8.0 SOURCES

SOURCES

Ahern, Francis Robin. *Oakville: A Small Town 1900-1930.* The Oakville Historical Society, 1981.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present.* Fitzhenry & Whiteside. 1990.

"Downtown Study". Town of Oakville, July 1983.

Fram, Mark. *Well-Preserved.* The Boston Mills Press, 1988.

Matthews, Hazel C. *Oakville and the Sixteen.* rpt. 1971. Toronto: University of Toronto Press, 1953.

McKeon, Clare and Joseph. *A Place of Some Importance: Oakville.* Windsor Publications Ltd., 1986.

Oakville Planning Department, "Study of the Original Townsite",1981.

Oakville LACAC.

Oakvile Historical Society.

Peacock, David and Suzanne. *Old Oakville.* Willowdale, Ontario: John White and Anthony Hawke. 1979.

Maps

Chas. E. Goad's Fire Insurance Atlas, Oakville, Ontario, July 1910.

Hughes, Michael. *Plan of the Town of Oakville*. 1863

Illustrated Historical Atlas of the County of Halton, Walker & Miles, 1877

Insurance Plan of the Town of Oakville. Ontario. March 1967. Canadian's Underwriter's Association.

Madill, James F. comp. *Oakville and The Valley of the Sixteen, County of Halton, Canada West 1863*. Oakville, February 1974.

Plan of Oakville, October 1835

APPENDIX I
Preliminary Report

PRELIMINARY REPORT
PART I
OAKVILLE: THIRD HERITAGE CONSERVATION DISTRICT STUDY

Prepared for:
TOWN OF OAKVILLE
March 1993

Prepared by:
Unterman McPhail Cuming Associates
Wendy Shearer Landscape Architect Ltd.

1.0 INTRODUCTION

1.1 Background

This report is the first part of a three part study that comprises the Third District Conservation District Study. Part I is a preliminary overview and analysis of the Town of Oakville's Third District heritage study area. The report provides an overview of the study area including a brief historical context and description of district designation and identifies those areas that are considered to be worthy of further study as prospective heritage conservation districts. One prospective district is proposed for more detailed study at this time and will form the focus of further work contained in Parts II and III. Additionally, this report suggests a comprehensive strategy for the overall heritage management of the Third District study area in the coming years.

Part II of the Third District Heritage Conservation District Study comprises the Third District Heritage Conservation District Assessment Report which assesses in detail the heritage character of an area considered the first priority for designation. The heritage assessment report examines the following:

- the historical growth and development of the prospective district within the context of Oakville's settlement history;
- the streetscape and landscape attributes of the prospective district;
- the planning policies that may impede or enhance heritage conservation;
- the heritage buildings of the prospective district and their architectural and historical associations; and,
- conclusions respecting the designation of the area as a heritage conservation district.

The Heritage Assessment Report constitutes an important document. In the required Ontario Municipal Board hearing to approve a designating by-law

under Section 41 of the Act, the Ontario Municipal Board must inquire into the merits of the application made by the municipality. The Heritage Assessment Report serves as primary support to the application's merits.

Part III of the Third District Heritage Conservation District Study is the Heritage Conservation District Plan. While the heritage assessment report details the heritage attributes of the study area and provides the rationale for designating it as a conservation district, the district plan is intended to provide the basis for the careful management and protection of the area's heritage resources including: buildings, spaces and landscape features. Additionally, the district plan will provide guidance on relevant planning and development matters that may affect the area's unique character.

1.2 The Ontario Heritage Act and Heritage Conservation District Designation

The Ontario Heritage Act, RSO 1990, c.O.18, is the principal piece of legislation in the province that enables municipalities to conserve, manage and protect heritage properties. There are two major parts to the Act that concern built heritage. Part IV of the Act enables a municipality to designate *individual* buildings, structures or places that are of historical and architectural interest or value (The Town of Oakville has designated over 13 such properties and listed over 50 in their heritage inventory in the study area alone). Part V of the Act enables a municipality to designate *groups or areas* of buildings and their settings. To date the Town of Oakville has designated two heritage conservation districts: the Old Oakville Downtown Residential Area and First and Second Street.

Specifically, under Part V of the Ontario Heritage Act a municipality may designate by by-law all or any part of a municipality as a heritage conservation district. Prior to designating a district it has become conventional practice to study an area in order to identify the special heritage attributes and character of a prospective district.

The Third District study area has been considered an area worthy of study and prospective district designation under Part V. In certain instances change and development has occurred which has been unsympathetic to the heritage fabric of this area. Demolition of several heritage structures and the introduction of modern development have contributed to the diminishment of its heritage character; yet, it is recognized that there is still much to commend the idea that this area within the Town of Oakville should be conserved and protected.

The Town of Oakville under section 40 (1) of the Act, has defined by By-Law No. 1989-200 an area of Oakville bounded by Sixteen Mile Creek on the west, Lakeshore Road on the south, Chartwell Road on the east and the CNR tracks on the north to be examined for future designation as a heritage conservation district. The area is located within Old Oakville Community as set out on Figure "H" of the Town's Official Plan.

The Ministry of Culture, Tourism and Recreation (Formerly the Ministry of Citizenship Culture/Culture and Communications) in its published guidelines "Ontario's Heritage Conservation District Guidelines" note that:

A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way that an individual property is valuable to that community.

