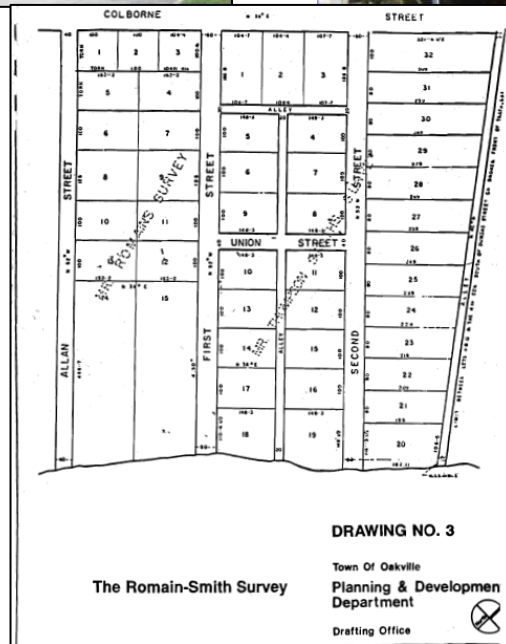


# Heritage Districts Work!

## Heritage Conservation District Study First and Second Street- Town of Oakville



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DE L'ONTARIO



# Heritage Conservation District Study 2009

Prepared By

## The Architectural Conservancy of Ontario

(North Waterloo and Hamilton Branches)

With the Assistance of

Heritage Ottawa, Huron County MHCs,  
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Generous support provided by the Ontario Trillium Foundation

May 2009



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The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

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**Thanks!**



# First and Second Street Executive Summary

## Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

## Background of First and Second Street Heritage Conservation District

- Located in the Town of Oakville
- Consists of 69 single family dwellings
- The district was designated in 1987
- Plan was prepared by the Town of Oakville

## Study Approach

- Resident surveys were conducted door to door by student volunteers from the Heritage Resources Centre
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

## Analysis of Key Findings

- The following objectives of the district plan have been met:
  - to maintain the scale and historic character of the area
  - to encourage local awareness
  - to have compatible infill
  - to maintain the residential quality of the area
- The objective of the Heritage Conservation District Plan to involve the community in decision making has been less successful
- 90% of people are very satisfied or satisfied with living in the district
- Most applications for alterations were approved within two months
- Most properties in the district had average or above sales history trajectories
- The Waterfront is accessible to all members of the public, not just local residents
- Overall, the First and Second Street Heritage Conservation District has been a successful planning initiative

## Recommendations

- Coordinated street signs or signs at the village entrance would make the historic reference more visible
- Continue to increase the opportunities for the community to be involved in the decisions (e.g more communication or a person from the district appointed to the Municipal Heritage Committee)
- Effort to enforce the guidelines should continue





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# 1.0 Introduction

## 1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”<sup>1</sup>. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”<sup>2</sup>.

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives<sup>3</sup>.

## 1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

\* 5 of these districts make up the HCD known as Sandy Hill  
 ~ 2 of these districts make up the HCD known as Goderich Square

*Figure 1: Distribution of Heritage Conservation Districts under Examination*

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

## 2.0 Background of First and Second Street Heritage Conservation District

### 2.1 Description of the District

The First and Second Street Heritage Conservation District is bounded by Allan Street, Second Street, Lake Shore Road East and Lake Ontario, in the Town of Oakville. The Heritage Conservation District consists of 69 one to two-and-a-half-storey residences that were built in the first development stage from 1850 until 1900 and during the second wave of development between 1900 and 1930.

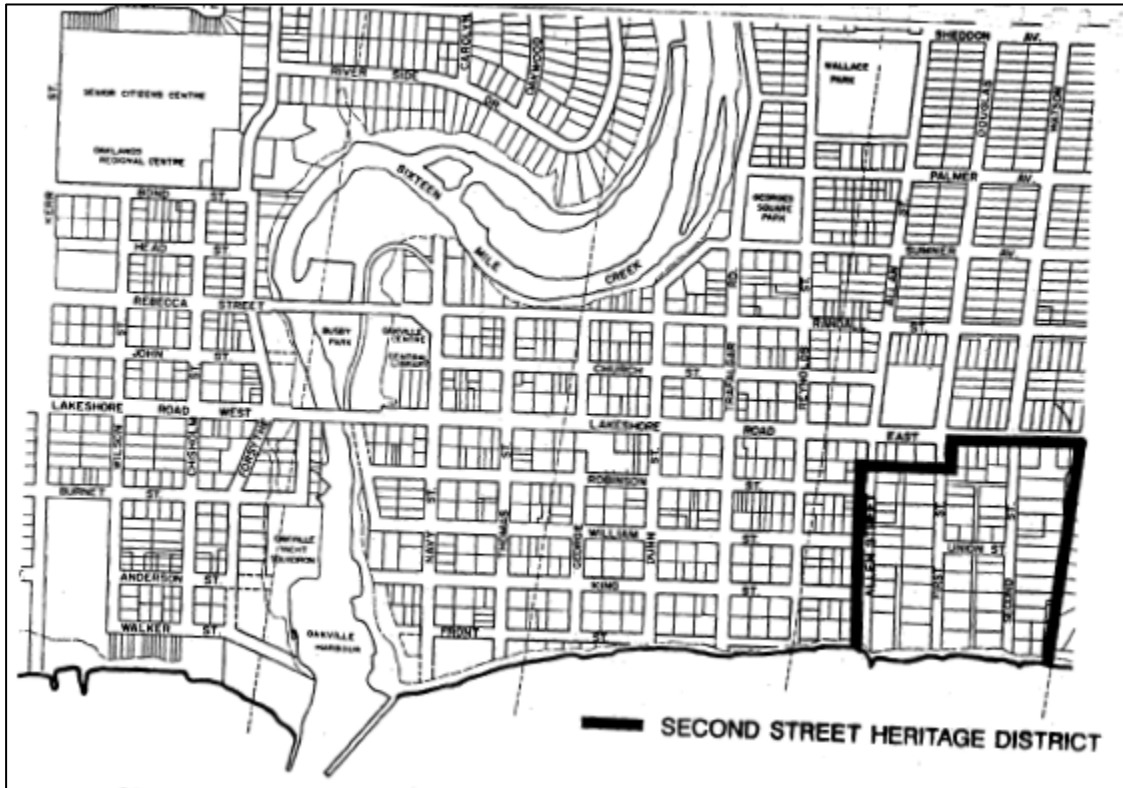
### 2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places ([www.historicplaces.ca](http://www.historicplaces.ca)) the cultural heritage value of the First and Second Street is:

