteristics (e.g., architectural styles) and additional historical details were provided by the community. This feedback was addressed by holding one-on-one meetings between key stakeholders and the Town to refine all property inventory sheets, with integration and figure edits by the consultant team.

2.5 Streetscape and Landscape Character

Old Oakville's unique streetscape and landscape context and visual character, contributing to the designation as a District and significant cultural heritage landscape under Part V of the *Ontario Heritage Act*, are defined by multiple features, including: topography, Lake Ontario and Sixteen Mile Creek shorelines and views, views to the Downtown, soils, microclimate, mature tree growth and vegetation, and two centuries of human intervention in creating an evolved community in downtown Oakville.

This section of the Study re-examines in more detail the District's 40-year designation and evolution in its streetscape and landscape character. The detailed analysis evaluates the contributions of the topography, open spaces, vegetation, and private and public realms to the overall heritage character of the District. Combined, these elements create a distinctive character that compliments the existing variety of the building stock in the HCD. The analysis of these features was structured using the 1982 HCD Plan and Guidelines neighbourhood blocks, 18 in total as per Figure 18, which are typically defined by a significant intersection or prominent building.

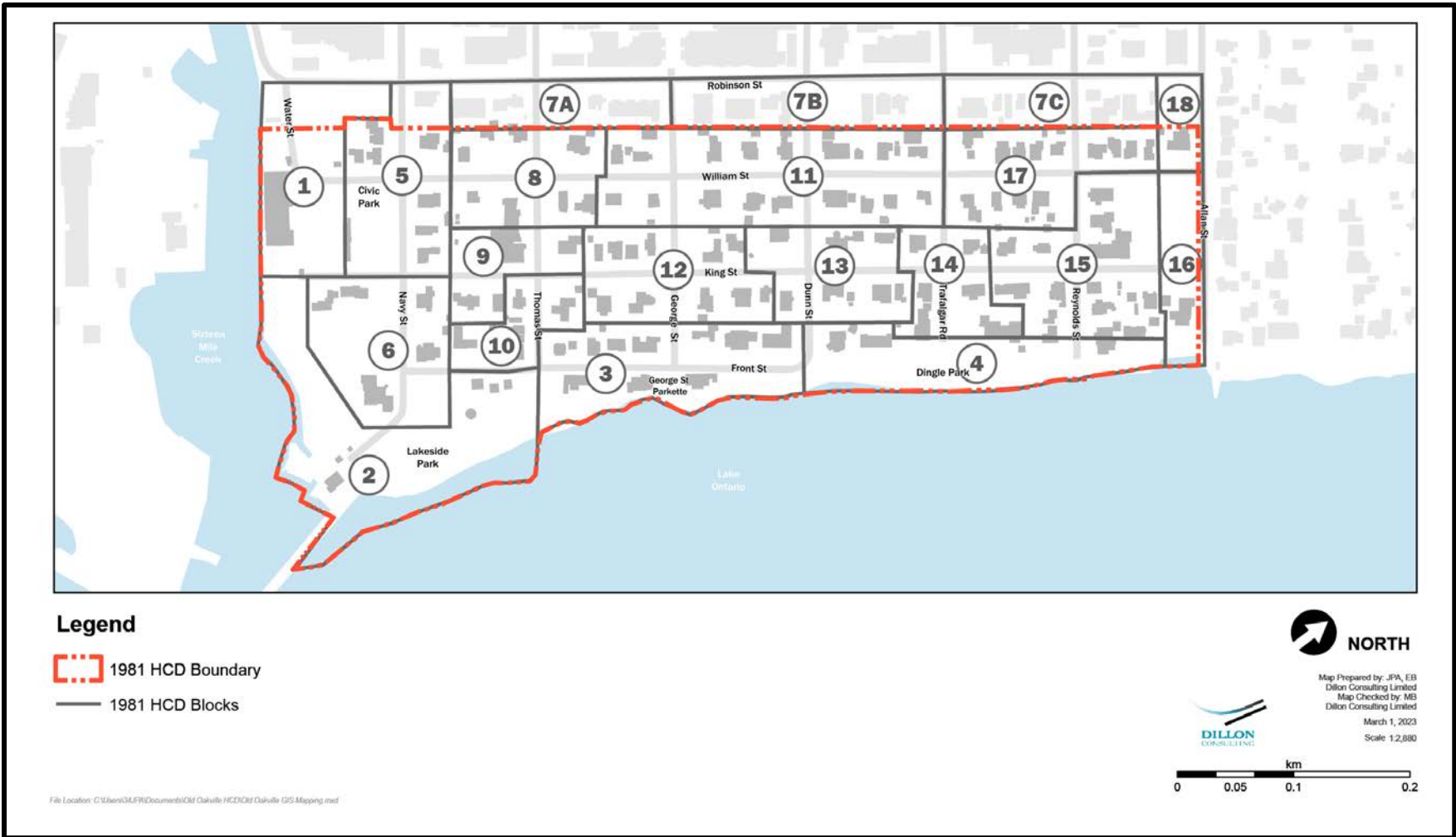


Figure 18 1981 HCD Plan Block Structure

2.5.1 Streetscape and Landscape Analyses

The designed urban streetscape of the residential blocks within the District consists of development patterns from the 19th through 21st centuries. The area contains modern amenities, such as paved roads with predominantly concrete curbs, sidewalks, street lighting and primarily underground stormwater management, but retains a more historic “small town” feel with its adjacency to the downtown, high walkability, mature vegetation, and varied building setbacks. Below is a summary of the streetscape and landscape analyses conducted during five field visits in the months of October and December of 2022, and January, July and November of 2023, and synthesis of the 1982 Plan review, online surveys’ results, and information provided by the community stakeholder and the Town. More specifically, the analysis examines the following neighbourhood design components: open space and trails, tree cover and vegetation, walkability, road typology and parking, street furniture, fencing typology, signage, views and other streetscape elements such as building setbacks, building heights and architectural style and form. The detailed analysis is summarized and illustrated in sections below – for more detail on 1982 Plan neighbourhood block area analysis refer to **Appendix B**.

Engagement Summary – Some stakeholders would like to have the Plan organized and strengthened by using the 1982 District block categories. There was also discussion on the desire to see the neighbourhood treated as a cultural heritage landscape as well. This feedback was addressed by building on the character-defining elements described in the 1982 Plan neighbourhood block illustrations, additional engagement with key stakeholders to carefully refine the meaning and delineation of character areas and integrating the District’s inherent protection as a significant cultural heritage landscape, through its Part V *Ontario Heritage Act* designation. Open Space and Trails

As illustrated in Figure 19 the District has three Town-owned parks, of which two are along the Lake Ontario shoreline: Lakeside Park at the terminus of Navy Street over to Thomas Street and Dingle Park at the foot of Dunn Street, which runs along the Waterfront Trail to Allan Street; and Market Square at the southwest corner of Navy Street and William Street. The Town also owns the George Street Parkette along the lake’s shoreline at the foot of George Street.



Figure 19: Old Oakville HCD, Open Space

Market Square is an important commemoration of the historic 1833 market square. Its location and orientation of the interpretive signage feature acts as a visual gateway into the District. It offers a very modest landscape design surrounding the interpretive signage feature, interlocking pavers, custom wood benches and a hanging signage from a lamp post. Mature coniferous trees, picket fencing, the Erchless Estate, and the Oakville Club provide the background to Market Square.

Lakeside Park is one of Oakville’s earliest parks (given to the Town in 1877, landscaping plans implemented in 1896) and most popular destination parks, with a playground, washroom facilities, wood benches, pathways that form part of Homecoming Trail, and open passive space under the canopy of large mature trees. Three historic buildings were also relocated to the park between 1950 and 1955: Old Oakville Post Office, Merrick Thomas House, and Lakeside Park Bandshell. The park, once part of the Erchless Estate property, offers access and open views to the lake and City of Toronto skyline, views to the harbour within the Sixteen Mile Creek, and connects to the Oakville Museum at the Erchless Estate. The park backs onto Georgian Revival and Neo-Classical homes, framing the historical District references within an open greenspace. An inventory and evaluation of the park was completed by Laurie Smith Heritage Consulting in 2016 recommending the option for the inclusion of the three-Part IV properties and the park itself into the District, as well as the Erchless estate, which is continued through this HCD Study and Plan update.



Figure 20: Market Square entrance, featuring Market Square, October 2022



Figure 21: Lakeside Park entrance from Front Street, October 2022



Figure 22: Lakeside Park, December 2022

George Street Parkette and Dingle Park are linear parks along the lakefront, backing to the one-and-a-half storey New Traditional buildings along Front Street, while providing access and views to the lake and the City of Toronto skyline). Mature trees provide shade along Front Street, as well as in the interior of the parks; many of these trees are commemorative tree plantings with plaques. Dingle Park offers access to the beach. An inventory and evaluation of the two open spaces were completed by Laurie Smith Heritage Consulting in 2016 confirming the sufficient protection of these cultural heritage resources by the Old Oakville HCD, which will be continued through the HCD Plan and Guidelines update.

Pedestrian and vehicular movement along the waterfront open spaces within the District is supported by paved and gravel trails and on-road pedestrian connections along Front Street between Lakeside Park, George Street Parkette and Dingle Park which places emphasis on Front Street as a shared minor road typology. The pedestrian movement on Front Street is essential and the intimate streetscape along the one-way laneway reduces the vehicular speed of movement of cars enabling pedestrian activity.

Front Street could be further improved to support a safer and more deliberate connection between the open spaces through surface materials, markings on the roads, signage and other pedestrian-oriented road improvements.

Suggested Improvements - The space around Market Square could be improved to elevate its function as a civic park and entry marker into the District, including improving the ambient lighting of the space as an important open space. The connections between the downtown commercial core and the lakeshore public properties could be improved by increased signage.

Front Street could be further improved to support a safer and more deliberate connection between the open spaces through surface materials, markings on the roads, signage and other pedestrian-oriented road improvements.



Figure 23: George Street Parkette, October 2022



Figure 24: Dingle Park, December 2022



Figure 25: Unmarked trail along Front Street, December 2022



Figure 26: Open space trail at Lakeside Park, December 2022



Figure 27: Open space trail at Dingle Park, December 2022

Engagement Summary – Multiple comments suggested that the lakeside trail should be extended all along the shoreline, and will be considered by the Town in the future. It was also noted that active transportation and public realm enjoyment should be more important than cars and parking. The feedback will be considered for the guidance in the updated Plan.

2.5.1.1 Tree Cover and Vegetation

The natural heritage of the District is directly linked to the shorelines of Lake Ontario and Sixteen Mile Creek, and drawing on both historical and present unique qualities and identities of the Town of Oakville. The seven roads terminating at the lake are abundantly framed by the mature tree canopies and understory vegetation, framing beautiful views to the lake. The District reflects the 1868 inspired legacy of Mayor W. F. Romain who oversaw a major planting project of native trees to restore the pre-colonial canopy and re-create Oakville’s “grove-like aspect.”⁴ This tree cover, together with the lake and creek systems, act as an important natural heritage link, as well as a historical evolution as a woodland, a vibrant port town and into its 21st century self.

This abundance of tree cover and vegetation within individual properties is very distinctive in the District, comprising of a variety of species that add to its streetscape character, including boulevard trees, park trees, front yard and side yard trees. Most residential lots feature landscaped yards that sometimes include fencing that is integrated within the landscape to delineate a hard property line yet allow porosity within the streetscape.



Figure 28: Tree cover along William Street, October 2022

⁴ H. Mathews, *Oakville and the Sixteen*, 325-25; *Canadian Champion*, July 7, 1869.



Figure 29: Vegetation fronting property, October 2022

The tree cover data, provided by the Town and illustrated in Figure 30, identifies park tree cover (e.g., park, open spaces and woodland) or residential tree cover (e.g., front, side yards, planting strip and boulevard, on both privately and publicly owned land). Tree cover in private backyards was not included in this analysis, although visual and aerial imagery indicates an abundance of large growth trees. Dense tree cover of mature deciduous and coniferous trees in residential blocks of the District are located on private lands, and open spaces within the District account for a large tree canopy cover on public lands. Institutional and recreational properties have well maintained and abundant gardens and tree cover strengthening the overall character of the District.

Maintenance, tree species selection and succession planting on both public and private lands will be essential in sustaining this important heritage characteristic of the District, as well as an ongoing evaluation of its health due to threats of our changing climate.

Suggested Improvements - Maintenance, tree species selection and succession planting on both public and private lands will be essential in sustaining this important heritage characteristic of the District, as well as an ongoing evaluation of its health due to threats of our changing climate. These issues will be addressed in the updated Plan.

Engagement Summary - Natural features highlighted included the tree canopy, streetscape and green spaces which framed the views of the lake. Many expressed that they would like the natural heritage of the area protected through the District. The feedback has been addressed through the identification of mature tree canopies as a heritage attribute for the District, and further guidance for protection will be provided in the Plan.