The Town of Oakville's Official Plan requires Council's consideration of one or more criteria in the designation of a heritage conservation district, namely:

- *the area contains a grouping of buildings that are architecturally significant due to workmanship, age, beauty or uniqueness;*
- *the area has historical significance, value or interest through association with an important person, event, or community activity;*
- *the area offers a definite sense of place and time through a series of common building elements, focal buildings, and landscape features.*

It is within these policy directions and requirements that the Third District Heritage Conservation District Study is considered.

1.3 The Study Area Context

William Chisholm acquired 960 acres of Crown Reserve land at the mouth of the Sixteen Mile Creek in 1827 which later became the Town of Oakville. The town site was surveyed and laid out in a grid pattern in 1831 and was bounded by Brock Street, Rebecca and Randall Streets, Allan Street and the lakefront. Town lots were put up for public sale in 1833. The community grew rapidly in the 1830s due to the commercial success of the Port of Oakville and the associated shipbuilding and shipping industry. By 1836 several streets and fifteen park lots to the north of Randall Street and along Sixteen Mile Creek had been added to the town site. Division Street became the northern boundary of the town separating lot 13, con. 3 into halves. The northern half was cleared for farm land by John Chisholm, son of founder William Chisholm.

The first three decades were a boom period for Oakville . Wheat from the interior was shipped to Oakville Harbour increasing the shipping and the grain trade in the 1840s and 1850s. The Great Western Railway was built to the north of the town centre in 1854. Between 1854 and 1857 Oakville population rose from approximately 1000 to 2000 people creating a building boom in the town. Oakville was incorporated as a Town in 1857.

The decline in the wheat trade in Upper Canada the 1860s resulted in a poor economy throughout the province. The strawberry growing industry developed locally in the 1860s slightly improving the economy. In the 1870s Oakville also became a summer resort area. Steamships carried tourists into the Oakville harbour. By 1900 large, permanent summer residences had begun to appear along the lake front east of town.

After the Great Western Railway was built in 1854, a few industries as well as a number of homes began to appear along the east side of Trafalgar Road north of George's Square. In the late 1850s Henry Winter surveyed the southern boundary of John A. Chisholm's farm, bound by Trafalgar, MacDonald, Allan and Spruce Street. The Chisholm Survey plan was registered in 1861.

The Oakville Basket Co. was opened in 1874 on the site of the Victoria Brewery by the Chisholm brothers in response to the local strawberry growing industry. After a fire in 1920 the factory was relocated further north just below the railway station.

To the east of Allan Street and north of Spruce Street, the land remained in agricultural use into the twentieth century. The Anderson Family owned and occupied lot 12, con. 3 from 1828 to 1902. William Wass purchased the south 100 acres of lot 11, con. 3 on Lakeshore Road East in 1860 which took in the area between Lakeshore and MacDonald and Allan and Chartwell. A number of large residential homes began to appear on the north side of Lakeshore Road in the late nineteenth and early twentieth century.

Known as Colborne Street, the present Lakeshore Road was opened as part of a road from York to the head of Lake Ontario in 1832. In the 1850s, the south side of Lakeshore was surveyed for residential development. Although the 1863 Map of the Town of Oakville indicates that George's Square was landscaped, it was not improved until after 1873 when George Chisholm conveyed the land to the town to be used as a free park.

Between 1907 and 1910 three new subdivisions were registered east of Trafalgar Road including Brantwood (1907); Ingelhart Drive (1909); and Tuxedo Park (1910). The Brantwood Subdivision was registered in 1907. It was bound by Gloucester Avenue and Allan Street on the east and west and Lakeshore Road to MacDonald Road on the north and south. The area between MacDonald Road and Spruce Street and Reynolds Street and Allan Street was surveyed in 1909 and known as the Brantwood Annex. Gloucester Avenue was not cut through the subdivision to Spruce Street until 1912-13. Few houses were built on Gloucester Avenue and the centre of the survey remained as open fields and woods into the 1920s and 1930s.

Ingelhart was a subdivision of part of Lot 13, con. 3, S.D.S. in 1909. It created Ingelhart Street which ran north from Spruce Street to Trafalgar Road. Some housing was built soon after 1909, but the majority of the lots were not developed until after W.W.II. Tuxedo Park was a re-subdivision by owner Louis Philip Synder of a section of the Brantwood Survey and parts of lots 12 and 13,

Con. 3, S.D.D. Trafalgar Township bounded by Watson Avenue in the west and Reynolds Street in the east, Pine and Spruce Avenue north and south.