The First and Second Street Heritage Conservation District is associated with the settlement and development of the Town of Oakville. The Town of Oakville is the only privately developed port on Lake Ontario. William Chisholm, the founder of Oakville, purchased a 960 acre tract of land at the mouth of 16 Mile Creek, personally financed the development of the harbour and laid out a town survey. The first survey was completed in 1833 and included the area from 16 Mile Creek east to Allan Street. William Chisholm received a further land grant for his services in the War of 1812. This land lay east of Allan Street and was later sold to William Francis Romain, a prominent grain merchant. Romain surveyed the area in 1855 and the area was quickly settled due to the rapid population growth in the area as a result of the promising railway development. The new residential area was later expanded further by Thompson Smith, a wealthy lumber merchant. The First and Second Street District is the physical expansion of the Town of Oakville.

The First and Second Street Heritage Conservation District remains relatively unaltered and provides an outstanding example of the architectural styles that significantly pertain to the Town's expansion. The area was developed in two stages, the first from 1850 until 1900 when most of the significant buildings were constructed and then again between 1900 and 1930 when infill was created in the established neighbourhood to provide cottages for business men from Toronto. The districts exhibits several architectural styles including Italianate, Shingle Style, Bungalow and Tudor Revival. This verity in styles represents the stages of developments and the distribution of wealth in the area.

## 2.3 Location of the District



*Figure 2: Map of First and Second Street Heritage Conservation District*

## 2.4 Designation of the District

According to the stakeholders, the designation of First and Second Street was initiated by the Town of Oakville and local residents after the adjacent district, Old Oakville Heritage Conservation District, was successful. The First and Second Street Heritage Conservation District is protected by By-law 1987-108 which was passed on May 7, 1987 by Town of Oakville.

The First and Second Street Heritage Conservation District Plan was prepared by the Town of Oakville Planning and Development Department. The Plan contains the following sections: an introduction to the idea of a Heritage Conservation District; background of the area; district analysis; policy recommendations and implementation.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the First and Second Street Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by student volunteers from the Heritage Resources Centre. Thirty-one of 68 residents answered surveys, representing a 45.59% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of First and Second Street was conducted in August 2008. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for First and Second Street (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of nine views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

### 3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)<sup>4</sup>. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

### 3.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Three people were interviewed for the First and Second Street Heritage Conservation District. Two interviews were conducted face-to-face and one was conducted over the phone. Those interviewed included a member of the Municipal Heritage Committee and two planners. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

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<sup>4</sup> The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

### 3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the First and Second Heritage Conservation District, the information about the number of applications for alterations and their time for approval were available in the meeting minutes from the Municipal Heritage Committee. This list includes requests for alterations from 2003 until 2008. The list was produced by manually going through the minutes at the Town of Oakville. A summary of this information is presented in Appendix H.



## 4.0 Analysis of Key Findings

### 4.1 Have the goals or objectives been met?

The First and Second Street Heritage Conservation District Plan outlines five objectives:

#### *a) Maintain the scale and historic character of the area*

The objective to maintain the scale and historic character of the area appears to have been met. 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 (see Figure 3).



*Figure 3: An example of a building in view with high scores in façade quality and conservation work*

#### *b) Compatible infill*

The goal to have compatible infill has been met. The categories of quality of new development, coherence and legibility all scored well.

#### *c) Encourage local awareness of heritage*

Drawing on the responses from the resident surveys, all those surveyed know they live in a Heritage Conservation District. The responses generally show a high level of understanding about the goal to protect the area and the relevant guidelines. In the Townscape Survey, the categories of place reference and historic reference scored low. This shows an area for improvement; coordinated street signs or signs at the district entrance would make the historic reference more visible.

#### *d) Maintain residential quality*

The fourth objective, to maintain a stable residential environment has clearly been achieved. There has been no change in land use from the map created for the district plan (Section 2.3) and the current land use map (Appendix B). The area is completely residential, predominantly single family dwellings.

#### *e) Involve the community in community in decisions*

Although there is no district committee there appears to be some opportunities for the community to become involved. According to the stakeholders there are seminars offered in the districts by the Historical Society. In addition, the process for requests for alterations involved meeting with the staff prior to meeting with the Municipal Heritage Committee to go over the applications requirements and the specific application. Increasing communication within the district is also on the 2009 work plan for the Heritage staff.

### 4.2 Are people content?

Most people (12 of 13) felt very positive about the district at the time of designation. This positive attribute is also currently found in the district. People are overwhelmingly satisfied with being in the district, 28 of 31, or 90% of people are satisfied or very satisfied. Of these people, 80% were very satisfied. Only one person was dissatisfied. The stakeholders supported this positive view, indicating that the district designation is generally well accepted.

