

Old Oakville
Heritage Conservation District Update

Appendix B

STREETSCAPE and LANDSCAPE ANALYSES
December 2023

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Appendix B

Definitions

The following definitions correspond with to the Old Oakville HCD Plan Update Streetscape and Landscape Analysis, providing a comprehensive guide to understanding the chart when read in accordance to the definitions.

Key Streetscape Features

- Red:** Features related to topography and landscape features
- Blue:** Features related to built form and structural features
- Orange:** Features identifying significant views

Road Typology

- Traditional town roads:** Two lanes of traffic, sidewalk on one/both sides of the road
- Small town roads:** One-way lane, sidewalk on one/both sides of the road
- Major shared roads:** Two lanes of traffic, no sidewalk.
- Minor shared roads:** One-way lane, no sidewalk

Fencing Typology

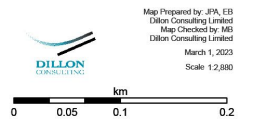
- Picket Fencing:** Traditional low-height white picket fence or similar style in a natural wood finish, along property line, offering open sightlines
- Natural Fencing:** Vegetative components that create a generally low-height border, edging or a barrier at the individual property line, and depending on the vegetation, it can be defined as a soft or hard privacy line
- Other Fencing:** Features wrought iron, retaining walls, vegetation abutting fencing, or low-height stone walls and features along the building's property lines that establish a boundary, while still enabling a sense of openness – similar to low-height picket and natural fencing
- Other Private Fencing:** Private typology reflects tall wood privacy fencing at the front, sides and/or rear ends of the property, providing harsher edge along the streetscape, and block the openness between lots and any long vistas

OLD OAKVILLE HCD
1981 HCD BLOCKS



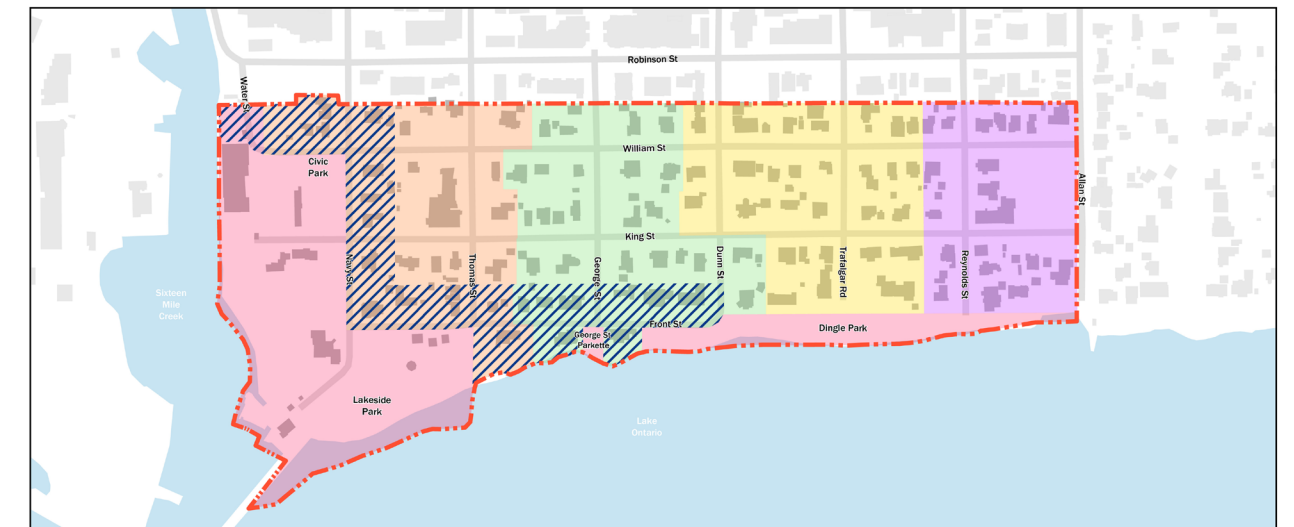
Legend

- 1981 HCD Boundary
- 1981 HCD Blocks



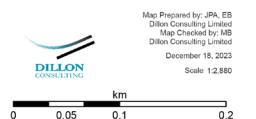
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OLD OAKVILLE HCD
Streetscape and Landscape Analysis Areas



Legend

- 1981 HCD Boundary
- Area 1 - Waterfront Open Space
- Area 2 - Old Oakville Settlement Pattern
- Area 3 - Gully Landscape
- Area 4 - Mixed Residential Development Pattern
- Area 5 - St. Andrew's Traditional
- Key Streetscape Overlay