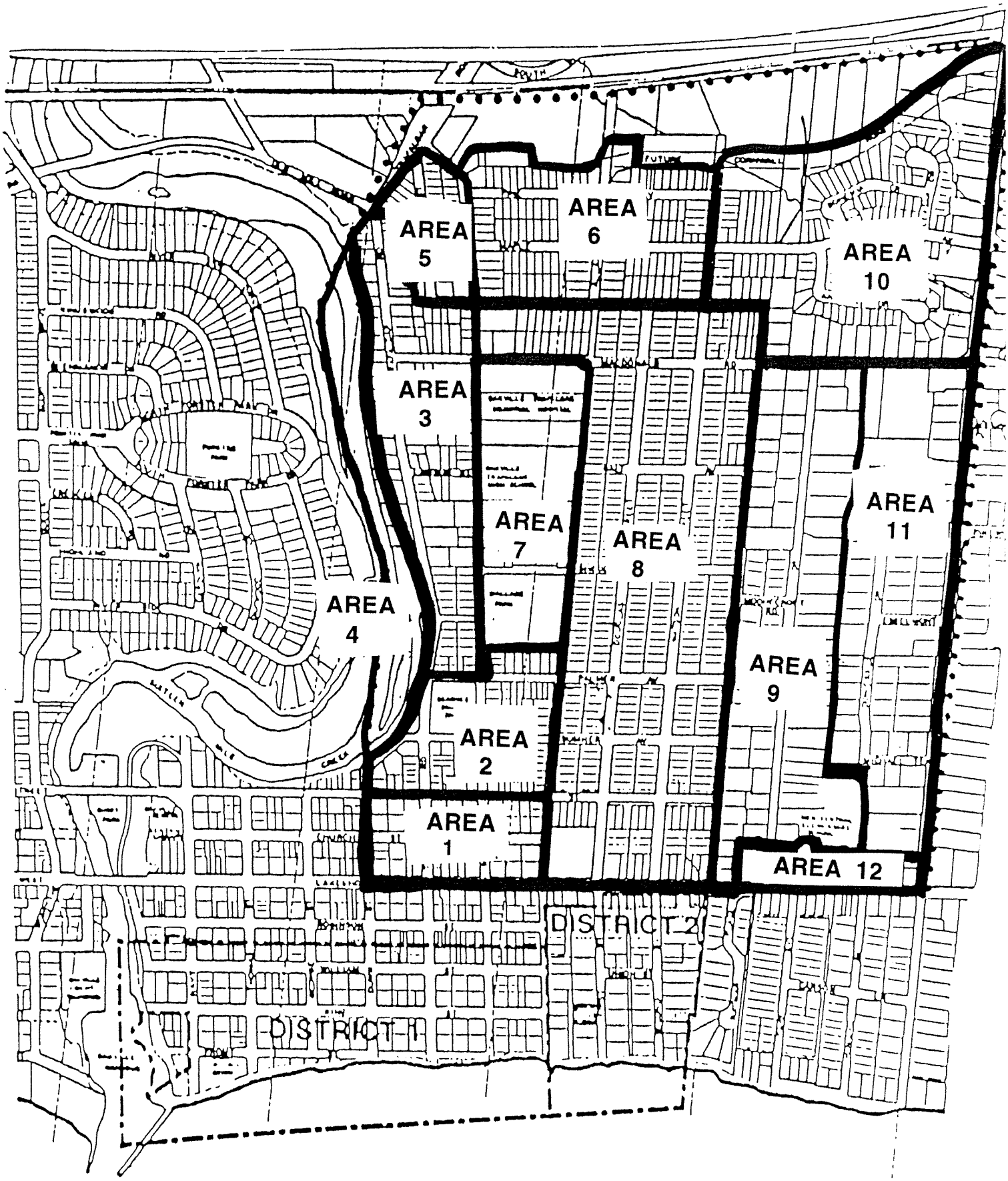
Part of Trafalgar Township until 1962, Balsam Drive was originally a road which ran from MacDonald Road to Lakeshore Road through the centre of the farm owned by William Wass, Lot 11, Con. 3, S.D.S, Trafalgar Township. By 1910 it had been divided into large size lots facing onto Balsam. The west side of Chartwell Road was also subdivided by 1910 into large residential lots. When surveyed in 1953-54 to further divide the large 1910 lots between Gloucester and Chartwell into much smaller ones, the land east of Gloucester to Chartwell was still part of Trafalgar Township. This new survey was registered in 1960 as Plan 1009. Post World War II development of the area has resulted in a large concentration of modern houses.

The Bonnie Brae Subdivision off Chartwell Road at Donessle Drive and Esselmont Avenue was registered in 1950. The Michael Terrace Subdivision and the Willow Gate Subdivision on Donessle below Esselmont Avenue.were registered in 1953 and 1961. The area north of MacDonald Road east of Gloucester Avenue was subdivided for modern redevelopment in the late 1960s and early 1970s.

Lakeshore Road was paved between 1912 to 1915 as part of a provincial highway system. Large residential lots characterized the north side towards Chartwell Road. It retained its late nineteenth and early twentieth century residential character until after World War II, particularly east of Allan Street. By the 1970s several houses west of Allan Street to Trafalgar Road had been converted to commercial use. A large apartment complex replaced the single family dwellings between Allan Street and Douglas Avenue and north to Randall Street.

In 1962 the Town of Oakville amalgamated with the Township of Trafalgar and the Village of Bronte and the area east of Gloucester Road to Chartwell Road became part of Oakville.

MUNICIPAL CONTEXT



• • • • Proposed Study Area Boundary

—•—•— Oakville Heritage Conservation District Boundary

1.4 The Study Area: Preliminary survey

The area defined by the by-law encompasses a large area and a substantial number of buildings and structures, over 500 properties. The inclusion of contemporary buildings and those of recent construction (within the past forty years) suggests that designating the entire area would not satisfy the criteria outlined in official plan policy.

Accordingly, a preliminary windshield survey was undertaken by the consultants to identify groups, streets and other areas or collections of buildings that would generally satisfy official plan policies, as well as the Ministry's guidelines, with respect to heritage conservation district designation.