### 4.3 Is it difficult to make alterations?

Of the residents surveyed 18 of 30 people said they had made requests for alterations, all of which were approved. Eight of 18 people said their application took one to three months, two people said their application took over a year. The records from the Town of Oakville show that most applications were approved within eight weeks (see Figure 5).

The applications that residents mentioned took over a year are not reflected in the chart. The reason for this could be that they were processed prior to 2003. Alternatively, the faster timeframes for applications could be a result of increased staff dedicated to heritage. According the stakeholders, over the past few years the staff has increased from a part-time person to four full-time staff. Clearly, the current processes for completing alterations to buildings in First and Second Street is neither difficult nor lengthy.

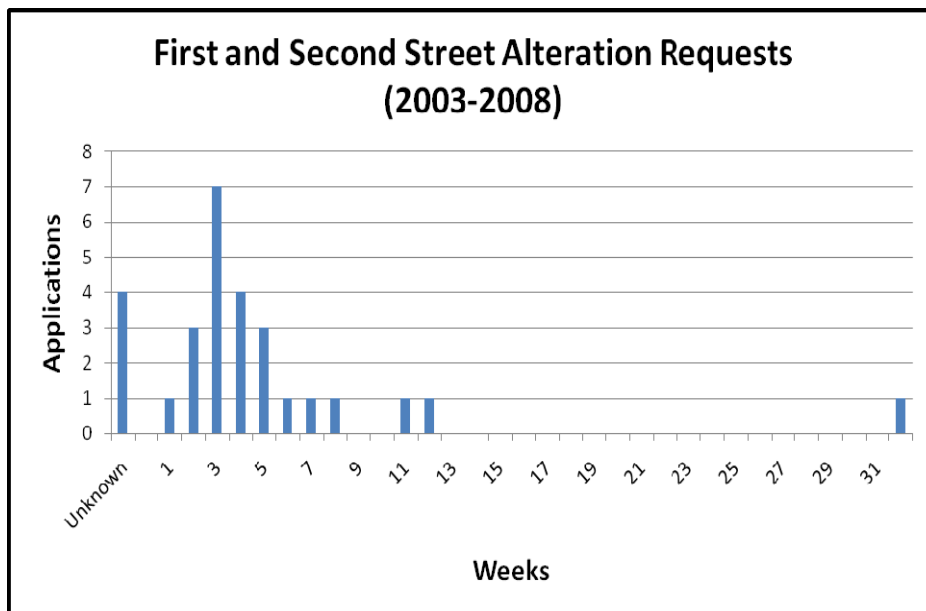


Figure 4: Alteration Requests for First and Second Street from 2003 until 2008

### 4.4 Have property values been impacted?

According to the resident surveys half the people thought the designation would increase their property value; an additional nine people thought it would have no impact. Only one person thought that their property value would be lowered. According to one of the stakeholders, they are trying to promote the fact that designation can increase the value. Clearly this promotion has been effective because people believe that their values will increase.

The data from GeoWarehouse™ indicated that 16 of 68 properties had sales histories. Of these 16 properties six had above average sales value increases. Of the remaining ten properties, six had average sales history trajectories. Four of the properties performed below average.

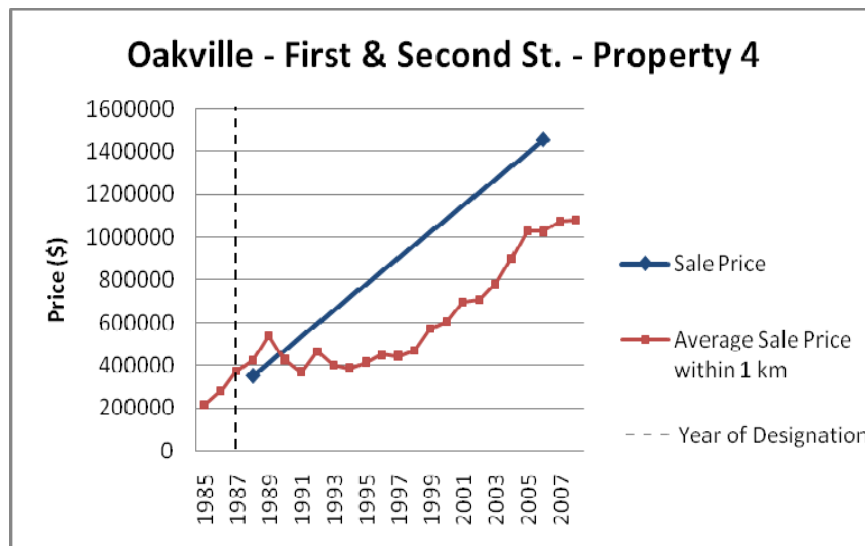


Figure 5: Above Average Sale History Trajectory

#### 4.5 What are the key issues in the district?

##### a) Enforcement

According to the stakeholders there are some problems with enforcing the guidelines. Some of the changes to buildings are made without approval from the committee. On the resident surveys, two residents also mentioned that the guidelines are applied inconsistently. The increase to four staff, and the employment of a heritage inspector could mitigate this issue.

##### b) Waterfront Access

First and Second Street Heritage Conservation District is located along the waterfront of Lake Ontario. According to the stakeholders, an effort to make this area accessible to the general public, not just local residents has been put into creating a trail along the waterfront from one side of the Town of Oakville to the other. In the area of the First and Second Street district, and the adjacent Old Oakville district, there have been trails put in place.



# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - to maintain the scale and historic character of the area
  - to encourage local awareness
  - to have compatible infill
  - to maintain the residential quality of the area
- The objective of the Heritage Conservation District Plan to involve the community in decision making has been less successful
- 90% of people are very satisfied or satisfied with living in the district
- Most applications for alterations were approved within two months
- Most properties in the district had average or above sales history trajectories
- The Waterfront is accessible to all members of the public, not just local residents

Overall, the First and Second Street Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Coordinated street signs or signs at the village entrance would make the historic reference more visible
- Continue to increase the opportunities for the community to be involved in the decisions (e.g more communication or a person from the district appointed to the Municipal Heritage Committee)
- Effort to enforce the guidelines should continue



# Appendices





# Appendix A

## Tabular Results of Resident Surveys



**First and Second Street Heritage Conservation District**

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	31	0	0
Percentage	100.00	0.00	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	29	0
Percentage	100.00	0.00

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	15	16
Percentage	48.39	51.61

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	12
Negative	0
Neutral	1
Mixed Feelings	0

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	1	15
Percentage	6.25	93.75

6. What is your understanding of how the HCD works?

Responses

Regulate/Control over changes	4
Restrictions	4
Protect/Preserve	11
Go through approval	4
Good understanding	4
Committee control	4
Do not know/not sure	3

**Additional Comments:** Inconsistency (2), No teeth (1), Many levels of control (1), Council control (1), An area set aside (1), Two districts difficult (1), Working well (1), Schooled (1)

*Note: Residents could provide more than one response to question 6*

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	18	12
Percentage	60.00	40.00

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	18	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 1 year	2
6 to 12 months	2
4 to 5 months	3
1 to 3 months	8
Less than 1 month	1
Not long	1
Too long	2

**Additional Comments:** Application which took a year was considered quick in 1979 (1)

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.68	25	3	2	1	0	0
Percentage		80.65	9.68	6.45	3.23	0.00	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.67	4	10	9	0	1	5
Percentage		16.67	41.67	37.50	0.00	4.17	17.24

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	16
Yes	3
Yes, easier	1
Yes, harder	2
Depends/Possibly	7
Don't know	1

13. Comments

Responses

High taxes	1
House not designated	0
Positive feelings	5
Increase strength	4

**Additional Comments:** Have grants (1), changes in council have impacts (1), better PR (1)

Total Population	68
Participants	31
Participation Rate	45.59



Appendix B  
Land Use Maps





## Ground Level Land Use in Old Oakville Residential Area and 1st and 2nd Street Heritage Conservation Districts



### Legend

HCD Boundary	Office / Commercial	Services
Not In HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 37.575 150 225 300 Meters



Author: Heritage Resources Centre  
 January 21, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Second Floor Land Use in Old Oakville Residential Area and 1st and 2nd Street Heritage Conservation Districts



### Legend

HCD Boundary	Office / Commercial	Services
Not In HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 37.575 150 225 300 Meters



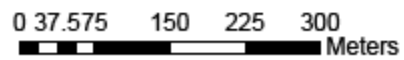
Author: Heritage Resources Centre  
 January 21, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

### Third Floor Land Use in Old Oakville Residential Area and 1st and 2nd Street Heritage Conservation Districts



**Legend**

HCD Boundary	Office / Commercial	Services
Not In HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	



Author: Heritage Resources Centre  
 January 21, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