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1981 HCD BLOCK	1981 BLOCK DIAGRAM	1981 BLOCK DESCRIPTION	2023 STREETScape AND LANDSCAPE ANALYSIS AREA	KEY STREETScape FEATURES	LAND USE	BUILDING HEIGHTS	ROAD TYPOLOGY	FENCING TYPOLOGY
Block 1		The predominant features of this block are the steep valley slope and the creek. The narrow undefined nature of Water Street gives it an informal "back lane" character. Terraces, retaining walls and exposed foundations set into the slope emphasize the steep valley. The Oakville Club is identified as a key building whose facade forms and important terminal feature at the foot of William Street. Views to lake are restricted to the north end at Robinson Street.	Area 1 - Waterfront Open Space Area 2 - Old Oakville Settlement Pattern Key Streetscape Overlay	TOPOGRAPHY, steep valley slope towards the creek. BUILT FORM emphasizes valley with terraces, retaining walls, exposed foundations. VIEWS down Water Street to the creek and the Oakville Club.	Waterfront Open Space	Majority 3 Storey, some 1.5 Storey	Major shared (William St) Small Town (Water St)	Other Fencing, chain link fence surrounding tennis courts
Block 2		The most dominant features of this area are the lake and the harbour. The high bank affords a commanding view of both. The Erchless estate buildings given definition and solidity to the top of bank. The stone wall and iron fence on the south side encloses the estate grounds and defines the street edge. The use of this natural shoreline resource has been neglected. The presence of the lake and harbour should be exploited as pleasant visual and recreational resources. Improve access to the pier to provide an interesting and exciting place to walk. Provide pedestrian access from the top of King Street to allow a circular pedestrian footpath route. Retain the flats and the floodplain as a natural area. Introduce low bank planting to prevent further erosion but not interrupt views.	Area 1 - Waterfront Open Space	TOPOGRAPHY, flats of the floodplain. STREET EDGE defined by the stone wall and iron fence of the estate grounds, the museum, large mature trees and low lying fencing. OPEN VIEWS, high bank provides view of lake and harbour.	Waterfront Open Space and Parks and Open Space	Majority 1.5 to 2 Storey	Minor Shared (Navy St)	Picket Fencing, small portion near the group of heritage buildings in the Lakeside Park
Block 3		This area forms the southern end of a deep gully which runs through the Old Oakville residential district from north to south. Front Street is very narrow and intimate here with views down the gully to Dingle Park. Houses step down the hill emphasizing the slope of the gully. The iron fence defines the streets corners at Dunn and George Streets. The setback of houses between Dunn and George emphasize the presence of the lake. The central feature of this area is the house at 212 Front Street which has a low, cottage profile. It is a focal point in the block and defines the street edge as well as visually separating the street from the lake. The street and park area very open and exposed to the lake at the bottom of Dunn Street running west along Front Street. White posts give increased visual sweep to the corner. This area should become an integral part of a walkway system which would traverse the length of the lakeshore in the Old Oakville area.	Area 1 - Waterfront Open Space Area 2 - Old Oakville Settlement Pattern Area 3 - Gully Landscape Key Streetscape Overlay	TOPOGRAPHY, deep gully sloping towards Dingle Park. BUILT FORM steps down, emphasizing slope of the gully, supported by terraced walls, landscape features and small building setbacks south of Front Street that also define the STREET EDGE. Large footprints and parcels on lake side of Front St, as well as on the north end between George St and Dunn Street - enhances open feel. VIEWS of lake along Front St, and from Thomas St, George St and Dunn St, and open space.	Low Density Residential and Waterfront Open Space	Majority 1.5 to 2 Storey, some 1 to 2.5 Storey	Minor shared (Front St) bordering Small Town (Dunn St)	Other Fencing, Picket Fencing and Natural Fencing, all contributing to an open character of the streetscape, distinguishes road from Lakeside Park