A number of discrete areas were identified, each having a particular character or identity, some with a predominance of heritage buildings and other areas where more recent development is characteristic or typical.

These are briefly described below:

1) Commercial area: Lakeshore Road north to Randall Street, Dunn Street east to Allan Street Road. Area of older pre-1900 residences, a number converted to commercial use, more modern commercial structures, St. John's United Church located on Dunn Street.

2) Georges Square: Residential area and park bounded by Randall north to Palmer Avenue and east from Dunn Street to Allan Street which was part of original 1831 town site. Generally housing is smaller in scale and more vernacular in style, mix of frame and brick construction, with a variety of alterations and additions; houses facing onto Georges Square; mature street trees and canopies.

3) Trafalgar Road: north from Palmer Avenue to Old Mill Road, and east from Sixteen Mile Creek to Reynolds Street as far north as Spruce Street. Older established residential area focussed on Trafalgar Road and Reynolds Street, many residences pre-1900; mature street trees and canopies; variety of construction material and architectural styles; post W.W. II low rise apartment buildings on Reynolds Street.

4) Sixteen Mile Creek: focus of Oakville's industrial origins; primarily below ground, archaeological features.

5) Ingelhart Survey: Primarily post W.W. II residences, some variety in size and style, mature trees, modern infill.

6) Tuxedo Park Survey: Primarily post W.W. I residences, mainly brick, some variety in size and style, mature trees, modern infill.

7) Institutional and open space: Between Reynolds Street and Allan Street, north from southern edge of Wallace Park to MacDonald Road including: Oakville Trafalgar Hospital, Oakville Trafalgar High School, Wallace Park

8) Brantwood Survey: Between Allan Street and Gloucester Avenue and MacDonald Road and Lakeshore Road including some pre W.W. I houses, concentrations of post 1920 residential, 1950s to modern homes; additions and alterations to earlier structures, original large residential lots subdivided in many instances, mature trees, a school, mix of building materials.

9) Balsam Street: Lakeshore Road north to MacDonald Road; a few examples of early 20th century houses, primarily post W.W. I residences with modern infill, examples of original large subdivision lots, mature trees and plantings

10) MacDonald Road: North side to new Pine St. connecting road over to Chartwell, primarily of 1960s and 1970s housing development.; 1940s housing development fronting onto Watson Avenue.

11) Chartwell Road: Post W.W. II housing development with a few examples of pre 1900 buildings.

12) Lakeshore Road: Located between Gloucester Avenue and Chartwell fronting on Lakeshore Road; some pre 1900 residences with some modern infill.

These twelve areas are distinguished by a variety of features. Of these twelve identified areas, two are considered to have *potential* for designation as a heritage conservation district. Area 2 (Georges Square) is characterized by a predominance of heritage buildings built in the mid to late nineteenth century and the open space of Georges Square with its cenotaph and old town fountain. Area 2 is part of the original 1831 town survey. Area 3 (Trafalgar Road) is characterized by a predominance of heritage buildings built in the late nineteenth century. The remaining identified areas also possess a number of heritage buildings but these are more widely dispersed and generally within areas that are characterized by more recent development . Area 4 (Sixteen Mile Creek) and its adjacent lands are considered to be an area of archaeological potential.

1.5 Conserving Oakville's Heritage

Municipal Council and LACAC recognize the importance of the study area as an area of special character within the Town of Oakville. Caring for and maintaining that character may be achieved by utilizing a number of complementary initiatives. The Third District Heritage Conservation District study area is considered too large and of diverse character to warrant designation in its entirety as a heritage conservation district. Nonetheless, there are areas and buildings considered to be worthy of designation under Parts IV and V of the Ontario Heritage Act.

Additionally, it is also important to address those areas adjacent to these special places in order that future change and development is sensitive to the heritage character of such places. It is considered that official plan policies respecting

Additionally, it is also important to address those areas adjacent to these special places in order that future change and development is sensitive to the heritage character of such places. It is considered that official plan policies respecting these matters is the most appropriate way to proceed in guiding heritage initiatives within the study area.

Accordingly, the following is recommended as the most prudent manner in which to proceed:

- formulate official plan policies addressing heritage conservation and planning within the overall study area generally, in order to provide the context for future conservation and change;

- provide specific recognition in official plan policies of the area delineated for the proposed heritage conservation district and other individual heritage buildings with special provisions respecting the treed landscape character of the area.

- proceed, in Part II, to study in greater detail Area 2 (Trafalgar Road) and Area 3 (Georges Square); and,

- proceed, in Part III, to prepare heritage conservation district policies, guidelines and implementation measures for the area comprising the prospective heritage conservation district.