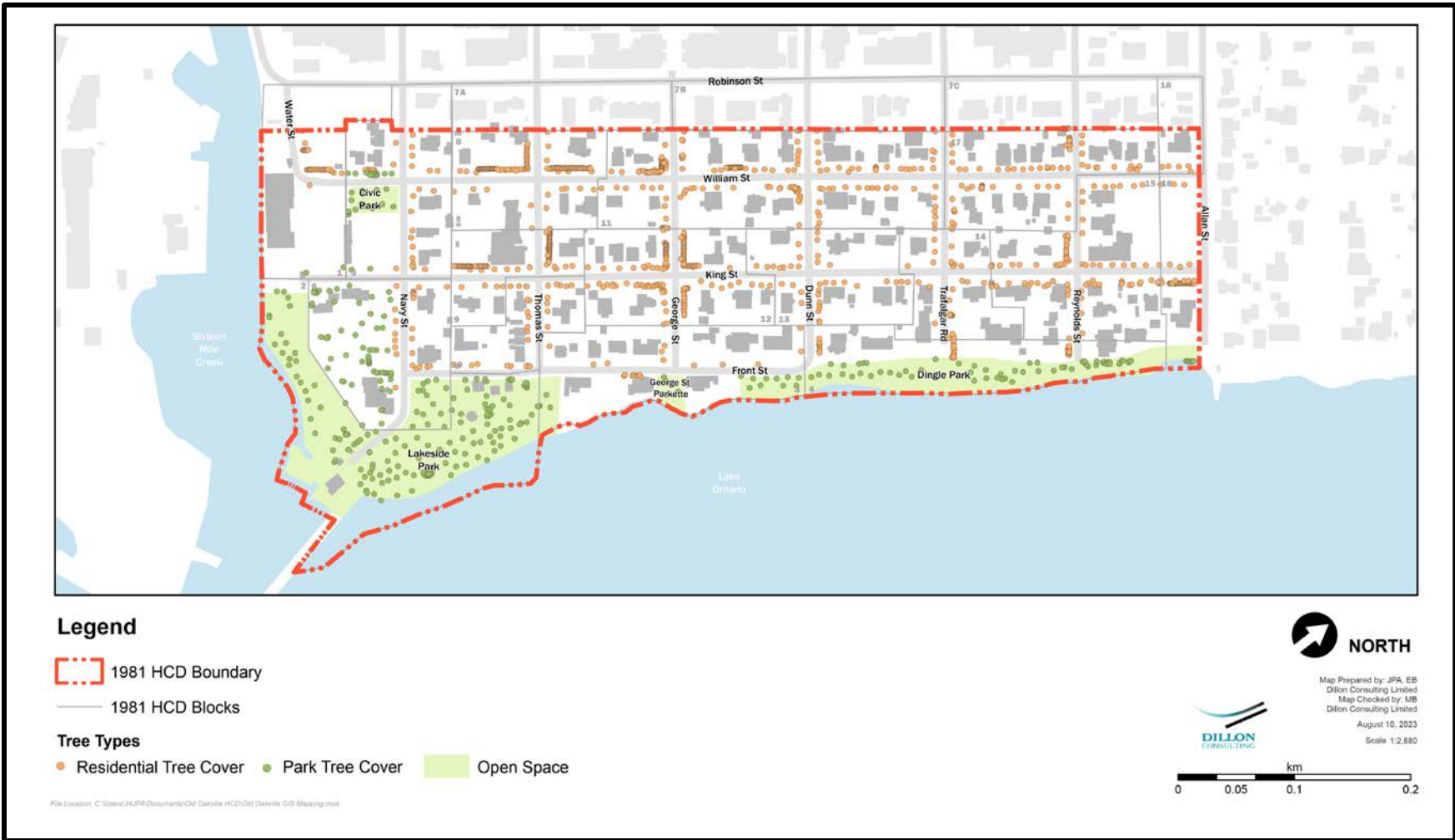


Figure 30: Old Oakville HCD, Tree Canopy

2.5.1.2 Walkability, Road Typology and Parking

The 'small-town' block lengths, general accessibility to sidewalks and narrow residential rights-of-way enable a very desirable and walkable environment, making the District's streetscape quality one of the critical indicators of the District's success, as per the Townscape Survey found in Appendix C.

The roads were analyzed by two principal elements that define each right-of-way in the District: vehicular movement along the roads, and the presence of sidewalks. All roads have streetlights, and the majority of roads have curbs, and allow for regulated on-street parking. Many roads are framed by mature tree canopies. An inventory of the rights-of-way within the District resulted in the following four road typologies: traditional town, small town, major shared and minor shared as per Figure 31.

- **Traditional town roads** are characterized by two lanes of traffic, sidewalks on one or both sides of the road. The majority of roads in the District fall under the traditional town road typology, contributing to the walkability and 'small town' feel.
- Similarly, **small town roads** are characterized by one-way lane with a sidewalk. Dunn Street is a one-way road extending from Front Street towards King Street, featuring a sidewalk on the east side of the road. William Street west of Navy is a one-way road to Water Street featuring a sidewalk on the south side of the road.

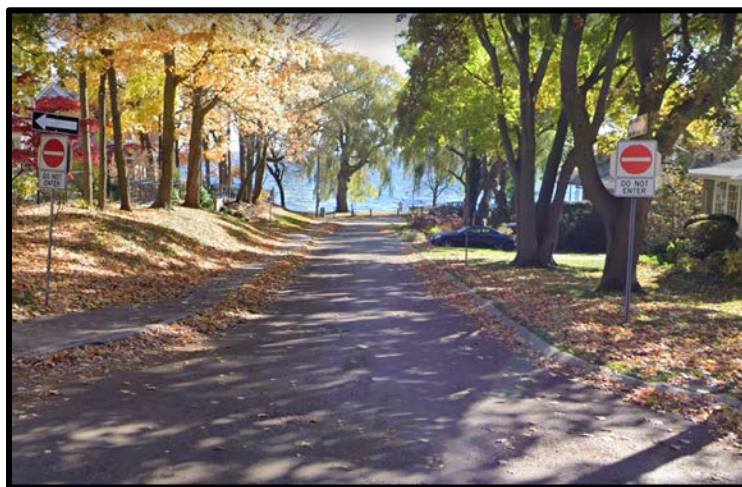


Figure 31: Old Oakville HCD, Walkability, Road Typology and Parking



Figure 32: Traditional Town typology along Navy Street, December 2022

- **Major shared roads** are characterized by two lanes of traffic, and no sidewalk. Like minor roads, this road type was observed as a shared road between vehicular and pedestrian movements. William Street, east of Reynolds Street, is a major shared road, as well as Water Street at the bend towards Robinson Street and Navy Street as a service road in Lakeside Park.
- **Minor shared roads** are characterized by one lane of traffic, and no sidewalk. Like major roads, this road type was observed as a shared road between vehicular and pedestrian movements. Front Street and the curved end of Water Street towards Robinson Street are minor shared roads in the District. In particular, Front Street has a very intimate and distinctive character with views to the open space and lake. The narrow right-of-way for some of these shared roads, such as Dunn Street and sections of Front Street do not allow on-street parking.



*Figure 33: Small Town typology along portion of Dunn Street
Image source: Google Maps, November 2020*

2.5.1.3 Street Furniture

Street furniture within the District is very minimal and consists of lamp posts with a traditional, heritage aesthetic complimentary to the building vernacular. Open spaces within the District offer formal and informal seating, garbage receptacles, etc. Street furniture in public spaces could be improved to compliment the aesthetic of improved signage that supports the architectural qualities of the District, and is cohesive and unifying of the District's values and attributes.

Suggested Improvement - Street furniture in public spaces could be improved to compliment the aesthetic of improved signage that supports the architectural qualities of the District, and is cohesive and unifying of the District's values and attributes.

2.5.1.4 Fencing Typology

Fencing is very prominent in the District and has a distinctive role in the streetscape by continuing a visual edge for properties that have deeper setbacks. The style, quality and location of fences augment the experiential quality of the streetscape. Four fencing typologies were identified during field visits, including: low picket, natural, other and other-private, as illustrated in Figure 34. The character of this District was also defined by the openness on individual lots, between lots, and along the streetscape, that were often supported by low-height hedges, and/or landscaping. Each fencing typology has a direct contribution to the openness and 'small town' feel to the District and the experiential quality of the streetscape.



Figure 34: Old Oakville HCD, Fencing

- Picket fencing predominantly includes the traditional low-height white picket fence along the property lines, but also included a similar style in a natural wood finish. They usually delineate privacy, while enabling a sense of openness with long sight lines across the depth of the property and views to the lake.



Figure 35: Low Picket Fence, January 2023

- Natural fencing reflects vegetative components that create a low-height border, edging or a barrier at the individual property line – depending on the vegetation, it can be defined as a soft or hard privacy line. Often comprised of cedar hedge rows or other coniferous hedges, and sometimes includes deciduous shrub species (e.g., forsythia, winterberry, euonymus) planted in a row. Tall hedge rows are sometimes used for privacy along side yards in the District, while still contributing to long sight lines between properties. In some instances, tall cedar hedges are used continuously along large property frontages for privacy, creating an enclosed and screened front yard that may impact the quality of the open streetscape.



Figure 36: Natural Cedar hedge row fencing, January 2023



Figure 37: Tall, dense hedge row limiting sightlines, January 2023

- Other fencing typology features wrought iron, retaining walls, vegetation abutting fencing, or low-height stone walls and features along the building's property lines. They establish a visible boundary line, while still enabling a sense of openness – similar to low-height picket and natural fencing.
- Other private fencing typology reflects tall wood privacy fencing at the front, sides and/or rear ends of the property. They provide a harsher edge along the streetscape and block the openness between lots and any long vistas.



Figure 38: Wrought iron fencing, January 2023



Figure 39: Low stone wall defining property, January 2023



Figure 40: Tall, private wood fence, traditional suburban style, January 2023



Figure 41: Tall, private wood fence, contemporary style, January 2023

2.5.1.5 Signage

Signage within the District is visually inconsistent and does not present a clear hierarchy between the various types. For example, Oakville Lawn Bowling Club and Lakeside Park have low-height, white wooden double post signs; Dingle Park has a tall, wood, one-post, white hanging sign; Erchless has a tall, wood, one-post, natural wood hanging sign; Oakville Museum has its signage integrated in the stone gateway features; two churches have their own low-height double post signs reflecting colours of the church's façade; and signage is missing for the George Street Parkette. The white Oakville Historical Society plaques on individual buildings are consistent throughout the District. A wayfinding and signage strategy, as well as guidelines, would strengthen the District's identity. Market Square is a significant, public, historic commemoration of the District, visible along Navy Street towards Lakeside Park. The other six residential roads that provide access from the downtown are without appropriate District signage to delineate this important area.

Suggested Improvements – A wayfinding and signage strategy, as well as guidelines, would strengthen the District's identity. Additional signage would improve the distinct transition and visibility of this important heritage resources in Oakville. Signage for private residents should also be addressed in the Plan.



*Figure 42: Signage at Dingle Park
Image source: Google Maps, November 2020*

2.5.1.6 Views

The District’s proximity to the lake and creek, as well as its undulating topography, offer clear vantage points and viewsheds towards environmental features. As per “Figure 49: Old Oakville HCD, Views,” views were categorized as primary (significant continuous open views), and secondary (supporting views that have more immediate vantage points), as well as vista openings within the urban streetscapes at the intersections.

Significant views within the District are:

1. Long views to Lake Ontario along and at the road terminus (e.g. Navy St, Thomas St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St) fronting a waterfront open space. In particular, Navy Street offers a very wide viewshed into Lake Ontario, as it opens up into Lakeside Park.



*Figure 43: View to Lake Ontario on Navy Street, from Front Street
Image source: Google Map, January 2021*

2. Continuous vistas to the lake, except in the gully streetscape, along Front Street.



*Figure 44: View to Lake Ontario from intersection at George Street and Front Street
Image source: Google Maps, January 2021*

3. Continuous vistas to Lake Ontario, Sixteen Mile Creek and the harbour along the trail system within the waterfront open space system, including: Erchless Estate, Lakeside Park, George Street Parkette and Dingle Park.



Figure 45: View of Lake Ontario from Lakeside Park's Homecoming Trail, October 2022

4. Large building setbacks, porous fencing and low-height landscaping supporting openings in the urban fabric at road intersections framing residential viewsheds, as well as long viewsheds to St. Jude's and St. Andrew's churches.



*Figure 46: View to St. Andrew's from King Street
Image source: Google Maps, January 2021*

5. Along Navy Street, abutting significant open space and building facades (on the east side of the road) within the District, with openings in the tree cover and low height fencing provide open views to the Market Square, the Oakville Club, Oakville Lawn Bowling Club, the Oakville Museum at the Erchless Estate and Lakeside Park.



*Figure 47: View of Market Square, the Old Oakville Club, and the Oakville Lawn Bowling Club from Navy Street
Image source: Google Maps, January 2021*

6. Long views establishing important connection to Downtown Oakville along and at the road terminus (e.g. Navy St, Thomas St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St).

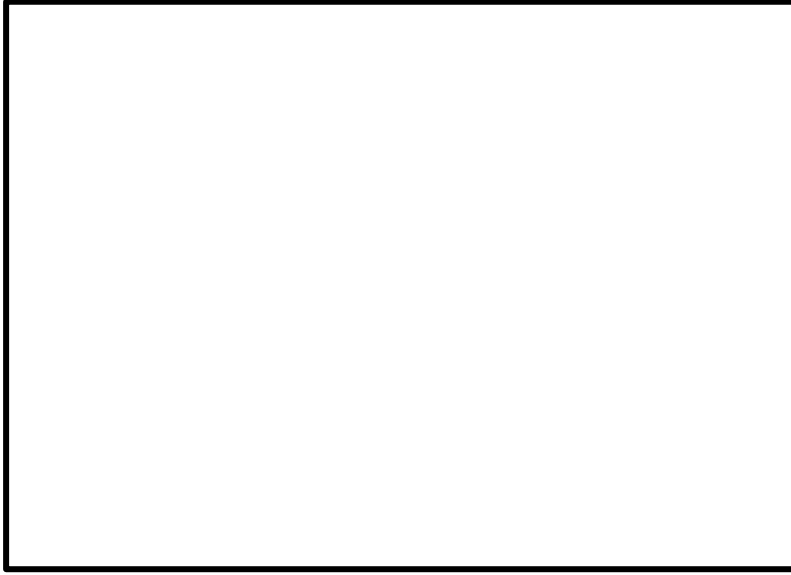


Figure 48: View of Oakville Town Square from George Street at King Street, July 2023



Legend

- 1981 HCD Boundary
- Trails
- Open Intersection
- Primary View
- Secondary View

- View Type
 1. Long Views to Lake Ontario
 2. Continuous Vistas to Lake
 3. Continuous Vistas along Trails
 4. Open Fabric and Views to Churches
 5. Open Space, Landmark and Facade Views along Navy Street
 6. Long Views to Downtown



Map Prepared by: EB, JPA
 Dillon Consulting Limited
 Map Checked by: MB
 Dillon Consulting Limited
 Dec 1, 2023
 Scale 1:2,880

Figure 49: Old Oakville HCD, Views

Engagement Summary – Views and vistas to the waterfront and Downtown Oakville were noted to be an important characteristic of the District. Participants made note of both natural and built features within the District that contributed to the views and vistas contributing to Old Oakville’s character. Natural features highlighted included the tree canopy, streetscape and green spaces which framed the views of the lake, and built features included the downtown, building facades and church towers. The feedback has been addressed through the identification of views and vistas as heritage attributes for the District, and further guidance for protection will be provided in the Plan.

2.5.1.7 Other Streetscape Elements

The building architectural styles, heights, cladding, roof style and materials,, discussed in Section 2.4, reflect the organically evolved historic village community with key institutional and recreational uses enriching the urban fabric and streetscapes. More recent built form changes (such as building heights and massing in sloping topographies, architectural styles and materials) in this evolving neighbourhood may compromise the heritage character area and contributing attributes of the District. These items need to be carefully addressed through the updated guidelines in the Plan.

Engagement Summary – Qualitative features of the homes have historic value such as style of architecture, and architectural details (e.g.. trim, windows, rooflines, decorative additions) and were seen to contribute to the character of the District. Built features included the space between the houses and no fencing or low fencing around the property. These features were described to provide a sense of openness which were used by the community and contributed to the character and scale of the HCD. The feedback has been addressed and further guidance will be provided in the Plan.