Block 4		<p>This publicly owned, narrow shoreline strip is a unique recreational resource in the downtown Oakville area. The area has an intimate atmosphere, being located behind the houses along King Street and enclosed by vegetation and the lake. The attractive shingle beach should be made more accessible to the public.</p>	<p>Area 1 - Waterfront Open Space</p> <p>Area 3 - Gully Landscape</p> <p>Area 4 - Mixed Residential Development Pattern</p> <p>Area 5 - St. Andrew's Traditional</p> <p>Key Streetscape Overlay</p>	<p>TOPOGRAPHY features open space/shingle beach at Dingle Park and the trail system. EDGE defined by the vegetation and lake to the south, and fencing to the north (rear yard for some of the King Street properties). OPEN VIEWS to the lake from the trail and Dingle Park.</p>	<p>Low Density Residential and Waterfront Open Space</p>	<p>Majority 2 to 2.5 Storey</p>	<p>Bordering Small Town (Dunn St), and Traditional Town (Trafalgar Rd and Reynolds St) road ends fronting open space</p>	<p>Other Fencing and Natural Fencing fronting Dunn St and Reynolds St, including backyards fronting lake creating open views across properties; some private fencing is used for side yard screening</p>
Block 5		<p>The buildings along the east side of Navy Street visually define the beginning of the residential district. The open space and valley slope clearly suggest the recreational aspects of the west side of Navy Street. The houses along the east side of Navy Street have a consistency of height and setback which forms a defining edge to the open space on the west side that should be maintained and strengthened. Block Analysis identifies important vistas including the view to St. Jude's from 64 Navy across the corner lot of 65 Navy; the views along Navy through to open spaces and park on the west side and the view down Navy to the lake.</p>	<p>Area 1 - Waterfront Open Space</p> <p>Area 2 - Old Oakville Settlement Pattern</p> <p>Key Streetscape Overlay</p>	<p>BUILT FORM along east side of Navy St have consistent heights and small setbacks forming a consistent edge along the street; built form layouts on the larger parcels provide a sense of openness between the houses. VIEWES to St. Jude's Church through the openings between the residential buildings, to the residential buildings along Navy Street, to the lake along Navy St and creek along Water Street, view to the Downtown, and views from Navy Street to the landmarks.</p>	<p>Low Density Residential</p>	<p>Majority 1.5 to 2 Storey, some 1 Storey</p>	<p>Traditional Town (Navy St, William St, Water St, King St)</p>	<p>Predominantly Picket Fencing; some Natural Fencing contributing to open streetscape</p>
Block 6		<p>Area is characterized by a neat ordered appearance. Wall along Erchless in a continuous element linking the whole length of the street and terminating in buildings built on a grand scale in same materials. The interior of the garden has a pleasant, intimate atmosphere. The gates in the wall should be of such a design to be inviting to the public. The buildings in the Erchless Estate are identified as key buildings. Two houses on the east side of Navy Street in this block are approximately the same height and effectively enclose the street with a formal atmosphere. The entrance to Front Street has a narrow lane character with mature trees and the house on the corner being close to the street.</p>	<p>Area 1 - Waterfront Open Space</p> <p>Area 2 - Old Oakville Settlement Pattern</p> <p>Key Streetscape Overlay</p>	<p>EDGE defined by the continuous wall at Erchless Estate along Navy Street VIEWES to the landmarks, open vista to the lake, and views to the Downtown.</p>	<p>Low Density Residential</p>	<p>Majority 2 to 2.5 Storey</p>	<p>Traditional Town (Navy St, King St), with a small section of Minor Shared (Front St)</p>	<p>Other Fencing, low stone wall on estate defining property boundary; some Picket Fencing and Private Fencing also defining property side yards and backyards</p>

N/A

N/A

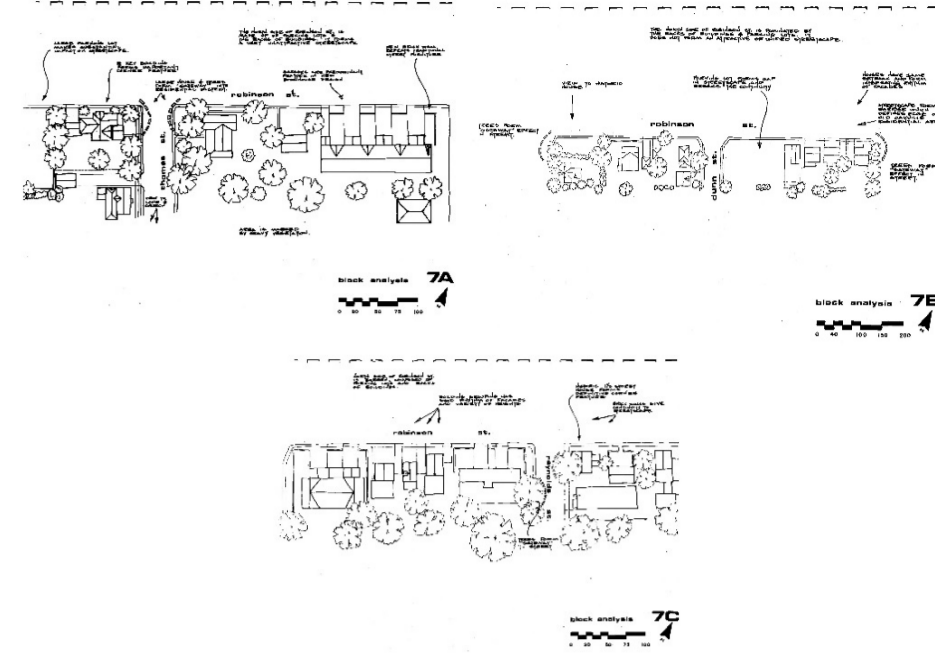
EDGE of Robinson St fronting study area boundary, block divided into A, B and C

Mixed Density Residential

N/A

N/A

N/A



Block 7

St. Jude's' Church identified as a key building on the Block. The Church facade and tower, with their interesting massing, colours and textures, dominate this entire block. The rhythm of windows on the roof can be seen from both William and Thomas Streets. The large open space around the church emphasizes and complements its role as a focal point. The north west corner of William Street is open and lacks definition. Good balance is achieved between the north-east and south-west corners with a similarity in materials and setback. The church facade and tower are the focus for this section and any new development should recognize this and preserve site lines and open space related to the church. The home at 65 Thomas Street is identified as a key building that forms an excellent corner feature being oriented both west and south. The house at 53 Thomas Street is noted as setback from the street and slightly downhill giving space to the dominant church building. The two homes on William Street in this block are noted as low 1 1/2 storey and are built close to the street.