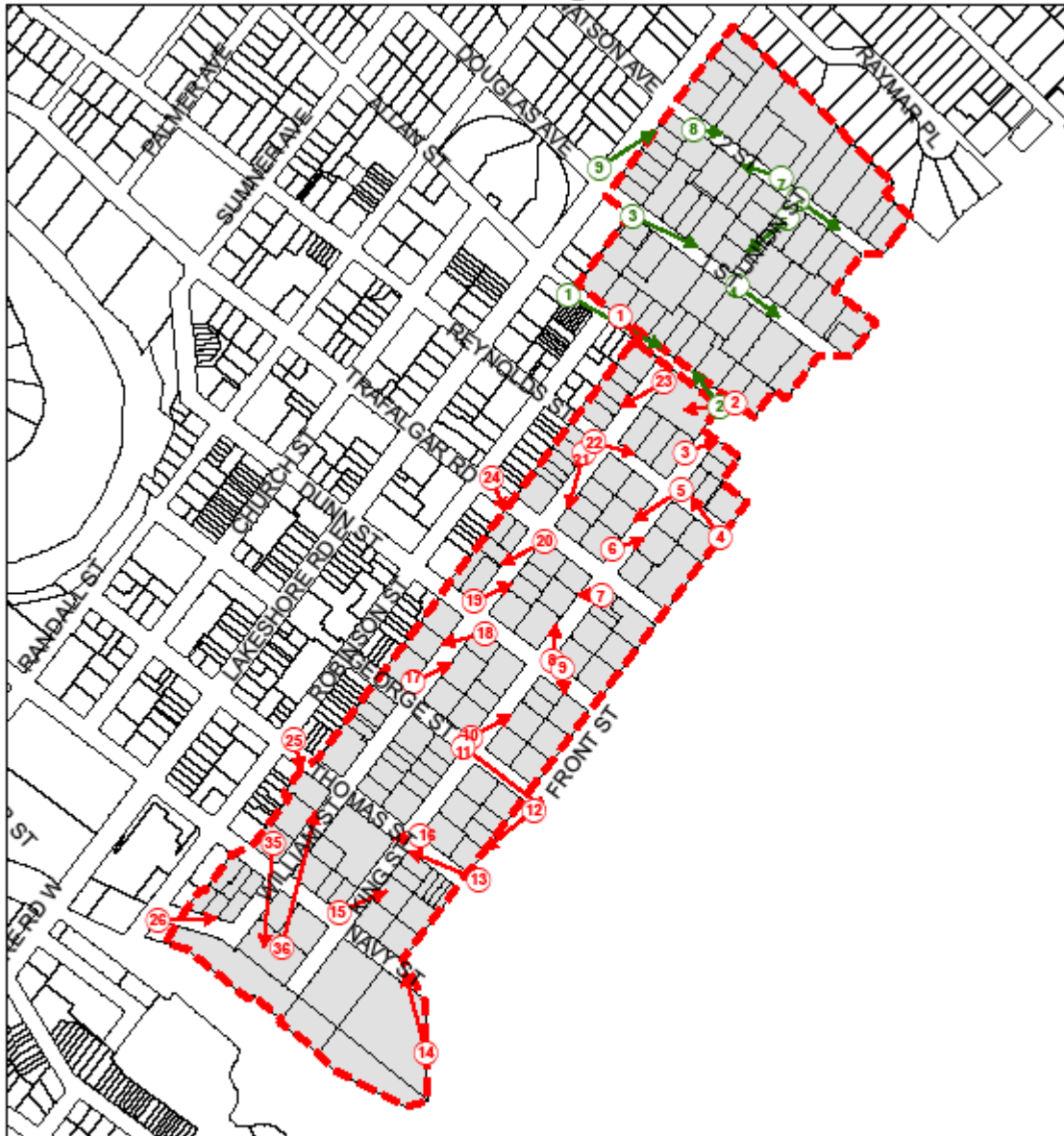


## Appendix C

### Map of Views



## Views in Old Oakville Residential Area and 1st and 2nd Street Heritage Conservation Districts



### Legend

#### Viewpoints

- First and Second Street
- Old Oakville Downtown Residential Area

#### Viewlines

- First and Second Street
- Old Oakville Downtown Residential Area

HCD Boundary

Not in HCD

In HCD

0 250 500 1000 1500 2000  
Meters



Author: Heritage Resources Centre  
 January 21, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N





## Appendix D

### Photographs of Views





View 1



View 2



View 3



View 4



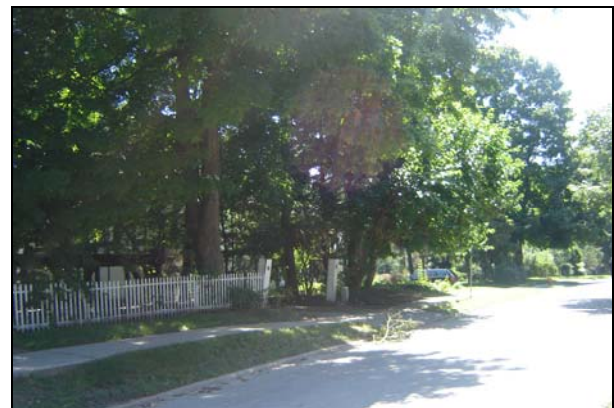
View 5



View 6



View 7



View 8



View 9

## Appendix E

### Townscape Evaluation Pro Forma



## Heritage Conservation District Townscape Summary

**Name of District:** Oakville, First and Second Streets HDC

**Date:** August 20, 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	30.5	45	67.78	3.4
A2-Cleanliness	34	45	75.56	3.8
A3-Coherence	34.5	45	76.67	3.8
A4-Edgefeature Quality	34.5	45	76.67	3.8
A5-Floorscape Quality	30.5	45	67.78	3.4
A6-Legibility	35	45	77.78	3.9
A7-Sense of Threat	30.5	45	67.78	3.4
A8-Personal Safety: Traffic	33.5	45	74.44	3.7
A9-Planting: Public	0	0	n/a	n/a
A10-Vitality	24	45	53.33	2.7
A11- Appropriate Resting Places	21	45	46.67	2.3
A12-Signage	24	40	60.00	3.0
A13-Street Furniture Quality	27.5	40	68.75	3.4
A14-Traffic Flow Appropriateness	35.5	45	78.89	3.9
<b>SUM A</b>	395	575	68.70	3.4

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	0	0	n/a	n/a
B16-Dereliction, Absence of	39.5	45	87.78	4.4
B17-Detailing, Maintenance	35.5	45	78.89	3.9
B18-Facade Quality	32	40	80.00	4.0
B19-Planting: Private	37.5	45	83.33	4.2
<b>SUM B</b>	144.5	175	82.57	4.1

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	26.5	45	58.89	2.9
C21-Historic Reference Seen	23.5	45	52.22	2.6
C22-Nomenclature/Place Reference	25	45	55.56	2.8
C23-Quality of Conservation Work	32	45	71.11	3.6
C24-Quality of New Development	14.5	20	72.50	3.6
C25-Historic Features, Maintained	39	45	86.67	4.3
<b>SUM C</b>	160.5	245	65.51	3.3