APPENDIX II
1910 Fire Insurance Plan

1

OAKVILLE

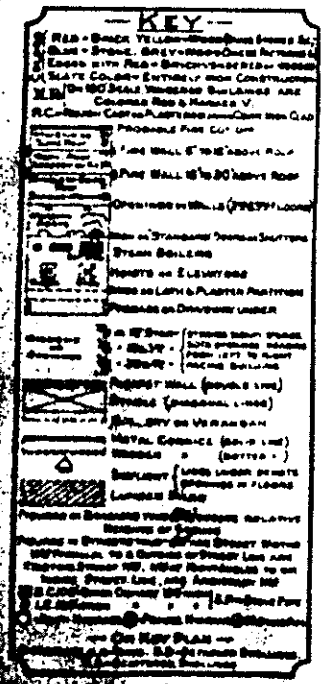
Halton County
ONTARIO.
JULY 1910.
POPULATION 2500

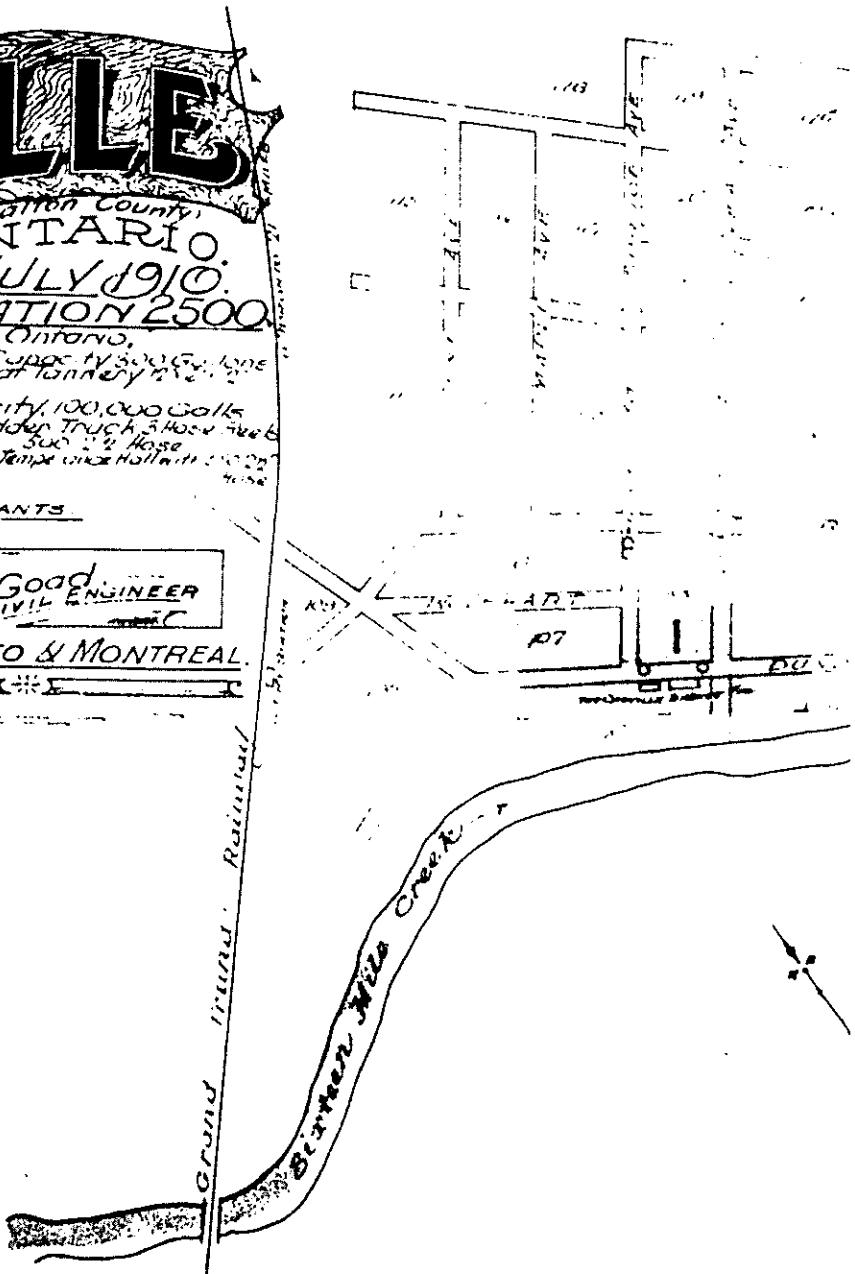
WATER SUPPLY - Lake Ontario.
WATER WKS: Direct Pressure, 2 Amils Capacity 500 Gals each per minute, also Pump at Foundry Co. connected to town mains.
STAND PIPE. Capacity 100,000 Galls
FIRE APPLIANCES - Hook & Ladder Truck, 3 Hose Reels, 1 Chemical, 1 at South Side of Creek, 500 ft Hose, 1 at Town Hall with 500 ft Hose & 1 at Temp. Hose House with 500 ft Hose
44 VOLUNTEERS & CHIEF
TELEPHONE FIRE SYSTEM
FIRE PRESSURE 120 Lbs. 57 HYDRANTS