Area 2 - Old Oakville Settlement Pattern

Area 3 - Gully Landscape

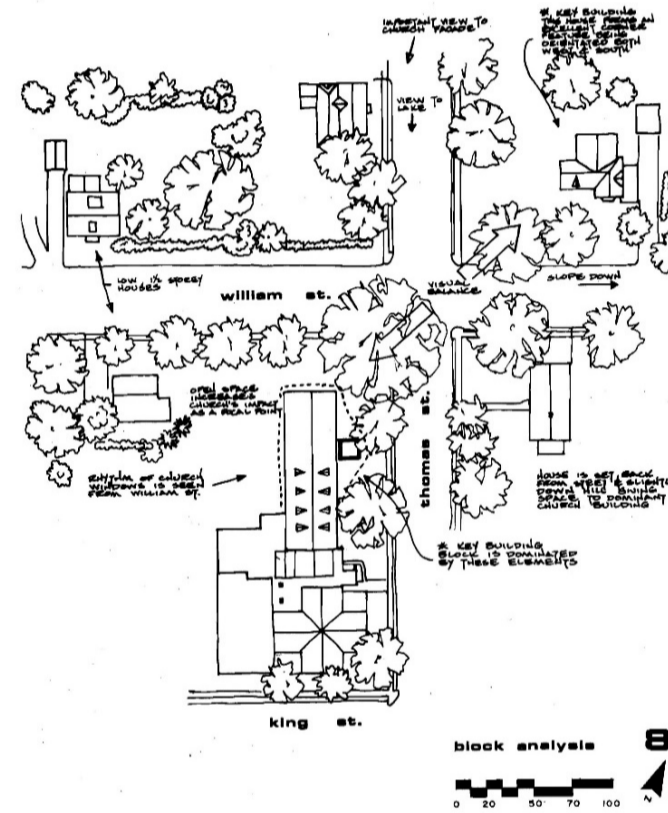
BUILT FORM of adjacent buildings set backs, overall openness of the parcel and the clear sight lines around church makes it a focal point.
VIEWS to the landmark and the Downtown and long view looking south on Thomas St to the lake.

Low Density Residential

Majority 1.5 to 2 Storey, Church 2.5 Storey (plus bell tower that creates focal point)

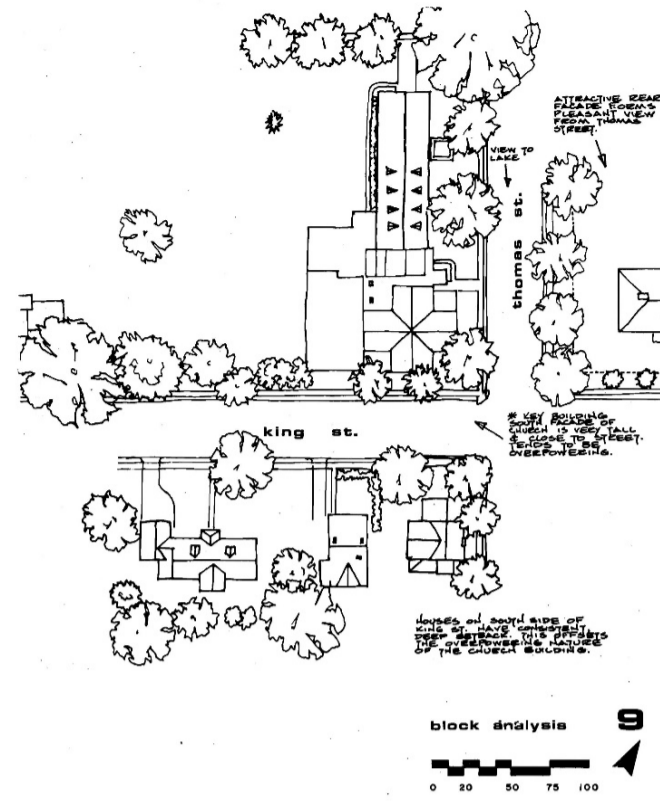
Traditional Town (Thomas St, William St)

Natural Fencing, fronting majority of properties, creating sense of openness; some Other Fencing and Private Fencing lining front yard/ side yard



Block 8

Block 9



As with Block 8, St. Jude's' Church is identified as a key building on the Block. The distinct difference is that the south side of the building has an entirely different nature than the north sitting very close to the street. However, a balance is achieved by the relaxed atmosphere of houses on the south side of King Street where the houses are set well back and their pitched roofs slope away from the street giving space to the church and resulting in a wide, open character. The deep setback and building profiles on the south side should be maintained. Looking south on Thomas Street - west entrance to Lakeside Park is clearly visible. The attractive rear facade of the house at King Street forms a pleasant view from Thomas Street.