<b>Impression Score</b>				
<b>Aggregate Score</b>	700	995	70.35	3.5

**Weather:** Sunny

**# of views:** 9



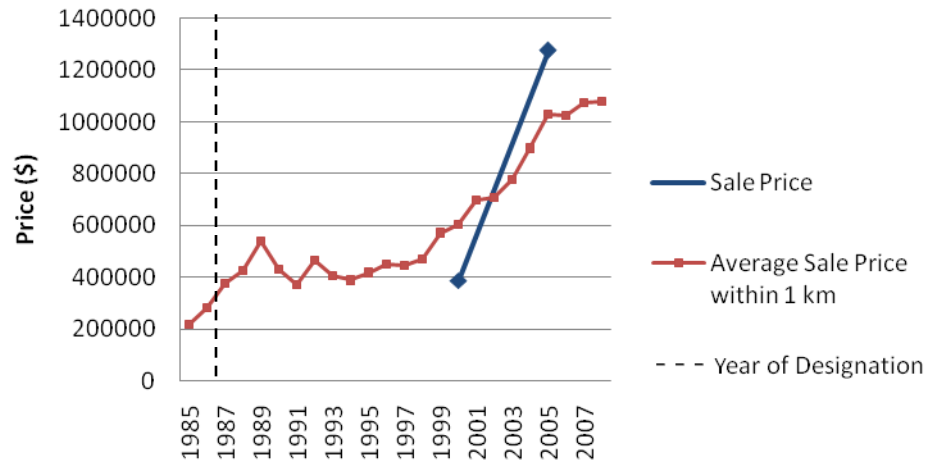


# Appendix F

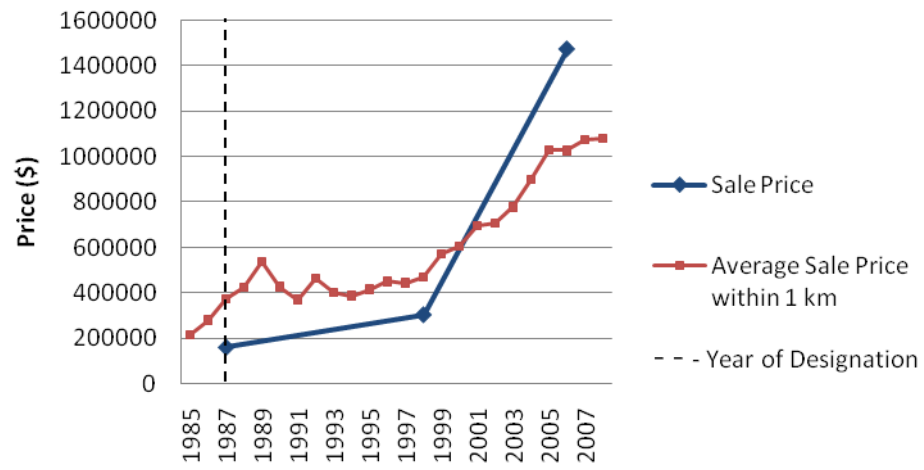
## Real Estate Data



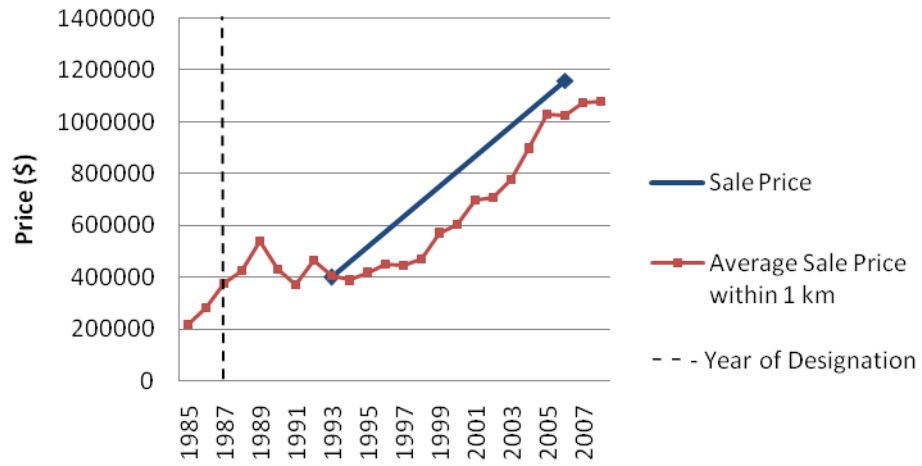
### Oakville - First & Second St. - Property 1



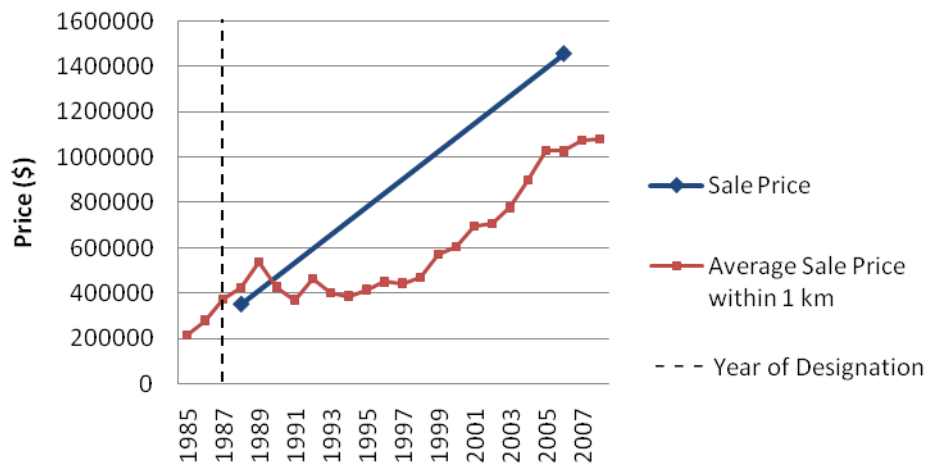
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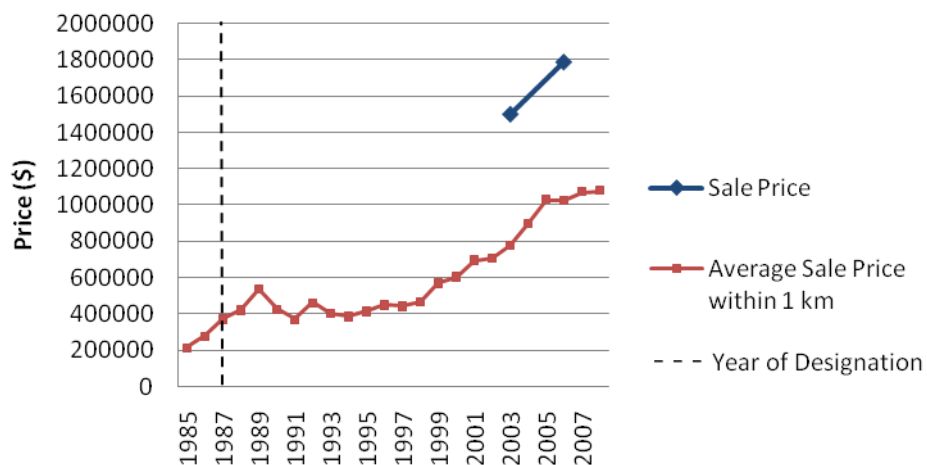
### Oakville - First & Second St. - Property 3