Space for blue slip

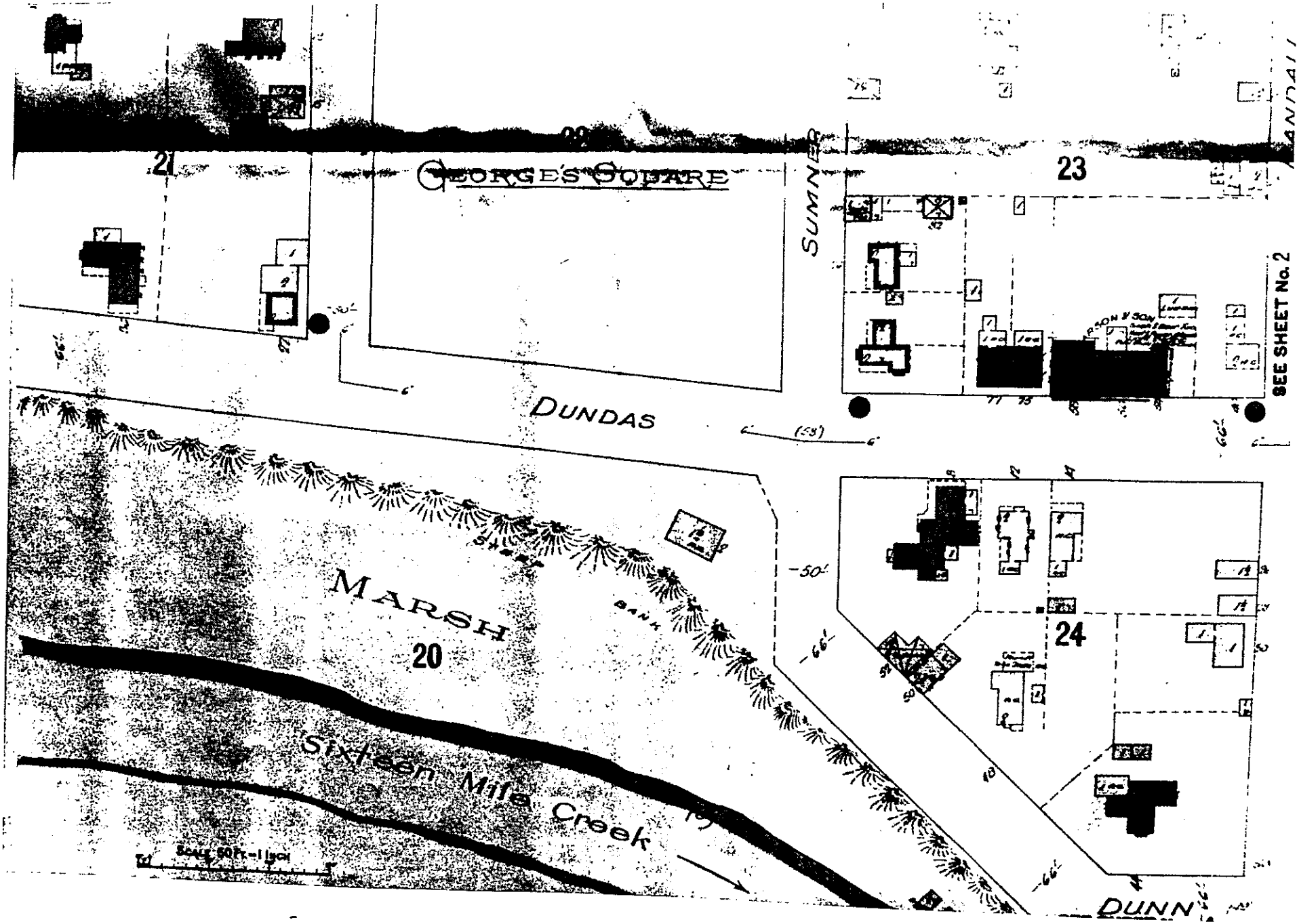
Chas. E. Good CIVIL ENGINEER
TORONTO & MONTREAL.