Area 2 - Old Oakville Settlement Pattern

BUILT FORM of the houses are with pitched roofs that slope away from the street focusing the attention on the church's massing and architecture.
VIEWs to the landmark, to the Downtown looking north, and lake from Thomas St looking south.

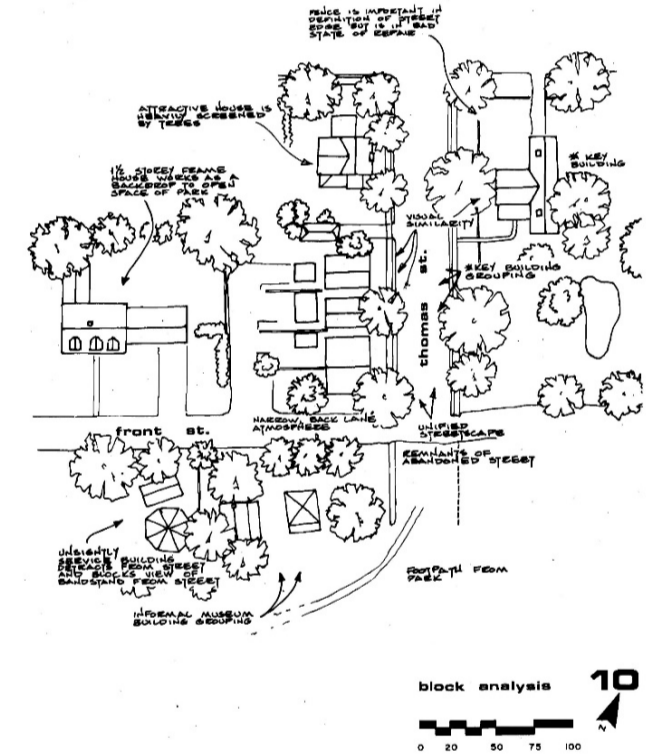
Low Density Residential

Majority 1.5 to 2 Storey, Church 2.5 Storey

Traditional Town (Thomas St, King St)

Natural Fencing contributes to the open views towards the church as a landmark

Block 10



The composition of Thomas Street is one of the most cohesive and pleasing in the area. There is a consistent, narrow setback, harmony of soft pastel colours and a complementary variety of materials. Any changes in this area should be very careful to maintain the existing street character. Colour schemes should continue to be coordinated. The abandoned extension of Thomas Street should be recognized and retained as an item of historic and archeological interest. The homes at 29 Thomas Street and 26, 24, 20 and 18 are identified as key buildings with visual similarity creating a unified streetscape. The fence at 29 Thomas Street is identified as an important feature defining the street edge. Front Street is characterized as having a narrow, back lane atmosphere. The 1 1/2 storey stucco frame home at 143 Front Street setback on the property works as a backdrop to the open space of Lakeside Park across the street. In Lakeside Park, the informal museum building group is highlighted.

Area 2 - Old Oakville Settlement Pattern

Key Streetscape Overlay

BUILT FORM of consistent narrow frontage framed by buildings and fencing, consistent building aesthetic.
VIEWs to the landmark park and the lake.

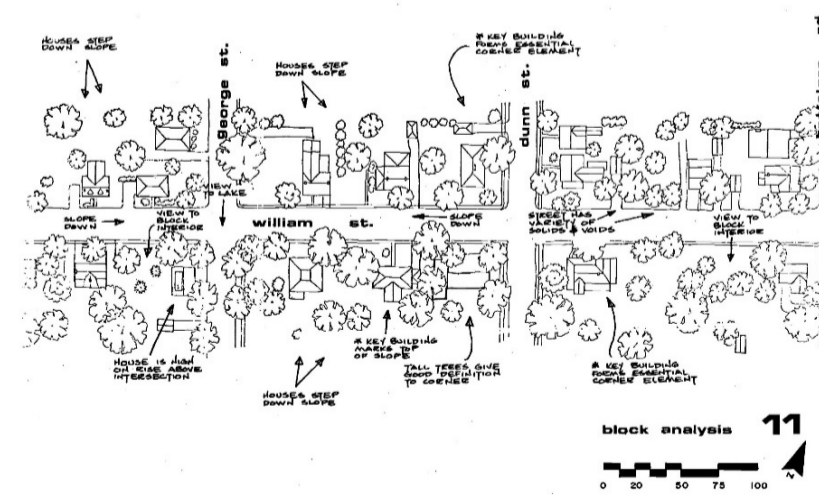
Low Density Residential

Majority 1.5 to 2 Storey

Traditional Town (Thomas St), bordering Minor Shared (Front St)

Picket Fencing, Natural Fencing and Other Fencing all contribute to the efforts to maintain an open intersection and views to the church and the lake

Block 11



This section of William Street is the longest streetscape in the area that has a visual continuity. The gentle rise and fall of the land gives an interesting variety of views and vantage points. The housing stock in this area has a good combination of age and materials. Houses are well spaced along the street and can be appreciated as a group or in isolation. Recommendation - interesting topography and various views and vistas to block interiors should be preserved.