2.5.1.8 Streetscape and Landscape Character Conclusion

The District is special and attractive because of its very strong streetscape character. The large parcel size, mixed building setbacks, urban fabric widenings at intersections, street lining and framing tree cover, wide viewsheds, and permeable fencing types contribute to the open landscape setting and pedestrian experience within the District. The road grid configuration, typology and block size enable a very desirable and walkable neighbourhood in downtown Oakville.

The north-west streets terminate at open spaces fronting Lake Ontario and provide lake access and view opportunities. Navy Street, Front Street and Water Street have important historic roles in the public realm, as well the historical built form lining and defining the residential edges of the neighbourhood. The undulating topography creates unique vantage points, and integrated architectural forms and landscape elements within the gully landscape.

The two churches, St. Jude’s and St. Andrew’s, have visual and physical dominance within the neighbourhood which is achieved with long viewshed to the buildings along a streetscape and between buildings, as well as immediate openness of the streetscape through large setbacks and modest building heights of adjacent buildings. Other views and open spaces add to the overall character of the District. Further, the historic native tree restoration efforts are evident – the District has an abundance of

mature tree growth, and understory and ground cover plantings that elevate the quality of the streetscape, as well as the natural environment. Lastly, the streetscape and landscape character area analysis helped to establish context specific considerations for the updated Plan, as discussed below.

2.5.2 Streetscape & Landscape Character Area HCD Plan Considerations

The streetscape and landscape analysis of the District described in sections above, with greater details in **Appendix B**, exposed additional two insights: both strengths and weaknesses of the 1982 Plan block structure. The strength of the 1982 Plan is the detailed illustrations and understanding of site features that contribute to the District’s overall heritage values, including varied residential lot size, building heights and setbacks; openness at intersections; topography; vegetation and tree canopy; significant vistas and views; and architectural features. The weakness is exposed through the ambiguity of the District’s original 1982 Plan block organization and significance as it relates to today’s planning frameworks and tools.

The five streetscape and landscape character areas and one map overlay, illustrated in Figure 50, share unique historic attributes as a group of properties within the HCD. The character areas are largely defined by the historical and experiential quality of Old Oakville’s streetscape, landscape and tangible aspects of the community’s development patterns. It is important to note that all five character areas and one map overlay collectively contribute to the overall values and heritage attributes of the HCD, as outlined in Section 7.0, which will be carried through the development of district-wide guidelines in the updated Plan. Area-specific considerations are identified for a group of properties (as per the five character areas, and one map overlay) in sections below, and will be carried out as a special guideline in the updated Plan.

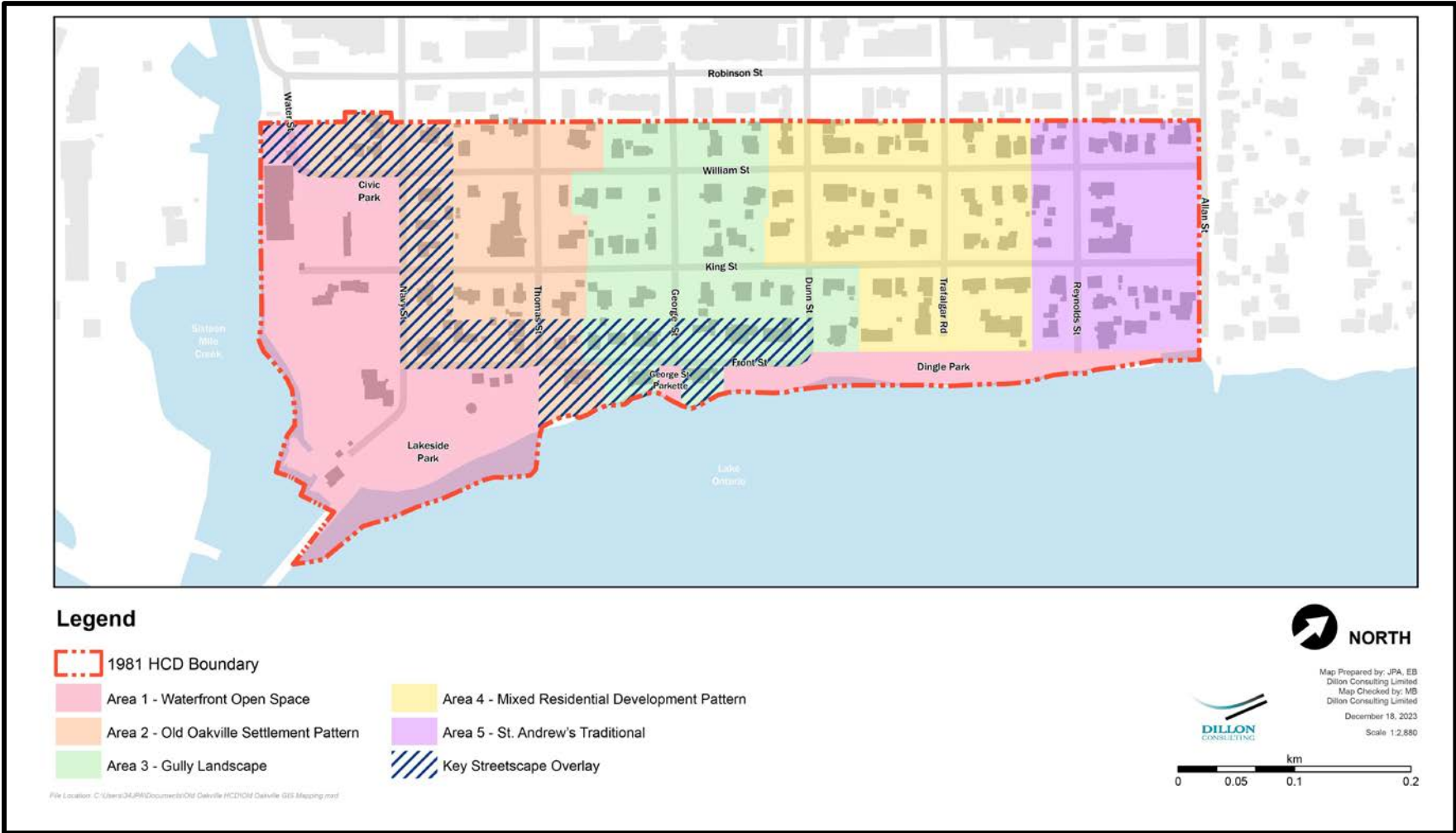


Figure 50: Old Oakville HCD, Streetscape and Landscape Character Areas

2.5.2.1 Area 1 – Waterfront Open Space

The Waterfront Open Space character area fully or partially includes 1982 Plan's neighbourhood blocks: 1, 2, 3, 4, 5,6 and 16. For detailed block descriptions refer to **Appendix B**.

The Waterfront Open Space character area reflects the HCD's current open space land use designations that evolved as landscapes of the traditional territories of the Anishinaabe and Haudenosaunee peoples, 19th century commercial development, 20th century recreation and the town's site of origin with a port at the mouth of Sixteen Mile Creek. The topography of this character area is varied, incorporating the Sixteen Mile Creek Valley, shoreline of Lake Ontario and the bottom of the gully at George Street Parkette that runs north to south, as well as other green spaces, including: Lakeside Park, Market Square and Dingle Park. Two significant cultural heritage landscapes are also located here: the semi-natural river harbour on Sixteen Mile Creek, and the Erchless Estate. They contribute to the Waterfront Open Space character area's design and physical value, as well its evolution as a woodland through the 1868 inspired legacy of Mayor W. F. Romain who led the restoration of landscape to the pre-colonial canopy and Oakville's "grove-like aspect."⁵

The Waterfront Open Space character area's function has evolved over time to predominantly active and passive recreational space, with several structures within the HCD having direct association with recreation including Oakville Club and Oakville Lawn Bowling Club. Other buildings are unique and in keeping with their unique histories of the Town's early settlement. Visual and physical access to the Lake Ontario and Sixteen Mile Creek shorelines serves the immediate community and visitors from within and outside of Oakville.

Key guideline considerations for the updated Plan include: Protect and enhance access to and connectivity of public lands and shorelines; Protect and enhance visual access to public lands, creek and lake; Strengthen natural heritage functions, as heritage attributes; Integrate passive and active recreational activities that support community needs, while also protect its heritage attributes; Integrate Indigenous knowledge, traditions, activities and use of current Parklands; Commemorate two designated CHLs (i.e., Erchless Estate and the Oakville Harbour; Develop consistent wayfinding, fencing and signage for public lands.

Property addresses within this area are:

- 110 King Street
- 114 King Street
- 144 Front Street
- 2 Navy Street
- 204 Front Street
- 240 Front Street

⁵ H. Mathews, *Oakville and the Sixtee1n*,325-25; *Canadian Champion*, July 7, 1869.

- 44 Navy Street
- 54 Navy Street
- 56 Water Street
- 8 Navy Street

Streetscape and Landscape
Character Analysis Area 1 - Waterfront
Open Space



2.5.2.2 Area 2 – Old Oakville Settlement Pattern

The Old Oakville Settlement Pattern character area fully or partially includes 1982 Plan's neighbourhood blocks: 3, 5, 6, 8, 9 and 10. For detailed block descriptions refer to **Appendix B**.

In addition to being a landscape of the traditional territories of the Anishinaabe and Haudenosaunee peoples, the Old Oakville Settlement Pattern character area has been part of the town's site of origin as a commercial centre around the port at the mouth of Sixteen Mile Creek, and a low-density residential neighbourhood since the 19th century. Majority of the lots are intact quarter acre lots of the original 1835 grid pattern settlement, enabling a visible and felt experience of the town's early character. Further, the Old Oakville Settlement Pattern character area is framed by the open spaces to the west and south, streetscapes along Navy, Front, Water and Thomas Streets, mature tree canopy cover, and the six intersection 'corners' that set the precedent for open corners withing the remainder of the HCD. The Old Oakville Settlement pattern reflects mature tree canopies (reflecting Mayor W. F. Romain's 1868 tree restoration legacy), and features St. Jude's Anglican Church's tall bell tower with multiple site lines that are set within a large open space. Further, the predominant architectural styles include 19th Century Vernacular, Georgian Revival, and Neo-Classical.

Key guideline considerations for the updated Plan include: Protect quarter acre lot early Town settlement pattern by maintaining lot size requirement, maximum building footprint and predominant architectural styles; Protect and maintain visual connectivity of residential properties to open space, porous urban fabric, and mature tree canopies and understory vegetation.

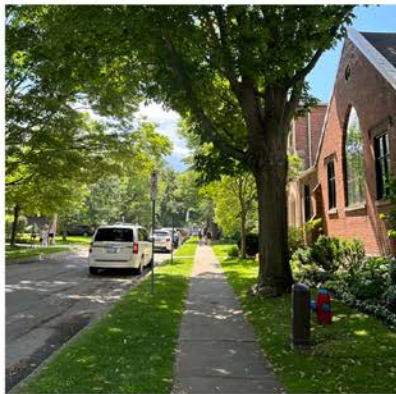
Property addresses within this area are:

- 145 William Street
- 146 King Street
- 148 William Street
- 154 King Street
- 155 King Street
- 160 William Street
- 177 King Street
- 29 Thomas Street
- 32 Thomas Street
- 50 Thomas Street
- 53 Thomas Street
- 65 Thomas Street
- 68 Thomas Street
- 115 William Street*
- 143 Front Street*
- 176 Front Street*
- 18 Thomas Street*
- 19 Navy Street*

- 20 Thomas Street*
- 21 Thomas Street*
- 24 Thomas Street*
- 26 Thomas Street*
- 29 Navy Street*
- 41 Navy Street*
- 45 Navy Street*
- 53 Navy Street*
- 64 Navy Street*
- 65 Navy Street*
- 68 Navy Street*
- 70 Navy Street*

*Property falls under Key Streetscape Overlay area, and subsequent additional guidance.

Streetscape and Landscape
Character Analysis Area 2 - Old
Oakville Settlement Pattern



2.5.2.3 Character Analysis Area 3 – Gully Landscape

The Gully Landscape character area fully or partially includes 1982 Plan's neighbourhood blocks: 3, 4, 8, 11, 12 and 13. For detailed block descriptions refer to **Appendix B**.

The Gully Landscape is part of the traditional territories of the Anishinaabe and Haudenosaunee peoples, low-density residential neighbourhood since the 19th century and town's site of origin with a port at the mouth of Sixteen Mile Creek. It is characterized by a deep gully which primarily runs from the north to the south end of George Street across the HCD, terminating at George Street Parkette, as well as along the most southern streetscape along Dunn Street towards Dingle Park. A more gentle rise and fall of the topography is experienced along William, King and Front Street within the Gully Landscape character area. The area is well defined by mature tree canopies and understory vegetation (reflecting Mayor W. F. Romain's 1868 tree restoration legacy). Because of the gully and the surrounding higher elevations, the Gully Landscape character area offers various viewpoints at higher and lower elevations that are unique within the HCD, including views to the lake and the downtown. It also reflects a mix of architectural styles and heights that feature architectural details and landscape elements, such as terracing, steps and retaining walls, which are well-integrated into the prominent slopes of the area.

Key guideline considerations for the updated Plan include: Protect both vertical and horizontal gully planes within the landscape through height and massing, tree canopy and landscape elements, views, site and building terracing; Maintain long viewsheds and lake vistas; Maintain and enhance waterfront pedestrian trail connections.

Property addresses within this area are:

- 180 William Street
- 181 King Street
- 184 King Street
- 185 William Street
- 186 William Street
- 187 King Street
- 187 William Street
- 188 William Street
- 191 King Street
- 195 William Street
- 200 William Street
- 208 King Street
- 21 Dunn Street
- 212 King Street
- 213 King Street
- 214 William Street
- 215 William Street
- 219 King Street

- 222 King Street
- 225 William Street
- 226 William Street
- 230 King Street
- 250 King Street
- 30 Dunn Street
- 44 George Street
- 68 George Street
- 181 Front Street*
- 187 Front Street*
- 194 Front Street*
- 212 Front Street*
- 22 George Street*
- 221 Front Street*
- 23 George Street*
- 235 Front Street*

*Property falls under Key Streetscape Overlay area, and subsequent additional guidance.

Streetscape and Landscape
Character Analysis Area 3 - Gully
Landscape



2.5.2.4 Area 4 – Mixed Residential Development Pattern

The Mixed Residential Development Pattern character area fully or partially includes 1982 Plan's neighbourhood blocks: 4, 11, 13, 14, 15 and 17. For detailed block descriptions refer to **Appendix B**.

The Mixed Residential Development Pattern character area is within the traditional territories of the Anishinaabe and Haudenosaunee peoples, and the town's site of origin with a port at the mouth of Sixteen Mile Creek. It is defined by a low-density residential neighbourhood spanning the early settlement period between 1830 and 1900, small-town boom between 1900 and 1930, densification and post 1980s. The Mixed Residential Development Pattern character area has a mix of architectural styles that are along Traditional Town road typology (e.g. two lanes of traffic and sidewalks on one or both sides of the road), and framed by varied building setbacks, lot size and fencing typologies that maintain the open character of the HCD. Roads within this area are also abundantly characterized by mature tree canopies and understory vegetation.