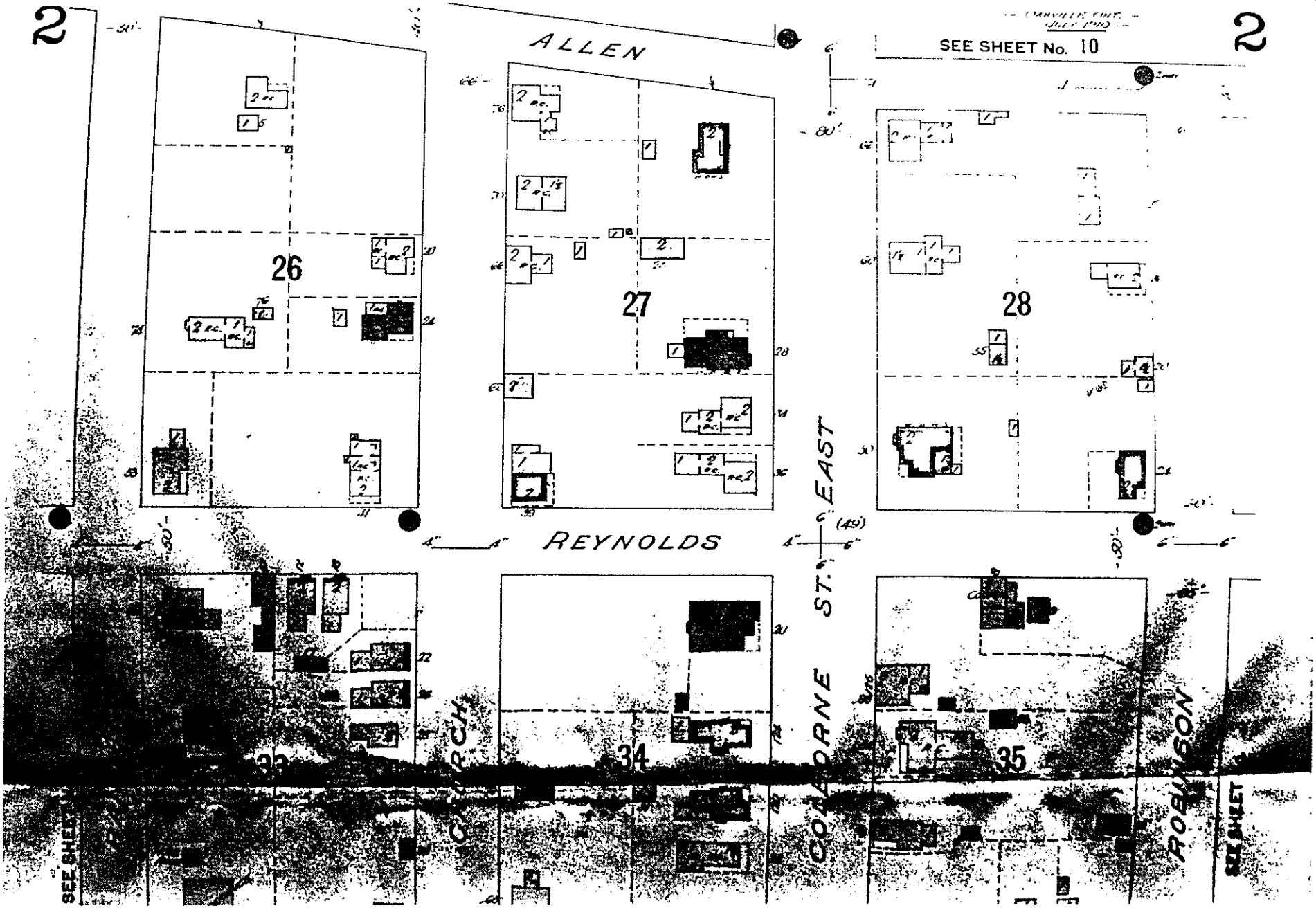
KEY

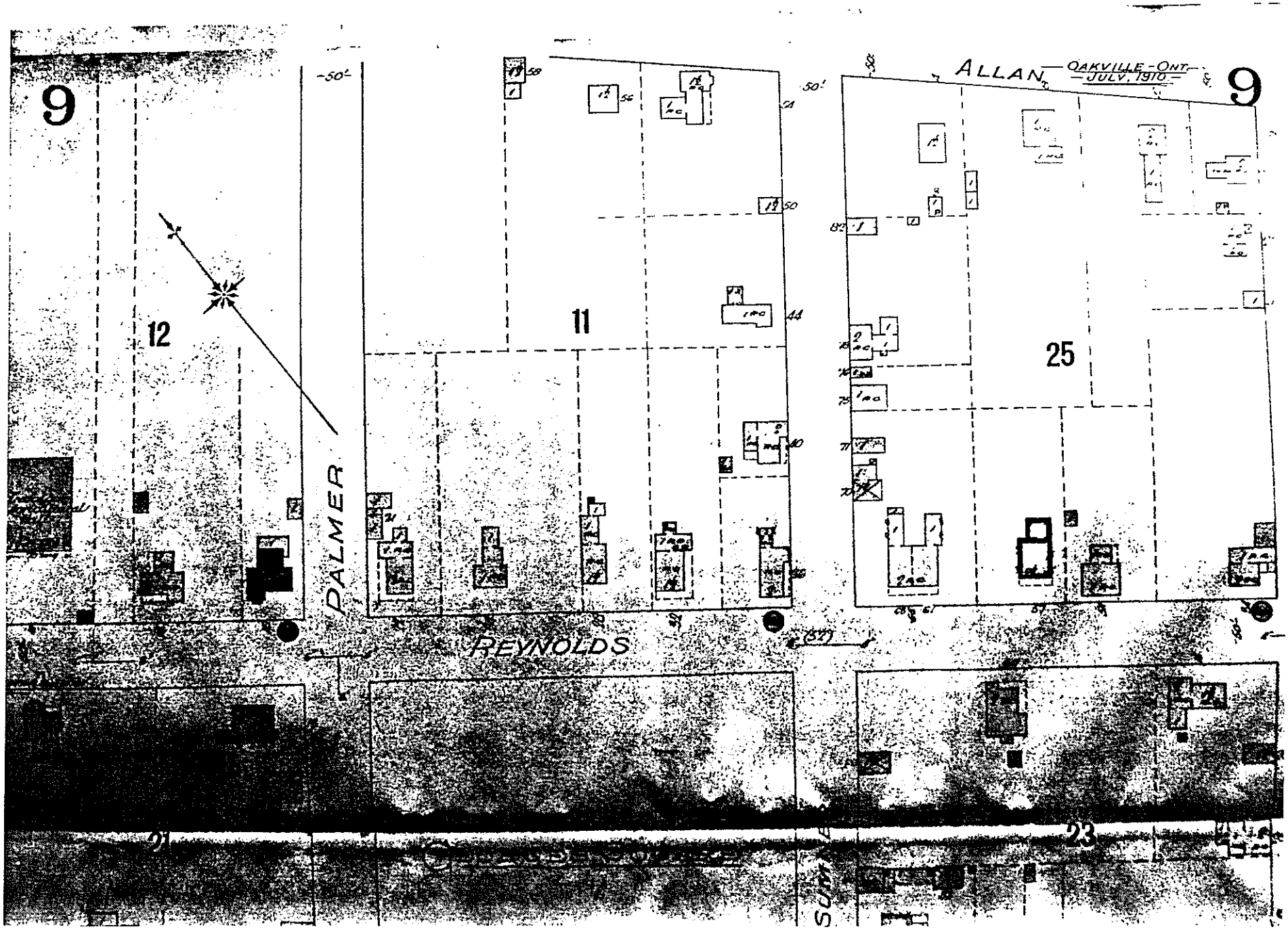


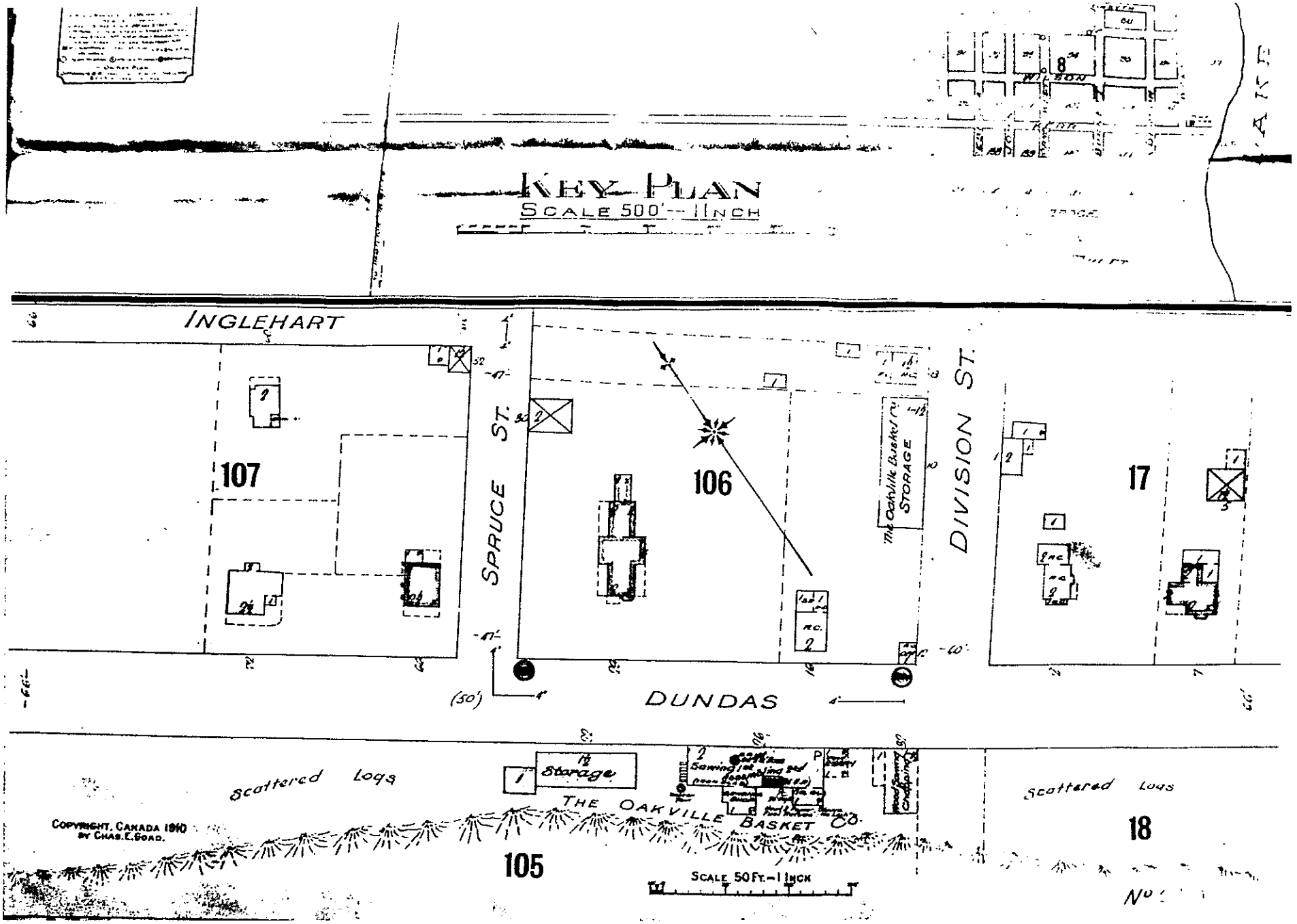


KEY PL
SCALE 500'-- 1


GEORGE'S SQUARE
SUMNER
DUNDAS
MARSH
20
BANK
Sixteen Mile Creek
DUNN
21
23
24
SEE SHEET No. 2


2
ALLEN
SEE SHEET No. 10
2
26
27
28
REYNOLDS
EAST
ST.
(49')
COLORADO
ROBINSON
SEE SHEET
SEE SHEET
34
35


9
ALLAN
OAKVILLE - ONT.
JULY, 1910
9
12
11
25
PALMER
REYNOLDS
23


KEY PLAN
SCALE 500'--1 INCH
INGLEHART
SPRUCE ST.
DIVISION ST.
DUNDAS
107
106
17
105
18
STORAGE
Storage
Scattered Logs
Scattered Logs
THE OAKVILLE BASKET CO.
COPYRIGHT, CANADA 1910
BY CHAS. E. GOAD.
SCALE 50 FT.-1 INCH