Area 3 - Gully Landscape

Area 4 - Mixed Residential Development Pattern

TOPOGRAPHY, gentle rise and falls of the lands.
BUILT FORM with varied age and materials, varying setbacks and fencing creating a continuous edge along the street; built form layouts on the larger parcels provide a sense of openness between the houses.
BUILT FORM, large parcels with longest continuous streetscape. Architecture styles vary.
VIEWs, undulating topography creates vantage points and views to the landmarks, Downtown and lake.

Low Density Residential

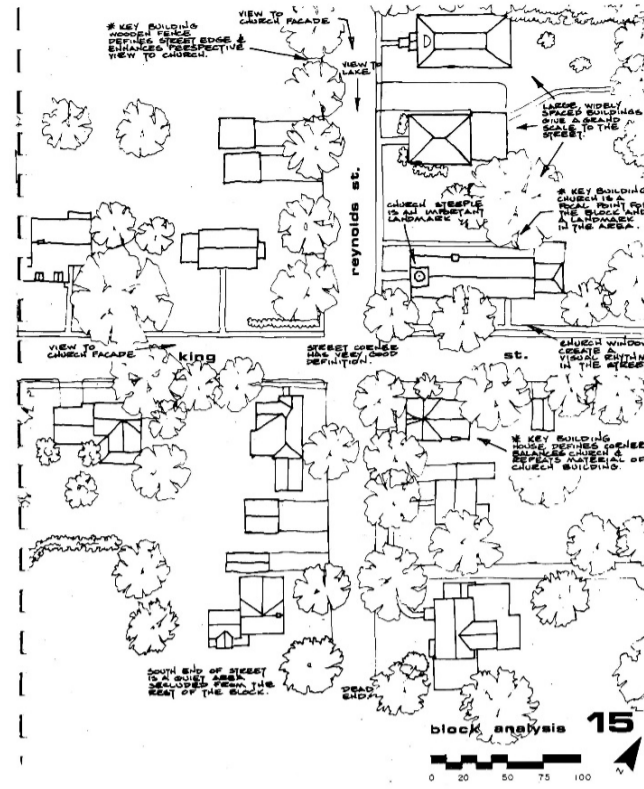
Majority 2 Storey, some 1 to 1.5 Storey

Traditional Town (George St, Dunn St, Trafalgar St, William St)

Natural Fencing and Picket Fencing help define street and add to intimate experience; Private Fencing mostly used to screen private back/side yards but also to define property down driveway

Block 12		<p>The predominant feature of this block is the deep gully which runs from north to south. George Street is located in this gully. Because of the gully and the surrounding higher elevations, various viewpoints at higher and lower elevations give a unique interest to this block, including views to the lake. The interesting topography of this area should be recognized and enhanced as a major feature. The house profiles step down the hill. The tree canopy covers sections of the streets in this Block and is dominated by large, mature trees. The corner of George and King is quite wide open with an abundance of vegetation.</p>	Area 3 - Gully Landscape	<p>TOPOGRAPHY, deep gully at George St. BUILT FORM settled in predominantly large parcels steps down, emphasizing slope of the gully and landscape features. mixed building setbacks south of STREET EDGE defined by mixed building setbacks, fencing, urban forest and landscaping. Deep setbacks at intersection create open feel. VIEWES, at higher and lower elevations towards the lake and Downtown.</p>	Low Density Residential	Majority 2 Storey, some 1.5 Storey	Traditional Town (George St, King St)	<p>Natural Fencing and Other Fencing help define the sloping quality of the street; Private Fencing screens private back/side yards</p>	
Block 13		<p>The west section of this block is built on a grand and spacious scale. Its character is derived from spatial arrangements and the balance of the massing of the two large houses. The east section of the block is built on a much smaller and more intimate scale. Its character is based largely on colours and materials which blend with the abundant vegetation. The street closes in and becomes more intimate as one travels from west to east along King Street and conversely it opens up and becomes more grand as one travels from east to west. The two distinct characters exhibited in this block should be maintained as it is this sort of mixture which helps to produce the unique character of the entire district. Preserve or replace the existing vegetation in the eastern section of this block to maintain the changes in the perceived street edge.</p>	Area 3 - Gully Landscape	Area 4 - Mixed Residential Development Pattern	<p>BUILT FORM has consistent narrow frontage south of King Street, framed by buildings, urban forest and landscaping. BUILT FORM on the north side of King St has deeper setbacks, and larger parcels contributing to openness of the area. North building frontage has further setbacks consistent building aesthetic. Grand and open character due to larger parcels and footprints. VIEWES to open parkland and lake along Dunn St., landmarks and the Downtown.</p>	Low Density Residential	Majority 2.5 Storey, some 1.5 to 2 Storey	Mix of Traditional Town (Dunn St, King St), and Small Town (Dunn St)	<p>Other Fencing, Picket fencing, Natural Fencing fronting properties help define street to add to intimate experience; Private Fencing used between properties to define driveways</p>
Block 14		<p>The southern section of this block is a quiet backwater, away from the main traffic routes and where Trafalgar Road becomes very narrow at the south end. Large trees and pleasant views to the lake and St. Andrews Church characterize this area. Three homes are highlighted in the Block Analysis as contributing to the overall character of the block - 274 King Street, the double house at 280/290 King Street, and 43 Trafalgar. Greater definition of the street corner and the addition of more trees or shrubs would greatly reduce the impact of the 70s style house on the northwest corner of King and Trafalgar whose materials and design are not sympathetic with surroundings.</p>	Area 4 - Mixed Residential Development Pattern	<p>BUILT FORM has consistent narrow frontage south of King street, framed by buildings, urban forest and landscaping. BUILT FORM on the north side of King street has greater setbacks. VIEWES, to lake and Downtown along Trafalgar Rd, views to St. Andrews church along King St.</p>	Low Density Residential	Majority 1.5 to 2 Storey, some 2.5 Storey	Traditional Town (Trafalgar St, King St)	<p>Natural Fencing and Other Fencing help define street and add to open quality of the area</p>	