Key guideline considerations for the updated Plan include: Allow architectural styles and settlement patterns across multiple development periods, with unifying architectural features and material (e.g. stucco and horizontal frame cladding); Allow varied front yard setbacks and building heights and massing by block, reflecting varied streetscape character established through the organic evolution of Oakville as a small town.

Property addresses within this area are:

- 23 Trafalgar Road
- 233 King Street
- 234 William Street
- 25 Trafalgar Road
- 258 William Street
- 26 Trafalgar Road
- 260 King Street
- 262 King Street
- 263 King Street
- 263 William Street
- 266 William Street
- 268 King Street
- 273 William Street
- 274 King Street
- 274 William Street
- 275 King Street
- 288 King Street
- 288 William Street
- 290 King Street

- 295 King Street
- 295 William Street
- 296 William Street
- 297 William Street
- 301 William Street
- 302 King Street
- 302 William Street
- 43 Dunn Street
- 43 Trafalgar Road
- 53 Dunn Street
- 65 Dunn Street
- 65 Trafalgar Road
- 66 Dunn Street
- 68 Trafalgar Road
- 69 Dunn Street

Streetscape and Landscape
Character Analysis Area 4 - Mixed
Residential Development Pattern



2.5.2.5 Area 5 – St. Andrew’s Traditional

The St. Andrew’s Traditional character area fully or partially includes 1982 Plan’s neighbourhood blocks: 4, 15, 16, 17 and 18. For detailed block descriptions refer to **Appendix B**.

The St. Andrew’s Traditional character area is within traditional territories of the Anishinaabe and Haudenosaunee peoples, a low-density residential neighbourhood since the 19th century and the Town’s site of origin with a port at the mouth of Sixteen Mile Creek. It reflects the historical association and 150-year evolution of the character area with a strong association with the St. Andrew’s Catholic Church that features a steeple and has multiple site lines that are set within a large open space. St. Andrew’s Traditional character area is defined by the church as the key landmark, and a low-density residential neighbourhood development pattern and architectural style that is consistent with early settlement period between 1830 and 1900, small-town boom between 1900 and 1930, densification and post 1980s. White/grey stucco and horizontal frame building cladding are the primary materials used on most of the structures in the area.

Reynolds Street is also abundantly characterized by the mature tree canopies and understory vegetation (reflecting Mayor W. F. Romain’s 1868 tree restoration legacy). The residential built form adjacent to the church provide generous setbacks, larger lot sizes, and architectural character compliment St. Andrew’s presence, highlighting its significance as a landmark.

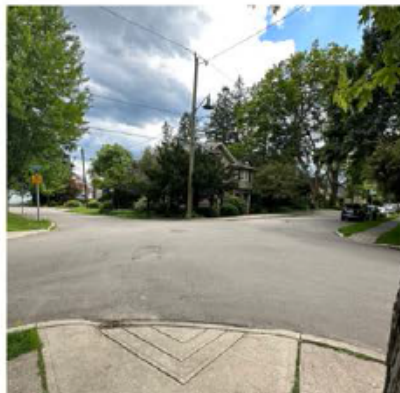
Key guideline considerations for the updated Plan include: Use consistent front yard setbacks, heights and massing to buildings along King, Reynolds and Williams to reinforce the placement and scale of St. Andrew’s Catholic Church; Allow architectural styles with unifying architectural material (e.g. stucco and horizontal frame cladding); Allow architectural styles with unifying architectural material, including white/grey stucco and horizontal frame cladding.

Property addresses within this area are:

- 21 Reynolds Street
- 22 Reynolds Street
- 23 Reynolds Street
- 27 Reynolds Street
- 307 William Street
- 308 William Street
- 309 King Street
- 31 Reynolds Street
- 312 King Street
- 313 William Street
- 323 William Street
- 329 William Street
- 333 William Street
- 339 William Street

- 340 King Street
- 349 William Street
- 350 King Street
- 41 Reynolds Street
- 47 Reynolds Street
- 53 Reynolds Street

Streetscape and Landscape
Character Analysis Area 5 - St.
Andrew's Traditional



2.5.2.6 Key Streetscape Overlay

The Key Streetscape Overlay fully or partially includes 1982 Plan's neighbourhood blocks: 1, 3, 4, 5, 6 and 10. For detailed block descriptions refer to **Appendix B**.

The Key Streetscape Overlay reflects the significant and unique interface between open space, private properties and road right of ways along Water Street, Navy Street and Front Street. These streetscapes define an important intact residential edge within the HCD, historic commercial centre and harbour road functions of Navy Street and Water Street, and characteristic narrow one-way laneway of Front Street. This overlay provides supplementary character defining elements that enhance specific properties in the **Area 2 – Old Oakville Settlement Patterns** and **Area 3 – Gully Landscape** character areas.

Navy Street, Front Street and Water Street are three important road rights-of-way within the Old Oakville HCD with higher public profiles and utility due to their adjacency to open spaces and highly visited Town of Oakville's landmarks, while also offering character defining primary and secondary views. Navy Street, terminating at the lake, is abundantly characterized by the mature tree canopies and understory vegetation (reflecting Mayor W. F. Romain's 1868 tree restoration legacy), as well as framing beautiful views to the lake. Front Street is a very narrow and intimate one-way laneway that also supports on-road pedestrian connections between Lakeside Park, George Street Parkette and Dingle Park. Further, steep valley slopes towards the Sixteen Mile Creek are emphasized as terraces, retaining walls and exposed foundations within the built form and structures along narrow Water Street.

Most of the buildings along the east side of Navy Street and north side of Front Street are original residential building stock facing the street, with an established uniform street wall through either built form setbacks, heights, and/or fencing. The importance of this residential streetscape edge is further amplified by the east and south built form setbacks and openness in the public realm landscape.

Key guideline considerations for the updated Plan include: Protect physical and visual connectivity of residential properties east of Navy Street to the open space, Front Street and Water Street (i.e. built form, massing, architectural style, setbacks); Protect Navy Street and Front Street as key streetscapes overlooking open spaces and providing visual and physical access, terracing site and built form design along Water Street, and Sixteen Mile Creek and Lake Ontario shorelines; Strengthen tree canopy, vegetation and views.

Properties within this overlay area are:

- 115 William Street
- 143 Front Street
- 176 Front Street
- 18 Thomas Street
- 19 Navy Street
- 20 Thomas Street
- 21 Thomas Street
- 24 Thomas Street

- 26 Thomas Street
- 29 Navy Street
- 41 Navy Street
- 45 Navy Street
- 53 Navy Street
- 64 Navy Street
- 65 Navy Street
- 68 Navy Street
- 70 Navy Street
- 181 Front Street
- 187 Front Street
- 194 Front Street
- 212 Front Street
- 22 George Street
- 221 Front Street
- 23 George Street
- 235 Front Street

3.0 LAND USE CHARACTER AND PLANNING FRAMEWORK

3.1 Introduction

The special character of a HCD derives largely from the heritage attributes of the physical environment: buildings, structures, surrounding spaces, topography and distinctive urban forest contributions to the streetscape, such as tree lines, tree canopies and naturalized yards. The designation of an area as a HCD is intended to assist in the protection and conservation of these features and their attributes by maintaining heritage elements free from any adverse physical changes, and ensuring that new development complements the existing heritage resources within the area.

The control of physical change to properties, buildings, and structures within a HCD falls under the purview of the *Ontario Heritage Act*. The use of lands and property, the configuration and placement of buildings on lots, and a variety of other provisions relating to physical development generally, is governed by a number of provisions under the *Planning Act*, such as official plans, zoning by-laws, and site plan control.

Policies and procedures affecting the use of lands and the siting of buildings and structures have direct and indirect bearing on the appearance and character of a Heritage Conservation District. For instance, planning initiatives encouraging new development either in or around a prospective HCD may well be in conflict with desired objectives for conserving and maintaining the special character of the District.

Policies that permit or encourage offices, restaurants, or other commercial uses in an area of distinctive residences will have repercussions on the physical fabric of these structures and their surroundings.

Fire escapes, signage, required car parking spaces, venting and air conditioning systems, and increased commercial traffic all have the capacity to impinge upon and detract from the special qualities of heritage buildings and the spaces around them.

Accordingly, a number of planning policies and control mechanisms are examined in this section, including the Town of Oakville Official Plan (Livable Oakville Plan) and Zoning By-law, to ensure that there is no conflict with conservation initiatives, as well as to identify opportunities to encourage sound Heritage Conservation District planning by advocating complementary changes to planning policies and guidelines. This section also includes information about other planning mechanisms applicable within the District.

3.2 Planning Act Provisions

In certain instances, provisions under the *Planning Act* are used to negotiate protection or conservation measures under plans of subdivision or condominium, zoning by-law amendments, site plan approvals, and consents. Conditions that are reasonable, relevant, necessary, and equitable may be used in land division and the creation of new lots. Zoning by-law amendment provisions, or variations thereof, may stipulate retention of properties or uses within specified heritage buildings as of the date of passing of the by-law and retention of buildings, structures and features may also be specified in site plans. Authority is typically derived from Section 2(d) of the *Planning Act* (identifying a provincial interest in heritage conservation) and related provincial policy statements. The Town is aware of these provisions and may use these tools as appropriate.

3.3 District Land Uses

The Old Oakville HCD has largely been a low-density residential neighbourhood since the 19th century and Town policies support this continued use in the future. The residences in the neighbourhood are predominately single detached homes between one and two-and-a-half storeys in height with varying setbacks. There are a few semi-detached dwellings, but no medium or high-density buildings within the District. The District also has three Town-owned park spaces and one parkette, as per Figure 19.

3.4 District Policy Review

Municipal planning policies typically set the context for the broader pattern of development in any community, and are usually implemented by an array of more specific initiatives under the *Planning Act* and *Municipal Act*, such as zoning by-laws, site plan control, and property standards by-laws. The following subsections identify key policies and tools, and examine either potential for conflict with heritage conservation management or opportunities for change. Other municipal policies and

guidelines, such as management and master plan documents relating to capital and other physical improvements, will be more specifically reviewed as part of the Heritage Conservation District Plan.

The successful maintenance and protection of a designated HCD relies in part on ensuring that local planning policies, by-laws and initiatives complement, support or provide an appropriate framework for realistic and achievable conservation measures anticipated by the Plan.

3.4.1 Halton Region Official Plan

Recent legislation changes to the *Planning Act* have removed planning responsibilities from Halton Region. The Halton Region Official Plan used to provide general land use guidance for the lands within its boundaries, and includes policies relevant to growth and development in the Town of Oakville. The Official Plan also provided clear directions on current and future developments in Halton Region in order to satisfy the needs of its residents. The range of permitted uses and the creation of new lots in the 'Urban Area' is in accordance with local official plans and zoning by-laws, as discussed in sections below.

3.4.2 Town of Oakville Official Plan (Livable Oakville Plan)

The Town of Oakville's Official Plan, the Livable Oakville Plan, came into force in May 2011. The Livable Oakville Plan provides overall policy guidance related to land use decisions within the Town of Oakville.

3.4.2.1 Land Use in the HCD

The Old Oakville HCD is mostly designated as Low Density Residential (shown in pale yellow) on the Land Use Plan (Schedule G) in the document, with the exceptions of Waterfront Open Space (shown in light blue with dots) along the mouth of the Sixteen Mile Creek and Parks and Open Space (shown in light green with dots) in Lakeside Park.



Figure 51: Land use plan from Schedule G of the Livable Oakville Plan

Policies regarding Low Density Residential land use are contained within Section 11, Part D of the Livable Oakville Plan. This land use designation “may permit a range of low-density housing types including detached dwellings, semi-detached dwellings and duplexes.” In terms of density, this land use designation permits up to 29 dwelling units per site hectare.

Section 11 provides general objectives for all residential areas which speak to maintaining, protecting, and enhancing the character of existing residential neighbourhoods. The objectives also underline the importance of providing an appropriate mix of housing types throughout the town.

Section 11.1.8 notes that intensification can occur within stable residential communities, such as the Old Oakville HCD, if the proposed development is compatible with the surrounding neighbourhood and meets all other applicable policies of the Livable Oakville Plan.

Section 11.1.9 provides criteria by which any new development within a stable residential community shall be evaluated in order to ensure that the existing neighbourhood character is maintained and protected. These criteria speak to factors such as: building design, building location, land use, lot patterns, roads and municipal infrastructure, parking, street network and traffic circulation, impact on adjacent properties, conservation of heritage features, access to local amenities, and utilities. Any new development must meet these criteria in order to be considered appropriate for the site.

Open Space designations are described in Section 17, Part D of the Livable Oakville Plan. These lands provide for an open space system of parks and trails, and for a variety of recreational activity while

having regard for the Town's natural areas. Both Parks and Open Space and Waterfront Open Space fall into this overall designation.

As set out in Section 17.2, the Parks and Open Space designation permits: parks, parkettes, squares and open space linkages; active or passive indoor and outdoor recreational uses; trails; cultural heritage uses; cemeteries; conservation uses including fish, wildlife and forest management; essential public works including transportation, utility, watershed management and flood and erosion hazard control facilities; and, legally existing uses, buildings and structures.

Section 17.3, Waterfront Open Space permits: parks, parkettes, squares and open space linkages; active or passive outdoor recreational uses; minor structures related to recreational uses; trails; cultural heritage uses; conservation uses including fish, wildlife and forest management; essential public works including transportation, utility, watershed management and flood and erosion hazard control facilities; harbours; and, legally existing uses, buildings and structures. Section 17.3.6 states that the Oakville Harbour area (at the mouth of the Sixteen Mile Creek) will be designated as Waterfront Open Space.

3.4.2.2 General Heritage Policies

Section 5 of the Livable Oakville Plan contains policies related to cultural heritage. The overall objectives of this section provide for the safeguarding and protection of heritage resources through the use of available tools, as well as the promotion of cultural heritage initiatives. It is further noted that *"The Town will exercise the powers and apply the tools provided by legislation, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town."*

Section 5.2 sets out the various actions that the Town will undertake to protect and conserve cultural heritage resources, and matters, including establishing Heritage Conservation District and adopting Heritage Conservation District Plans.

Section 5.3 addresses several ways in which the Town will encourage the conservation of heritage resources. Specifically, in Section 5.3.5, it is noted that the character of heritage conservation districts and cultural heritage landscapes shall be conserved through the careful consideration of plans for change within the District, and that the Heritage Conservation District Plan and Guidelines would guide the review of development proposals. Adjacent properties to those designated under the *Ontario Heritage Act* are also addressed, and it is noted that a heritage impact analysis may be required where development is proposed adjacent to, or in the immediate vicinity of, properties designated individually or as part of a district.