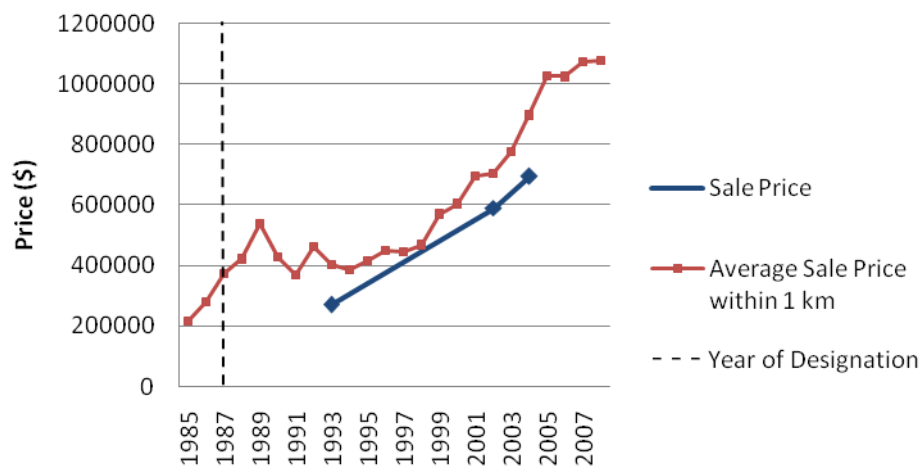
### Oakville - First & Second St. - Property 4



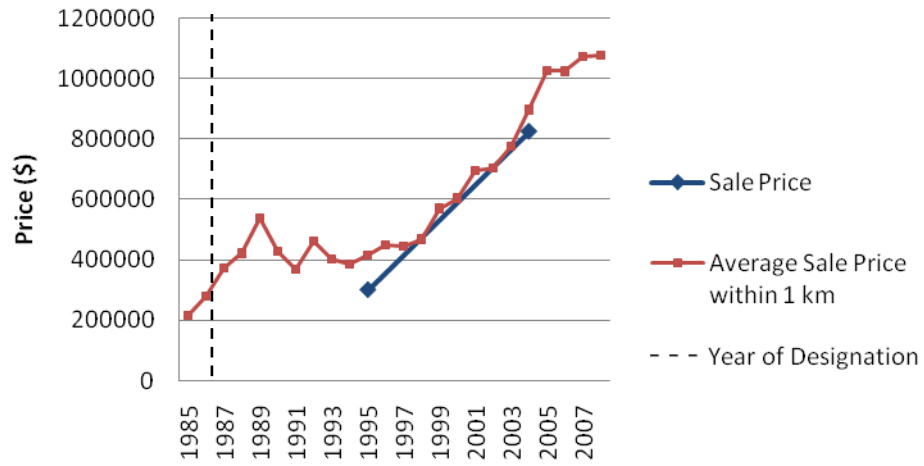
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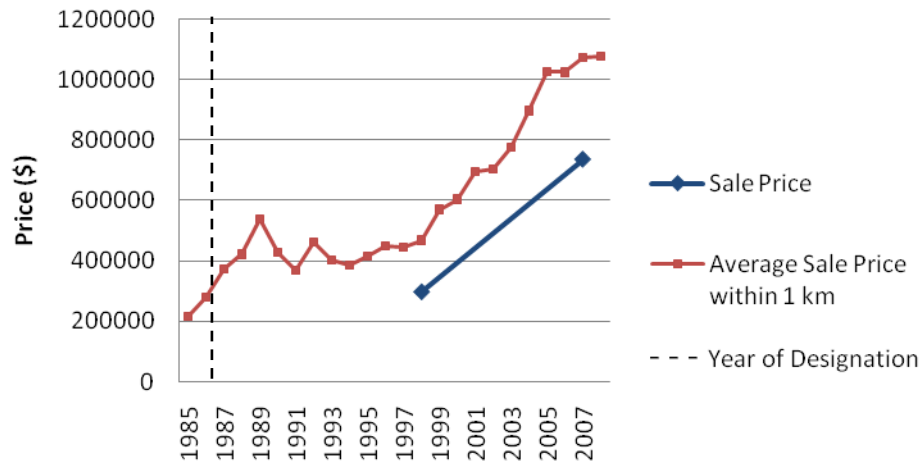
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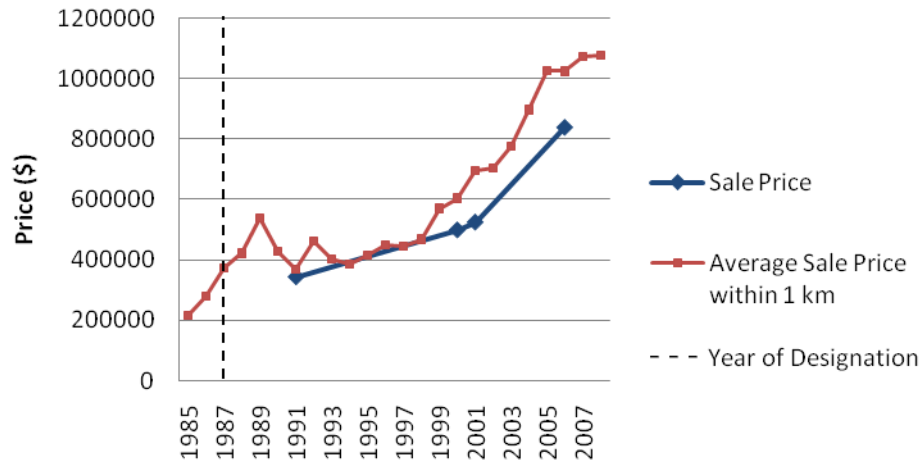
### Oakville - First & Second St. - Property 7