Block 15



The most important and dominant feature of this area is the church. It provides a focal point for the block and is a landmark building for the whole area. The consistent setback of buildings along King and Reynolds Streets results in an orderly and unified appearance which reinforces the position of the larger church building as a focal point. The predominant material used in this area is white or grey stucco. This gives a visual unity to the block which is found nowhere else in the area. It is recommended that the use of stucco as a building material be continued.

Area 4 - Mixed Residential Development Pattern
Area 5 - St. Andrew's Traditional

BUILT FORM is at parcel line along King Street, defining the edge of the street. Built form along north side of King Street and Reynolds St has a larger setback, with fencing, landscaping and urban forests defining the street edge. Predominant materials, white or grey stucco.
VIEWS, to St. Andrew's Church along Reynolds St and King St, and to the lake and Downtown along Reynolds St.

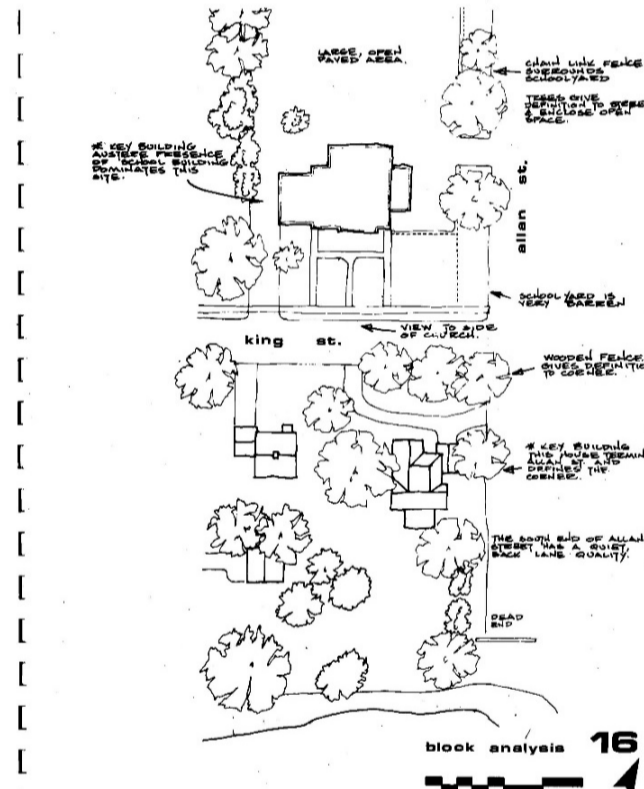
Low Density Residential

Majority 2 Storey, some 1.5 and 2.5 Storey, Church considered 1 Storey but tall steeple is focal point

Traditional Town (Reynolds St, King St)

Natural Fencing, Picket Fencing and Other Fencing help define street but also add to open quality and allow views to church

Block 16



The entire block is dominated by the large school building. The school site is generally barren and open without the type of visual amenity present throughout the remainder of the District. Landscaping should be introduced which would reduce the imposing effect of the school building. The south end of Allan Street has a quiet back land quality. The house at 350 King Street is a key building and defines the southeast corner. From that corner - important view to the side of St. Andrews Church.