3.4.3 Cultural Heritage Landscape Strategy

In January 2014, the Town of Oakville endorsed the Cultural Heritage Landscapes Strategy (the Strategy), which set the foundation to identify, inventory and assess candidate cultural heritage landscapes and to conserve significant cultural heritage landscapes. It identified all four existing heritage conservation districts, including the Old Oakville Heritage Conservation District, as significant cultural heritage landscapes. The Strategy developed a formal process for addressing the conservation of cultural heritage landscape resources in the Town of Oakville. The Strategy is being implemented in three phases: Phase One: Inventory; Phase Two: Research and Assessment; and, Phase Three: Implementation of Protection Measures.

The Strategy acknowledged that protection of cultural heritage landscapes can occur through the implementation of a number of different tools. Heritage Conservation District designation under Part V of the *Ontario Heritage Act* is the tool that is most appropriate to protect the cultural heritage landscape of the Old Oakville area as it is a substantial area with many property owners. Part IV designation under the *Ontario Heritage Act* is only used to designate cultural heritage landscapes that have a small number of properties/property owners. While many HCD studies and plans do not specifically refer to their respective areas as cultural heritage landscapes, all HCDS meet the definition and requirements and are cultural heritage landscapes, including the Old Oakville HCD.

The Old Oakville is an Organically Evolved Landscape, which is a landscape that “results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment”. It is considered a ‘Continuing Landscape’ within the Organically Evolved category which “retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress.”

3.4.4 Town of Oakville Zoning By-law

Currently, there are several different zoning provisions in the Old Oakville area. The predominant zoning is RL3 with the applied special provision 11. The two churches in the area are designated as CU, the town parks are designated as O1, The Oakville Club has a designation of O2 with special provision 169. There are two small areas of RL7-0 and RL5 with special provisions at the northern boundary of the District close to Robinson Street.

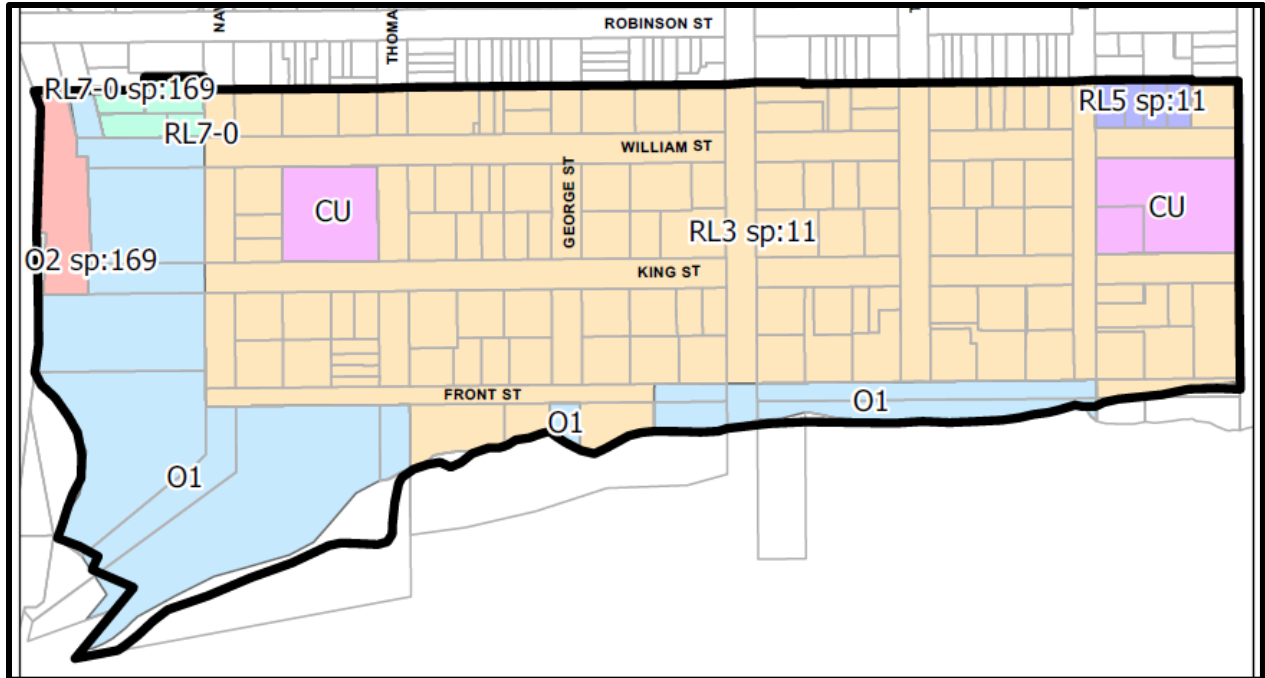


Figure 52: Zoning within the Old Oakville Heritage Conservation District

The main zoning designation of the District is Residential Low 3 (RL3) but has a special provision applied to ensure that building heights are consistent with the character of the area, as well as lot coverage. Maximum height is limited to 10.5 metres and lot coverage is 25%, with additional provisions for residential floor area to ensure new construction does not maximize all permissions to build large box-shaped buildings.

The small section of Residential Low 5 (RL5) for four properties along the north side of William Street between Reynolds Street and Allan Street is also subject to special provision 11. These properties have smaller lot area and frontage than RL3 properties.

11 (Old 327) Map 19(8)	Old Oakville, south of Lakeshore Road (Part of Lots 13 and 14, Concession 4 S.D.S.)	Parent Zones: RL3, RL5, RL6 (1983-29) (1985-244) (1989-266) (2015-018) (2016-013)
15.11.1 Zone Provisions		
The following regulations apply:		
a)	<i>Minimum front yard</i>	6.0 m
b)	<i>Minimum interior side yard</i>	2.4 m
c)	<i>Maximum lot coverage for all buildings</i>	25%
d)	<i>Maximum height</i>	10.5 m, measured to the highest point of a flat roof; deck line of a mansard roof; or the mean height between the eaves and ridge of a gabled, hip, or gambrel roof
e)	<i>Maximum net floor area for all accessory buildings including a private garage</i>	8% of the lot area
f)	<i>Maximum residential floor area for a dwelling having one storey (2015-018)</i>	22% of the lot area
g)	<i>Maximum residential floor area for a dwelling having one or one and one half storeys (2015-018) (2016-013)</i>	26% of the lot area
h)	<i>Maximum residential floor area for a dwelling having two or more storeys (2015-018)</i>	30% of the lot area

Figure 53: Zoning Provisions for RL3, RL5 and RL6

The three properties zoned as Residential Low 7 with the suffix -0 are the semi-detached homes at 68-70 Navy Street and also 64 Navy Street.

The two church properties are designated as Community Use, which is the designation applied to all places of worship. It allows for other varied uses that may be associated with a place of worship, including day care, schools, community centres and public halls.

The Town-owned parks in the District are zoned as Open Space 1, which permits public parks and a small range of associated uses such as community centres and stormwater management facilities.

The Oakville Club also has an Open Space designation as O2, which is private open space. A wider variety of uses associated with private outdoors facilities are permitted on the property including sports facilities, golf courses, and accessory retail space. Special provision 169 also applies to The Oakville Club property:

169 (Old 654) Map 19(7)	56 Water Street (Part of Lot 14, Concession 4 S.D.S.)	Parent Zone: RL7-0 (1998-11) (2008-051)
15.169.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a) A <i>surface parking area</i> for the exclusive <i>use</i> of the Oakville Club		

Figure 54: Special Provision 169

3.4.5 Heritage Conservation District Plan and Guidelines and Zoning

The development of the 2014 Zoning By-law allowed for a comprehensive review of the zoning framework within the Old Oakville HCD and resulted in several changes being made to the old zoning regulations in the 2014 by-law. The current zoning regulations’ intent is for future low-density residential development within the District to maintain the character of the area, with the parks and churches that also contribute to the character of the area. However, redevelopment of properties within the HCDs has raised some concerns from the community, when it comes to building height and massing – specifically in sloping topographies where a maximum height allowance for two storey buildings may ‘tower’ over existing one and a half storey buildings, potentially impacting the streetscape character. Further, there is an opportunity to examine the lot coverage percentage, and front/side yard setbacks to support the ‘small town’ feel of the historic neighbourhood, as well as built-form clearances between two adjacent buildings.

Engagement Summary - Participants expressed concerns with how the zoning by-laws are not aligned with the Heritage Conservation District Plan and Guidelines and how that will influence the existing character of the District, especially considering the most recent legislation changes possibly permitting infill development. Most of the concerns were regarding the height, massing, density and setbacks for new builds and how proposed houses are larger than the historic homes in the area. The new larger builds are viewed as a threat to heritage conservation in Old Oakville. Given the influence of the Zoning By-law, it was noted that the Plan and Zoning By-law need to complement each other in order to achieve the full intent of the heritage policies and guidelines. It is noted that a review of the Town’s residential zoning policies started in 2022. Any changes proposed within the Old Oakville area must carefully consider how to maintain the cultural heritage value of the District and the character of the area.

Stakeholders also stressed the importance of taking an inventory of the heritage features to support new guidelines and consider details from the Statement of CHVI and heritage attributes that reflect the historic development of Old Oakville. Heritage features that were mentioned as significant included: the tree canopy, rooflines, fenestration and the scale of windows, setbacks, lot size, height, density and massing. The feedback will be integrated through the development of the guidelines for the Plan.

3.4.5.1 Site Plan Control

Site plan control allows the municipality to require facilities or improvements to the subject site and, in particular, address matters such as landscaping and some architectural details (such as elevations) in the review of the proposed development of a property. With the passing of Bill 23 (*More Homes Built Faster Act, 2022*) into legislation on November 28, 2022, there area wide-ranging impacts across many planning and development statutes. The changes to the site plan control process have direct impacts to heritage conservation. In effort to expedite affordable housing development across the province, any proposed development of up to 10 residential units is exempt from site plan control, exterior design matters are removed from the site plan approval, and all property owners have as of right ability to build three residential units per lot. Previously, properties within the Old Oakville HCD that required site plan approval would have their site plan application reviewed by Heritage Planning staff and the Heritage Oakville Advisory Committee, in addition to seeking heritage permit approval through the separate heritage permit process. Under the new legislation, far fewer properties in Old Oakville would require site plan approval, although development proposals would still require heritage permit approval.

The Town and the Heritage Oakville Advisory Committee will continue to review and provide comments on planning and development proposals for heritage properties, including alterations, removal or demolition through the various planning tools, as permitted by legislation. However, what was previously a two-step process to obtain site plan approval and heritage permit approval for a proposed development within the Old Oakville HCD may now be only a heritage permit approval, depending on the scope of the proposal.

3.4.6 “Adjacency” under the Provincial Policy Statement, 2020

Regarding the matter of “adjacency” as it pertains to potential effects on the development of property adjacent to a heritage conservation district, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (under Subsection 2.6, *Cultural Heritage and Archaeology*). The Provincial Policy Statement (PPS), prepared pursuant to Section 3 of the *Planning Act* and in particular the provincial interest in cultural heritage identified in Subsection 2 (d) of the *Planning Act* includes the following provision:

2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent* lands to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

A number of supporting definitions accompany the PPS that assist in the interpretation of these cultural heritage management policies, listed alphabetically as follows:

Adjacent lands: means...

b) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

The PPS direction contained in 2.6.3 can be summarized as requiring the following activities to be undertaken:

- An **evaluation** of the proposed *development* or site alteration that affects *protected heritage property* on *adjacent lands*;
- A **demonstration** that the *heritage attributes* of the *protected heritage property* will be *conserved* as part of the proposed *development* and site alteration; and,
- A commitment to **mitigative measures and/or alternative development** approaches in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.

Policy 5.3.6(b) in the Livable Oakville Plan also requires a heritage impact analysis where development is proposed “adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District.”

An adjacency boundary for the Old Oakville HCD should be considered to protect the ‘small town’ nature of the neighbourhood within downtown Oakville and should be defined within the Plan.

3.4.7 Individual Cultural Heritage Landscapes with the HCD

There are two areas within the Old Oakville Heritage Conservation District that have been identified as significant cultural heritage landscapes (CHLs): the Erchless Estate and the Oakville Harbour. Both CHLs are protected through recent Part IV designation by-law and also have Conservation Plans specific to the values and attributes of their respective cultural heritage landscapes. Oakville Harbour is designated under By-law 2020-125 and Erchless Estate is designated under By-law 2019-057.



Figure 55: Oakville Harbour CHL Boundary

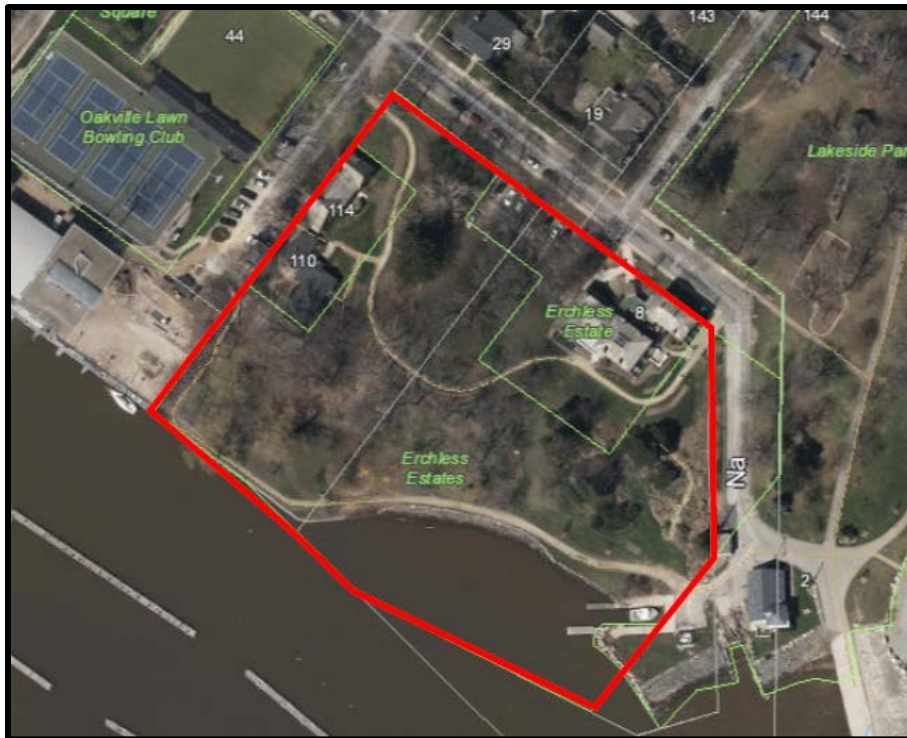


Figure 56: Erchless Estate CHL boundary

It is recognized that the Erchless Estate CHL falls within the larger Oakville Harbour CHL, as the Erchless Estate CHL and part of the Oakville Harbour CHL fall within the Old Oakville HCD. The new Plan will need

to address the overlapping nature of these CHLs and set out the order of precedence for these properties to manage future change within the context of the CHL Strategy and the Old Oakville HCD. The Statement of CHVI considers the CHVI of these CHLs and their relationship to the Old Oakville HCD.

At this time, there are no other potential cultural heritage landscapes identified within the Old Oakville area; however, should additional cultural heritage landscapes be identified and require additional or specialized guidance, the Town can consider additional tools as outlined in the Cultural Heritage Landscape Strategy.

3.5 Heritage Permit Application and Approvals

The efficient administration of a HCD relies on both clear guidelines as well as a complementary system of processing heritage permit applications for alterations to property, the erection of buildings and structures and the demolition or removals of buildings and structures. Section 42(1) of the *Ontario Heritage Act* requires that none of the foregoing may be undertaken “unless the owner obtains a permit from the municipality to do so”.

The Town of Oakville has a well-established system of heritage permit administration both under Parts IV and V of the *Ontario Heritage Act* and no major changes are recommended at this time. Minor changes to process may be provided in the Plan focusing on any potential enhancements that could lessen processing time or allow for ease of co-ordination with other municipal processes such as tree preservation by-laws, and sign by-laws.

There are a number of other matters that assist in ensuring ease of administration and help in reducing potential delays in processing of heritage permit applications, most notably a heritage permit application form for consistent and traceable record keeping as well as provisions for delegated approval of permits to municipal staff. The Town of Oakville has such a form available in both hard copy and as a fillable PDF.

3.6 Delegated Approval Authority for alterations

Section 42(16) of the *Ontario Heritage Act* provides for the delegation of Council’s authority to grant permits for the alteration of property in a designated Heritage Conservation District to an employee or official of the municipality. The Town of Oakville has enacted such a by-law. The granting of permit approvals for alterations by Town staff is a means of expeditiously processing permits and substantially reducing staff reports to Council for decision-making. It must be noted that delegation of approvals does not extend to the construction of new buildings or structures or the demolition of buildings and structures.

An update to the Delegation By-law was completed as of March 2023.

3.7 General and Heritage Property Standards By-law

The Town of Oakville has a Property Standards By-law (2007-100, amended 2018-042), which provides general direction related to property maintenance. The By-law addresses various matters, such as structural adequacy, foundations, walls, columns, beams, floors, roof slabs, balconies, roofs, stairs, heating and ventilation, and mechanical aspects. Standards are also included for yards, lighting, fences, and vacant properties.

There is a separate section dealing with heritage properties designated under Part IV or Part V of the *Ontario Heritage Act*. The focus of these standards is protecting the heritage attributes of buildings, maintaining the property in a manner to ensure protection of the heritage attributes, and ensuring that a permit is obtained prior to required work being undertaken. There are also sections regarding the repair of properties, replacement of heritage attributes, clearing properties, and vacant properties. The Town has enhanced its property standards by-law to address heritage properties and the by-law was last updated to include new heritage provisions in 2018.

3.8 Heritage Conservation Easement Agreements

Aside from continued District and individual designations under Parts IV and V of the *Ontario Heritage Act*, heritage conservation easement agreements may also be negotiated on properties on a case-by-case basis with individual property owners. Easements may be used for long term protection of a property, or for short term project specific protection measures during the development process, including the holding of securities.

3.9 Private Tree Protection By-law

The Town's Private Tree Protection By-law 2017-38 provides protection to trees located on privately owned lands. A tree removal permit is required for any trees that measure 15 centimetres or more in diameter at breast height (DBH), dead and high-risk trees, ash trees, and buckthorn require a permit but are exempt from fees, any tree that is 15 centimetres or more in diameter being removed as part of a development application; and any hedge with stems that measure 15 centimetres or more in diameter.

This Town-wide by-law serves the District well in protecting the mature old growth trees from removal if deemed healthy by an arborist. The Town is also completing an inventory of heritage trees on public lands, which have not yet been identified within the District. The community has identified heritage trees on private lands.

3.10 Heritage Conservation and Financial Incentives

The Town of Oakville has offered a Heritage Grant Program annually since 2014 for both Part IV and Part V designated properties. Grants can cover up to half of the cost of eligible conservation work to a

maximum of \$15,000 and must be matched by a contribution from the property owner. Many property owners in the Old Oakville HCD have received a heritage grant for conservation work to their property in the past eight years.

Any conservation work, which directly and appropriately preserves, restores and/or enhances specific heritage attributes, is deemed eligible for a heritage grant. All work must be executed in such a manner as to not detract from or diminish the cultural heritage value of the property or District. Work within the town's HCD must always be consistent with the applicable HCD Plan and Guidelines.

The authority to provide financial incentives to heritage resource conservation is established under both the *Ontario Heritage Act* and the *Municipal Act*. Sections 39 and 45 of the *Ontario Heritage Act* provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties and Section 365.2 of the *Municipal Act* makes provisions for enabling municipal tax rebates to such properties.

Further, the Oakville Heritage Grants Program is available for private tree protection for home owners preserving significant heritage trees in the District.

3.11 Potential Development Issues

The Old Oakville HCD is largely characterized by a low-density residential land use, lower lot coverages, and historically modest sized homes. However, in recent years, there have been numerous requests and applications within the District and in similar nearby neighbourhoods to construct large homes and additions that are considered by some to be out of character with the neighbourhood. While zoning regulations and existing heritage guidelines do not allow for 'monster homes', there have been new homes and additions completed in recent years which are considered by some residents to be too large and overwhelming for the District.

This has been a challenge since there are property owners, interested purchasers, architects, and builders who believe the existing regulations are not permissive enough. In these cases, there is a desire to build larger homes or construct substantial additions to smaller heritage homes. The updated HCD Plan and Guidelines will need to clarify how the massing and footprint of a building should be designed to ensure the building is compatible with the District and existing structures, all while considering the existing zoning regulations and balancing residents' expectations.

In recent years, some property owners and architects have been pushing for more contemporary designs in new additions and new buildings. While these designs certainly fulfill the requirement to have the new be distinguishable from the old, they may not be entirely appropriate for the HCD. There has also been a desire to use contemporary materials, such as composite board instead of wood; and, aluminum clad wood windows instead of solid wood windows. The challenge will be to provide

guidelines in the new Plan that allow for new architecture and materials which reflect current design and building trends while ensuring compatibility with surrounding heritage structures.

Considering these potential development issues, the Plan will need to provide guidance on details such as building height, lot coverage, massing, setbacks, and construction materials to help ensure that any proposed development is compatible with the surrounding area.

Development adjacent to a Heritage Conservation District can be as important as development within a district. Adjacent lands may be of interest for future heritage designation, and unsympathetic development of lands adjacent to a district could affect the character of the District itself. Height, building type, use, and the protection of public views and vistas are important potential considerations.

It is important for development adjacent to Heritage Conservation Districts to be sympathetic to the District itself, and one way to ensure this is to prepare a heritage impact assessment that describes the development, the area potentially impacted, a description of effects, and any necessary mitigation. This can be thought of as similar to the way in which environmental features are assessed as part of development proposals. The Town of Oakville provides some guidance in this respect in the Livable Oakville Plan. The HCD Plan and Guidelines will examine this aspect further and may make appropriate recommendations to refine existing policies that guide the preparation of heritage impact assessments as well the requirements of the Provincial Policy Statement 2020.

3.12 Summary

In reviewing the existing Old Oakville HCD and current planning and policy frameworks, maintaining the existing boundaries of the District is supported. The existing District has the characteristics required for being recognized as a HCD under the *Ontario Heritage Act* and there is no reason to expand or minimize the existing boundaries. However, it is recommended that the Part IV cultural heritage resources at 8 Navy Street and 144 Front Street be included in the Part V designation of the District in the future.

The Zoning By-law generally supports compatible redevelopment within the HCD, but an opportunity has been identified to re-examine the heights, front and side yard setbacks, and building heights to protect the heritage attributes.

Two cultural heritage landscapes are identified within the Old Oakville HCD: the Erchless Estate and the Oakville Harbour. Both CHLs are protected through recent Part IV designation by-law and also have Conservation Plans specific to the values and attributes of their respective cultural heritage landscapes. At this time, there are no other potential cultural heritage landscapes identified within the Old Oakville area.

Further, it was determined that an adjacency boundary for the District should be considered to protect the 'small town' nature of the neighbourhood within downtown Oakville.

4.0 SUMMARY OF ENGAGEMENT

4.1 Engagement on the District Study

Engagement on the District Study was initiated in June 2022 with the development of an engagement plan, to guide the engagement with residents and stakeholders over the course of the project including the Project Launch, Phase 1: Review and Update of Town-led Old Oakville HCD Study, and Phase 2: Preparation for the Old Oakville HCD Plan and Guidelines. The Project Launch included introductory meetings with key stakeholders, a walking tour with the Oakville Lakeshore Residents Association, the launch of online engagement which included StoryMaps and an online survey, and two community meetings.

The following table outlines the key engagement activities completed during the Project Initiation and in Phase 1 to date. Comments have been synthesized and included in Sections 2 and 3 of the report.

Engagement Activities	Description
Stakeholder Meetings	<p>Both internal and external stakeholder virtual and online meetings have been held starting in February 2022, summer and fall of 2022, and throughout 2023. The Town continues to meet with stakeholders as needed or through requests to discuss the District. Meetings to date have included internal department heads, Oakville Lakeside Residents Association (OLRA), Oakville Museum, Oakville Public Library, St. Jude’s Anglican Church, and the Oakville Historical Society.</p> <p>Meeting topics included HCD Study introductions, a walking tour, updates on policy related to the study, draft HCD Study updates, and a review of inventory sheets.</p>
StoryMaps	<p>A StoryMap was developed to introduce the Old Oakville HCD project to the public. StoryMaps are an online resource linked from the website to convey information such as maps, imagery, and multimedia content in a visual way. The StoryMap went live on December 6, 2022 and will be updated throughout the project.</p> <p>https://storymaps.arcgis.com/stories/7cca9056cac8485eb26f46367680e2c8</p>
Online Survey #1	<p>The online survey was developed to collect feedback from the public on the approach to the HCD Study. The online survey was live from December 1, 2022 – February 13, 2023, and received a total of 51 responses.</p>

Online Survey #2	The second online survey was specific to collect feedback on the Draft Study and was open from April 3, 2023 to May 19, 2023. The survey received a total of 30 responses.
Community Meetings	<p>Three community meetings have been held to date for the Old Oakville Heritage Conservation District. There was a Study Introduction held on October 21, 2021 by the Town staff, a Study Update held on December 6, 2022 by the consultants and the Town staff, and an additional public meeting was held on April 18, 2023 by the Town staff to present the Draft Study.</p> <p>The goal of the community meetings was to provide the public with an introduction to the project, project timelines and opportunities to engage and provide updates on the HCD Study. The community meetings acted as additional opportunities for the public to provide feedback based on what they'd heard so far.</p>

4.2 Next Steps

The project team will use the feedback received to inform the development of the Old Oakville Heritage Conservation District Plan and Guidelines and continue to engage with stakeholders and the public. There will be further online engagement including a survey and an update to the StoryMaps, and a community meeting on the Plan in fall 2023.

5.0 EVALUATION

5.1 Delineation of the District

When the Old Oakville HCD was established in 1981, its boundaries were chosen based primarily on the intensification of heritage resources in the residential area south of Lakeshore Road (then Colborne Street) on the Town's 1835 survey. The original HCD Plan and Guidelines noted that 'The area remains relatively untouched in the sense that the majority of the buildings in the area provide an outstanding example of an era of architecture which significantly pertains to the Town's beginning'.⁶

When the final District By-law was adopted for the HCD, several properties designated under Part IV of the *Ontario Heritage Act* were excluded from the boundary, as the pre-2005 *Ontario Heritage Act* regulations did not permit the overlapping of designation under Part IV and Part V of the *Ontario Heritage Act*.

The land directly to the east of the Old Oakville HCD is designated under Part V of the *Ontario Heritage Act* through the First and Second Street HCD, which was historically based on the Romain-Smith Survey. To the north of the Old Oakville HCD is the Downtown Oakville HCD, which has an irregular boundary based around a section of Lakeshore Road East.

5.1.1 Continued Support for the Existing Delineation

As part of this update to the existing Old Oakville HCD, a review and assessment of the existing boundaries has been completed. The MCM has noted in its published guidelines *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act* that a heritage conservation district typically displays a number of characteristics. These characteristics help to delineate the appropriate boundaries for a Heritage Conservation District to ensure there is rationale for designating the area as a district.

These characteristics are provided below, along with a description of how the existing district boundaries contains each of these qualities.

⁶ Old Oakville HCD Plan, Section A: Introduction 1.4 Role and Character, p.1

Table 2: Characteristics of Heritage Conservation Districts

<p>Characteristics from <i>Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act</i></p>	<p>Old Oakville Heritage Conservation District</p>
<p><i>A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.</i></p>	<p>The HCD boundaries contained, and still contains, a concentration of heritage buildings that remain in their original/historic locations and retain many of their original features. These structures represent an array of architectural styles and eras but are all linked by their historical contribution.</p>
<p><i>A 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.</i></p>	<p>The grid framework of the original 1833 Town survey is a major heritage component of the existing District. Many of the original lots have been severed or expanded, but the general layouts of the original surveys are still clearly identifiable. The shore of Lake Ontario provides a southern edge to the District and also acts as a significant landmark, contributing to the area's character.</p>
<p><i>A sense of 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.</i></p>	<p>The District contains buildings with a wide range of architectural styles from the 19th and 20th centuries. Many materials and architectural features are therefore visible within the neighbourhood. However, there is an overall visual coherence in terms of the residential character of the area, use of traditional building materials and the general massing and proportion of the buildings. There are some exceptions of large estate houses with more grand appearances.</p>
<p><i>A distinctiveness which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas."</i></p>	<p>The Old Oakville HCD contains a good concentration of historic homes and is one of the oldest residential areas in the Town. The distinctive heritage homes, grid system of streets, relationship to the lake and mature vegetation all contribute to the unique historic character of the neighbourhood</p>

The existing district boundary appropriately contains a majority of properties of cultural heritage value that provides a rationale for the continued designation of this area as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

Inevitably, the District contains a number of properties and features that do not readily fall into the category of “cultural heritage” and are of more recent origins. Most, if not all designated HCDs in Ontario, contain contemporary buildings and spaces and it is not unusual to find these features co-existing with cultural heritage resources. Appropriate guidelines in the HCD Plan and Guidelines will address the management of these more recent structures and spaces, especially with respect to the demolition and alteration of these features.