Area 1 - Waterfront Open Space
Area 5 - St. Andrew's Traditional

BUILT FORM quite hidden from natural fencing, however generally barren and open lands
VIEWS, to St. Andrew's Church visible from southeast corner and lake along Allan St, as well as the Downtown.

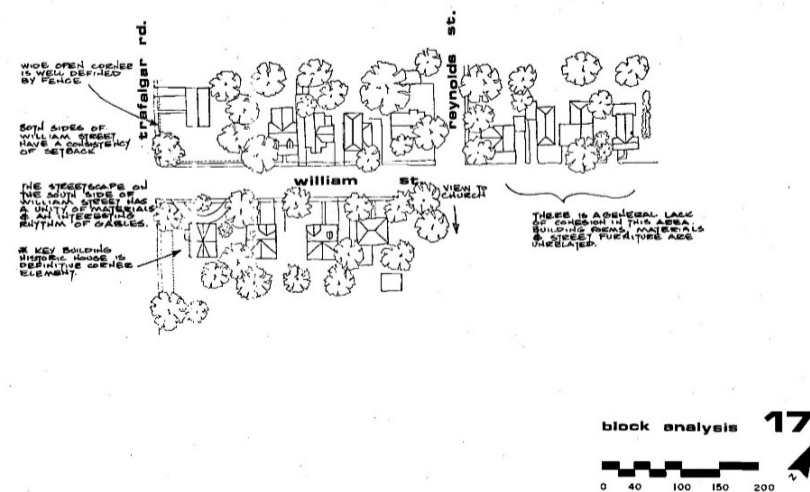
Low Density Residential and Waterfront Open Space

2 Storey only

Traditional Town (King St, Allan St)

Natural Fencing Picket Fencing define street and add to open quality of area, also allows for views to church

Block 17



The consistent setback and subtle rhythms of the facades along William Street give this block a neat and well-ordered appearance. Seek opportunities to visually unite houses on William Street east of Reynolds Street to be more cohesive.

Area 4 - Mixed Residential Development Pattern
Area 5 - St. Andrew's Traditional

BUILT FORM with larger footprints. Larger lots on the South side of William Street. Consistent narrow setbacks and building massing. More intimate feel along the street due to small side yards, landscaping and urban canopy.
VIEWS, to St Andrew's church from corner of Reynolds St and William St, other landmarks, to lake and Downtown along Reynolds St and Trafalgar St.

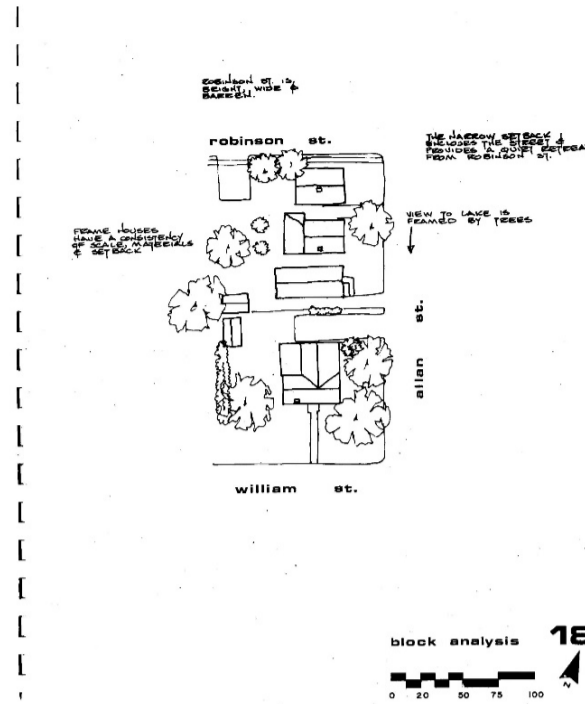
Low Density Residential

Majority 1, 1.5 and 2 Storey, some 2.5 Storey

Mix of Major Shared (William St), and Small Town (Allan St)

Picket Fencing and Natural Fencing fronting properties help define street to add to intimate experience, Private Fencing used for screening back/side yard

Block 18



The narrow setback of houses on Allan Street give it a quiet, enclosed atmosphere which contrasts with that of Robinson Street. The frame houses have a consistency of scale, materials and setback which results in a unified, flowing streetscape. The block analysis notes the importance of trees along Allan Street adding to the quiet retreat from busy Robinson Street and recommends that they should be maintained and replaced when required to preserve the cozy enclosed street atmosphere.

Area 5 - St. Andrew's Traditional

BUILT FORM has narrow setbacks, as well as large tree canopies creating a closed in and intimate streetscape along Allan St. Consistent architectural style. VIEWS, to the Downtown and lake along Allan St.

Low Density Residential

1 Storey only

Mix of Major Shared (William St), and Small Town (Allan St)

Picket Fencing at corner lot adds to open feel