5.1.2 Part IV Properties Previously Excluded From the HCD

There are three properties (Erchless Estate at 8 Navy Street and the Old Post Office and Merrick Thomas House, both at 144 Front Street under separate designation by-laws) that were excluded from the District. This is because the properties had already been designated individually under Part IV of the *Ontario Heritage Act* prior to the District designation. At the time of the District designation, the *Ontario Heritage Act* did not provide for properties being designated under both Part IV and Part V of the *Act*. The cultural heritage resources on the properties at 8 Navy Street and 144 Front Street were excluded despite their important contribution to the area.

Section 41. (2) of the *Ontario Heritage Act* now allows for properties to be designated under both Part IV and Part V of the *Act*. It is therefore recommended that the cultural heritage resources and properties at 8 Navy Street and 144 Front Street be included in the updated Old Oakville HCD.

5.2 Ontario Regulation Criteria Met

Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 sets out the criteria for designation of a HCD. Specifically, 3. (2).1 notes that 25 percent or more of the properties within the boundaries must meet two or more of the criteria. The Old Oakville Heritage Conservation District meets this threshold.

Within the HCD there are 90 properties (70%) that meet at least two criteria under O. Reg. 9/06 therefore the Old Oakville HCD meets the criteria for designation under the *Ontario Heritage Act*.

Table 3 provides the number of properties which meet each criterion and Table 4 provides the total criteria met. Figure 57 depicts the structures within the Old Oakville HCD which meet at least two of the O. Reg. 9/06 criteria. Other key findings from this data include:

- The most common criteria met is contextual value, with 107 properties meeting criteria number vii (The properties have contextual value because they define, maintain or support the character of the district) and 87 properties meeting criteria number viii (The properties have contextual value because they are physically, functionally, visually or historically linked to each other).
- The second most common criteria is criteria i (The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.) which 81 properties meet

- It is also worth noting that 80 properties meet criteria iv under historical or associative value (The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.)

Table 3: Number of Properties Associated with O. Reg. 9/06 Criteria

Criteria Met	Number of Properties
i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method	81
ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	7
iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	1
iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	80
v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	4
vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	1
vii. The properties have contextual value because they define, maintain or support the character of the district.	107
viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.	87
ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark	17

Table 4: Total Criteria Met Under O. Reg. 9/06

Criteria Met	No Criteria Met	One Criteria Met	Two Criteria Met	Three Criteria Met	Four Criteria Met	Five Criteria Met	Six Criteria Met	Seven Criteria Met	Eight Criteria Met	Nine Criteria Met
Number of Properties	19	19	4	8	64	7	6	1	0	0

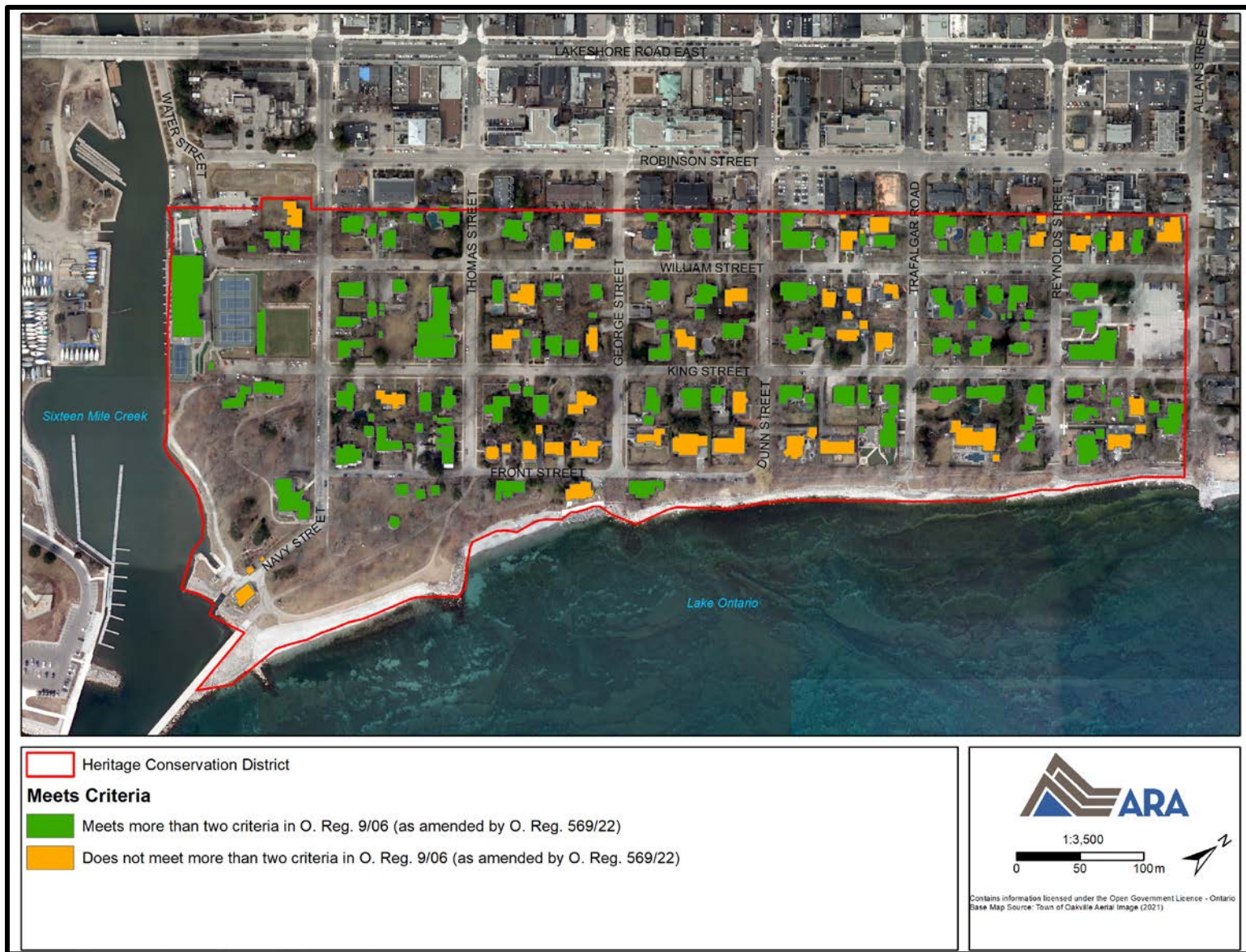


Figure 57: Map of O. Reg. 9/06 Criteria Met in the Old Oakville Heritage Conservation District

6.0 RECOMMENDED PLAN CONTENT

Section 1.0 of this report noted that the scope of the Heritage Conservation District Study was guided both by the Town of Oakville's terms of reference for this Study as well as the requirements of the *Ontario Heritage Act*, notably subsection 40(2) which prescribes that a study will contain a number of components and shall:

(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;

As prescribed in the *Ontario Heritage Act*, the planning and management of a Heritage Conservation District involves two stages: the preparation of a Study followed by preparation of a Plan and Guidelines. The key aim of the HCD Study is to detail the heritage character and attributes of an area and provide a rationale for designating, or in the case of the Old Oakville HCD, maintaining the place as a HCD.

While proceeding with the HCD Plan and Guidelines can only be directed by Town Council as advised by staff, it is important that in keeping with the requirement noted above that some idea of what the Plan may contain be explored here. The Plan is intended to provide the basis for the sensitive conservation, management and protection of the District's identified heritage features, notably its nineteenth and twentieth century buildings and streetscapes. The Plan will provide a series of tailored guidelines for change within both the public and private realms of the Heritage Conservation District.

The Plan is also intended to provide guidance on a variety of other matters including changes to planning, development and policy matters as well as other municipal activities such as financial incentives, public works and related streetscape improvements.

At the core of designating any district is the implicit assumption that much of the conservation implementation related to managing physical change within the area will be undertaken in reviewing and making decisions about heritage permit applications under Part V of the *Ontario Heritage Act*. It is important that all potential participants in the decision-making process be aware of all those who will be using the Heritage Conservation District Plan and Guidelines. The Plan should be used and consulted by the following people, agencies and authorities:

- Property owners;
- Town Council;
- Heritage Oakville;
- Municipal staff;
- Local utilities;
- Real estate agents;
- Builders and contractors; and
- Architects

It is expected that the updated Old Oakville HCD Plan and Guidelines will contain a number of provisions that satisfy the requirements of Subsection 41.1(5) of the *Ontario Heritage Act*, including the following:

- A statement of the objectives to be achieved in maintaining the area as a Heritage Conservation District.
- A statement explaining the cultural heritage value or interest of the Heritage Conservation District.
- A description of the heritage attributes of the Heritage Conservation District and of properties in the District.
- Categorization of properties according to whether they are ‘contributing’ (having heritage value) or ‘non-contributing’ (having no or very limited heritage value). Alternative categorization of properties may be more appropriate and will be explored in the Plan.
- Design guidelines for alterations and additions to buildings and structures, which are considered to have heritage value.
- Design guidelines for alterations and additions to buildings and structures which are considered to have no or limited heritage value.
- Guidelines on new construction as infill development.
- Guidelines on demolition and removal of buildings and structures.
- Landscape conservation guidelines for both public and private property.
- Guidelines for streetscape improvements within the HCD.
- Consideration of the character areas in development of the guidelines (e.g., for Area 4 the height/angular plane should be considered given the topography).
- Recommended changes to municipal planning and administrative procedures.
- Up-to-date information on current federal and provincial legislation and Town of Oakville processes and policies as they relate to the HCD.
- Descriptions of alterations or classes of alterations that can be carried out without obtaining a heritage permit under section 42 of the *Ontario Heritage Act*.

7.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Old Oakville Heritage Conservation District (HCD) comprises 128 lots within an irregularly shaped boundary lined by Robinson Street, Allan Street, Navy Street and Lake Ontario. The lots within these boundaries represent several phases of boom and bust from the settlement of early European migration. The District boundary comprises a variety of mixed land uses including: residential, institutional and recreational. The District boundary is lined by the southern property line of Robinson Street, extending from Sixteen Mile Creek to the middle of Allan Street.

Design and Physical Value

The Old Oakville Heritage Conservation District has design/physical value as a representative example of an organically evolved cultural heritage landscape, being a historic harbourside village residential community dating from the early-19th century and early 20th century. The HCD reflects a variety of architectural styles that contribute to a varied, yet cohesive streetscape. The variety of architectural styles and materials found in Old Oakville are representative of an intact historic harbourside village residential community that developed in the early-to-mid 19th century. The economic and cultural conditions at Old Oakville that both prompted and slowed development throughout the village's history are reflected in the extant and evolving nature of the land uses as well as the variety of architectural forms, including Georgian, Neo classical, Classic Revival, Cottage, Gothic Revival, Edwardian and vernacular expressions. The HCD has a long tradition of having buildings moved into and within the District. Individually, all these structures are representative examples of their architectural styles; collectively, they create a robust and varied streetscape of largely residential buildings interspersed with institutional land uses such as churches and cultural/recreational uses. The character of the area is further improved by designed green spaces including Lakeside Park, the semi-natural river harbour on Sixteen Mile Creek and the designed cultural heritage landscape of the Erchless Estate.

The Old Oakville Heritage Conservation District has design/physical value as it contains as concentration of designed green spaces along the shoreline of Lake Ontario and steep banks along Sixteen Mile Creek. These spaces include: Lakeside Park, Market Square, Dingle Park and George Street Parkette, significant cultural heritage landscape of the semi-natural river harbour on Sixteen Mile Creek, and significant cultural heritage landscape of the Erchless Estate. They contribute to the area's design and physical value as well its evolution as a woodland through the 1868 inspired legacy of Mayor W. F. Romain who led the restoration of landscape to the pre-colonial canopy and Oakville's "grove-like aspect."

Historical and Associative Value

The Old Oakville Heritage Conservation District has historical/associative value due to its direct association with the early 19th century commercial development, 20th century recreation and town building. The HCD has direct associations with Oakville's founding family, the Chisholms, and other settler families who were instrumental to the successful growth of the town. Additionally, the HCD has the potential to yield information that contributes to the understanding of the pre-contact

Indigenous inhabitants. The Old Oakville HCD is part of land first purchased by Colonel William Chisholm in 1828 and developed a port at the mouth of Sixteen Mile Creek. William Chisholm, considered the founder of Oakville, opened the first Customs House on the Erchless property in 1834. The townsite was surveyed in 1833 and Oakville grew around the commercial harbour with a Market Square established in 1833.

Recreation and leisure activities developed in the late 19th century, with Oakville's position on Lake Ontario making it a prime destination for day-trippers and vacationers. Lakeside Park was formally established in 1897, and several structures within the Old Oakville HCD have direct associations with recreation including the Oakville Club and Oakville Lawn Bowling Club.

Sixteen Mile Creek and the surrounding area is part of the traditional territories of the Anishinaabe and Haudenosaunee peoples. There is historic documentation of the Mississauga establishing summer camps in the vicinity of the Old Oakville HCD dating as far back as the early 1700s. The confluence at the mouth of Sixteen Mile Creek and Lake Ontario continues to hold significance for the Mississaugas of the Credit First Nation.

Contextual Value

The Old Oakville Heritage Conservation District has cultural heritage value or interest due to its physical, functional, visual, and historical links to its surroundings. The Old Oakville HCD consists of gently sloped terrain towards Lake Ontario, becoming more sloped towards Sixteen Mile Creek. Old Oakville grew around the harbour founded at the mouth of Sixteen Mile Creek in the early 19th century. The residential structures line the original town street grid, with some of the properties retaining their original layout. Open space along the waterfront provides active and passive recreational amenities along the waterfront to serve the immediate community and visitors from within and outside of Oakville. The north-west streets largely terminate at Lake Ontario, providing opportunities for views of the lake.

The Old Oakville Heritage Conservation District has contextual value because it is important in defining, maintaining, or supporting the character of an area. Together the properties create a distinct character. The village context is characterized by low-density residential land use, lower lot coverages, and historically modest sized homes lining intimate streetscapes with a strong pedestrian character. Many of the historic properties feature mature vegetation and a tree canopy provides cover over the streetscape and public lands. The sloping topography in the residential area provides interest.

The Old Oakville Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark. Located along the shore of Lake Ontario, the walking paths and parks that provide views to the lake and the visually cohesive and interesting streetscapes are a well know part of Oakville.

Description of Heritage Attributes

The Old Oakville Heritage Conservation District has design/physical value as a representative example of an organically evolved historic harbourside village residential community dating from the early-19th century and early 20th century. The HCD reflects a variety of architectural styles and a concentration of designed green spaces along the shoreline of Lake Ontario and steep banks along Sixteen Mile Creek. All of these elements contribute to a varied, yet cohesive streetscape. The District contains the following heritage attributes that reflect these values:

- Collection of structures dating from the early 19th to early 20th century representing different architectural styles and materials;
- Varied setbacks with low lying fencing along lot lines;
- Mature trees on both private and public lands that are highly visible from the public realm of the HCD;
- Navy Street and Front Street that are two important road rights-of-way within the District with higher public profiles and utility due to their adjacency to open spaces and highly visited District landmarks, primary and secondary views;
- Oakville Harbour Cultural Heritage Landscape heritage attributes that are found within the HCD as outlined in Bylaw 2020-125; and
- Open spaces including: Lakeside Park, Market Square, Dingle Park and George Street Parkette, significant cultural heritage landscape of the semi-natural river harbour of Sixteen Mile Creek, and significant cultural heritage landscape of the Erchless Estate.

The Old Oakville Heritage Conservation District has historical/associative value for its direct associations with the early 19th century commercial development of the village of Oakville, with 20th century recreation and town building, and with Oakville's founding family, the Chisholms. The District contains the following heritage attributes that reflect this value:

- Evolved lot pattern and historic street grid based on Chisholm's Plan; and
- Open spaces including: Lakeside Park, Market Square, Dingle Park and George Street Parkette, significant cultural heritage landscape of the semi-natural river harbour of Sixteen Mile Creek, and significant cultural heritage landscape of the Erchless Estate.

The Old Oakville Heritage Conservation District has historical/associative value for its potential to yield information that contributes to the understanding of the pre-contact Indigenous inhabitants. The District contains the following heritage attributes that reflect this value:

- Known and potential archaeological resources; and
- Lake Ontario shoreline and Sixteen Mile Creek shoreline.

The Old Oakville Heritage Conservation District has contextual value because it is important in defining, maintaining, or supporting the character of an area. The District contains the following heritage attributes that reflect this value:

- Mature trees on both private and public lands that are highly visible from the public realm of the HCD;
- Collection of structures dating from the early 19th to early 20th century representing different architectural styles and materials; and
- Varied setback with low lying fencing along lot lines.

The Old Oakville Heritage Conservation District has contextual value due to its physical, functional, visual? and historical links to its surroundings. The District contains the following heritage attributes that reflect this value:

- Major and minor shared roads emphasizing pedestrian traffic;
- Low density zoning and massing of structures ranging from one to two-and-a-half storeys in building heights;
- Steep banks along Sixteen Mile Creek and gently sloping topography in the residential area;
- Built features that respond to the topography including heights of buildings, terraces, retaining walls and exposed foundations;
- Views to/from heritage attributes including, as per Figure 58:
 - Long views to Lake Ontario along and at the road terminus (e.g. Navy St, Thomas St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St) fronting a waterfront open space. In particular, Navy Street offers a very wide viewshed into Lake Ontario, as it opens up into Lakeside Park;
 - Continuous vistas to the lake, except in the gully streetscape, along Front Street;
 - Continuous vistas to Lake Ontario, Sixteen Mile Creek and the harbour along the trail system within the waterfront open space system, including: Erchless Estate, Lakeside Park, George Street Parkette and Dingle Park;
 - Large building setbacks, porous fencing and low-height landscaping supporting openings in the urban fabric at road intersections framing residential viewsheds, as well as long viewsheds to St. Jude's and St. Andrew's churches along Navy Street, abutting significant open space, landmarks and building facades (on the east side of the road) within the District, with openings in the tree cover and low height fencing provide open views to the Market Square, the Oakville Club, Oakville Lawn Bowling Club, the Oakville Museum at the Erchless Estate and Lakeside Park; and
 - Long views establishing important connection to Downtown Oakville along and at the road terminus (e.g. Navy St, Thomas St, George St, Dunn St, Trafalgar Rd, Reynolds St and Allan St).

The Old Oakville Heritage Conservation District has contextual value because it is recognized as a landmark. The District contains the following heritage attributes that reflect this value:

- Response of the built form to these landmarks including:
 - The residential built form adjacent to St. Jude’s Anglican Church with large front and side yard setbacks, spacing between buildings, materiality and architectural features to allow for the churches’ church’s scale and massing to ‘breathe’ in the residential urban fabric, while accentuating its features through the multiple vistas;
 - The residential built form adjacent to St. Andrew’s Catholic Church that provide generous setbacks, larger lot sizes, and architectural character compliment St. Andrew’s presence, highlighting its significance as a landmark; and
 - Navy Street, Water Street Front Street that are three important road rights-of-way within the District with higher public profiles and utility due to their adjacency to open spaces and highly visited Oakville landmarks, primary and secondary views.
- Waterfront trail;
- Public Open spaces and parks including: Lakeside Park, Market Square, Dingle Park and George Street Parkette Oakville Harbour Cultural Heritage Landscape heritage attributes that are found within the HCD as outlined in By-law 2020-125; and
- Erchless Estate Cultural Heritage Landscape heritage attributes as outlined in By-law 2019-057.

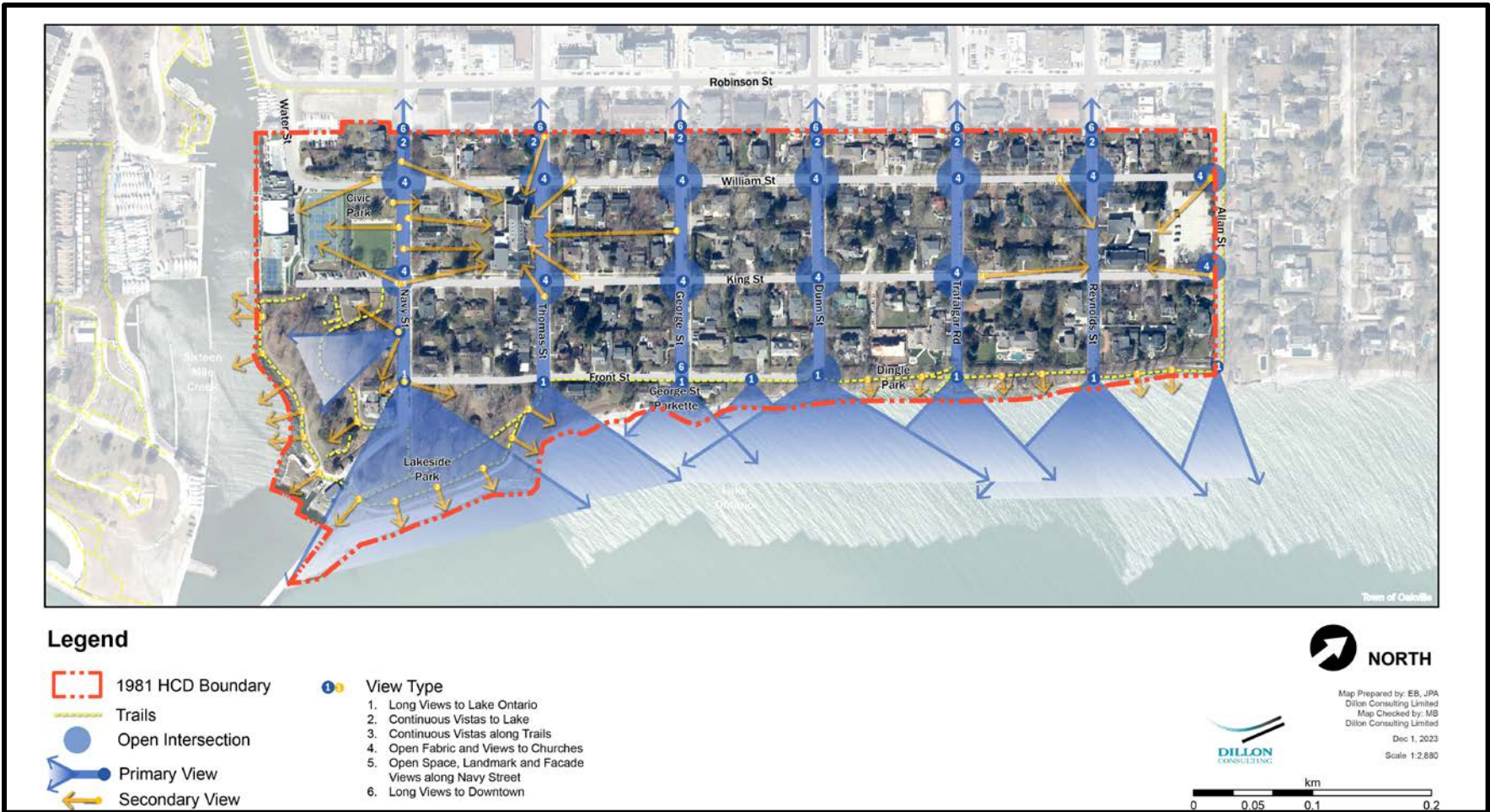


Figure 58: Old Oakville HCD, Views

8.0 SOURCES

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8.3 Legislation and Ministry Guidance

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Appendix A: Inventory Sheets

(Appendix A is a separate document)

Appendix B: Streetscape Inventory

(Appendix B is a separate document)

Appendix C: Townscape Survey

The Townscape Survey, developed in the United Kingdom, is an objective way of looking at streetscapes (Reeve, A. Goodey, B., and Shipley, R., 2007; Shipley, et al, 2004). Views of the streets are observed and 25 criteria such as 'Pedestrian Friendliness', 'Safety', 'Quality of Conservation Work' and 'Historic Features Maintained' are scored in each view. The scores are then aggregated, giving an overall impression of the urban landscape which can identify strengths and issues. This quantitative approach provides a supplement to the anecdotal data collected through the community consultation. The results of the Townscape Survey and comparison of the 2008 and 2023 surveys has been used to inform the Built Heritage Character and Streetscape and Landscape Character sections of the report.

The original Townscape Survey was completed in 2008 as part of the HCD Study called *Heritage Districts Work*. That survey found the overall aggregate score to be: 3.2 and made particular note of:

Drawing on measures collected in the Townscape Survey quality of conservation work, coherence, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved. High scores in the categories of absence of dereliction and façade quality also contribute to the visual confirmation that buildings have been well maintained (Shipley et. al. 2008:7)

The site visit and scoring for the Townscape Survey for this project was completed by Kayla Jonas Galvin on February 12, 2023. A total of 26 views were assessed across the district.

What follows is an overview of the scores organized by those criteria by highest, moderate and lowest scores as well as commentary on the change of these characteristics between the 2008 and 2023 surveys.

'Cleanliness', 'Dereliction, Absences of' and 'Detailing Maintenance' all scored well in 2023. 'Conserved Elements Evident', 'Quality of Conservation Work' and 'Neglected Historic Features' also scored high in 2023, which shows that where effort is being made on historic buildings, it is being done well. These categories scored well in 2008 and the study noted that visually the area is well maintained, and historic elements and buildings have been conserved. The scores for these categories between 2008 and 2003 have gone up, indicating an increase in maintenance and respect for conserving the historic fabric and visual coherence of the District.

Planting: Public' and Planting: Private' scored well in both 2008 and 2023, showing the importance of the natural environment to the District's character. Scores in both categories increased between 2008 and 2023 which may indicate an effort to maintain the tree canopy as well as individual property owner's efforts to extend the greenspace into their properties.

'Façade Quality' and 'Quality of New Development' also scored moderately, showing that newer development has been sympathetic to the District's historic character. Both categories show a slight

increase between 2008 and 2023 indicating that as well development is added to the Districts effort is being made for it to be sympathetic.

'Edge Feature Quality' and 'Legibility', scored well, meaning that the public areas are readable and delineated. These categories showed slight increase between 2008 and 2023 which shows increased attention to creating readable and delineated spaces.

'Personal Safety Traffic' and 'Traffic Flow Appropriateness' both scored moderately, indicating that on the whole traffic is moving well through the District. There is a slight increase in the score from 2008 to 2023. However, it was noted during the 2023 site visit that the streets near the waterfront walking trail were busy with traffic. This is represented by the high scores of 'Vitality' and 'Sense of Threat', both of these categories scored higher in 2023 as a direct result of the increased pedestrian activity within the District, particularly along the waterfront.

'Coherence' scored moderately. The detailed scores show that there are areas of high coherence and areas where the vegetation was providing the coherence. There is no change in this score between 2008 and 2023 as the overall District's character has not changed.

'Pedestrian Friendliness', 'Appropriate Resting Places', 'Floorscape Quality' and 'Street Furniture Quality' scored low, indicating the pedestrian environment has room for improvement across the District. The 2008 and 2023 are similar, potentially indicating that while no effort has been made in these areas, there also has not been significant deterioration.

"Advertising in Keeping" scored low, indicating that while there are not many advertising signs, those that are there are not compatible with the Districts' character. The 2023 score is lower than the 2008 observations indicating a decrease in the sympathetic design of any advertising.

'Signage', 'Historic Reference Seen' and 'Nomenclature/Place Reference Seen' all scored low indicating a need for signage that tells people where they are and how to get around within the District. The 2008 and 2023 are similar, potentially indicating that while no effort has been made in these areas, there also has not been significant deterioration.

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	97	130	74.62	3.7
A2-Cleanliness	119	130	91.54	4.6
A3-Coherence	95.5	130	73.46	3.7
A4-Edgefeature Quality	103	130	79.23	4.0
A5-Floorscape Quality	76	130	58.46	2.9
A6-Legibility	108	130	83.08	4.2
A7-Sense of Threat	112.5	130	86.54	4.3
A8-Personal Safety: Traffic	103	130	79.23	4.0
A9-Planting: Public	118	120	98.33	4.9
A10-Vitality	99	130	76.15	3.8
A 11- Appropriate Resting Places	99	130	76.15	3.8
A12-Signage	95	125	76.00	3.8
A13-Street Furniture Quality	83	130	63.85	3.2
A14-Traffic Flow. Appropriateness	94	130	72.31	3.6
SUM A	1402	1805	77.67	3.9

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	16	30	53.33	2.7
B16-Dereliction, Absence of	128	130	98.46	4.9
B17-Detailing, Maintenance	124	130	95.38	4.8
B18-Facade Quality	107.5	130	82.69	4.1
B19-Planting Private	127	130	97.69	4.9
SUM B	502.5	550	91.36	4.6

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	123	130	94.62	4.7
C21-Historic Reference Seen	62	125	49.60	2.5
C22-Nomenclature/Place Reference	34	125	27.20	1.4
C23-Quality of Conservation Work	117	130	90.00	4.5
C24-Quality of New Development	60	90	66.67	3.3
C25-Neglected Historic Features	123	130	94.62	4.7
SUM C	519	730	71.10	3.6

Aggregate Score	2424	3085	80.044	4.0
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Figure 59: 2023 Townscape Survey Results

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Figure 60: 2008 Townscape Survey Results