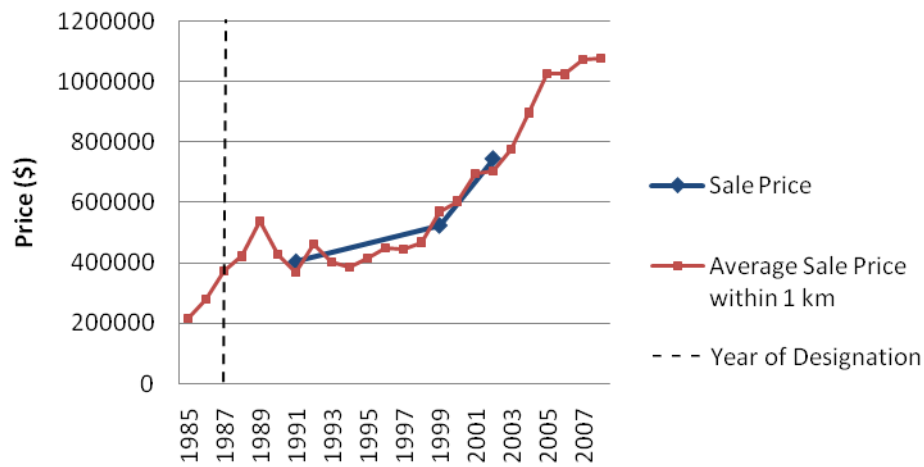
### Oakville - First & Second St. - Property 8



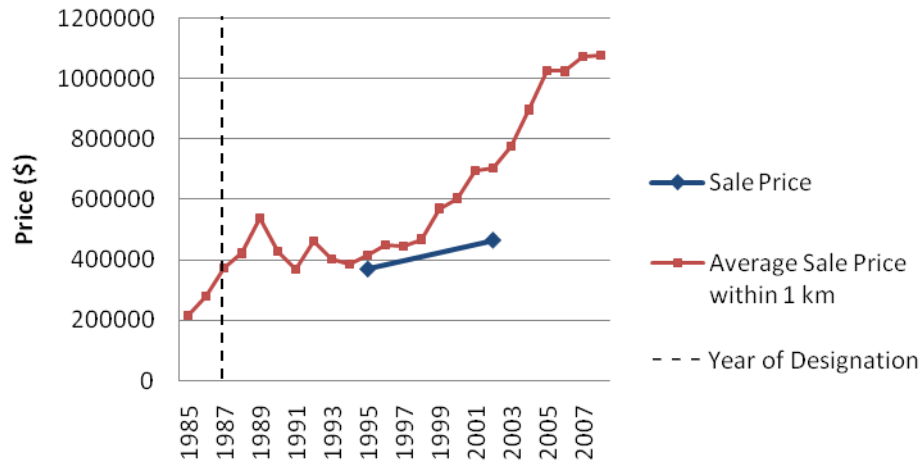
### Oakville - First & Second St. - Property 9



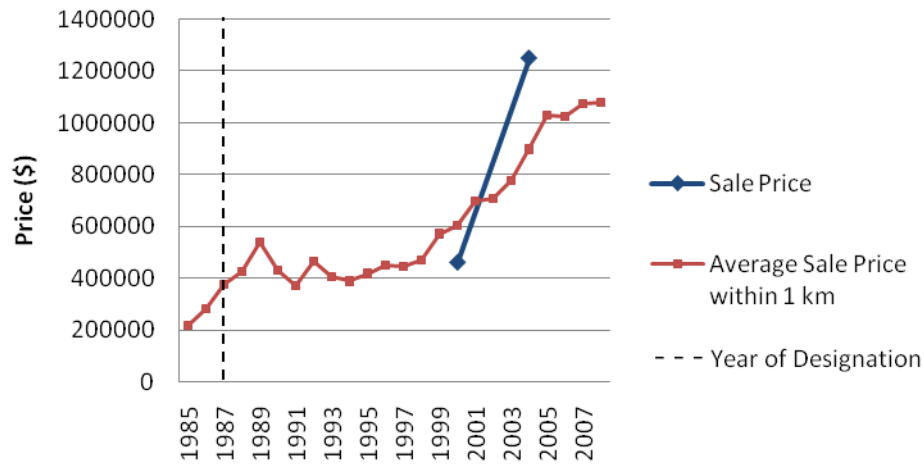
### Oakville - First & Second St. - Property 10



### Oakville - First & Second St. - Property 11

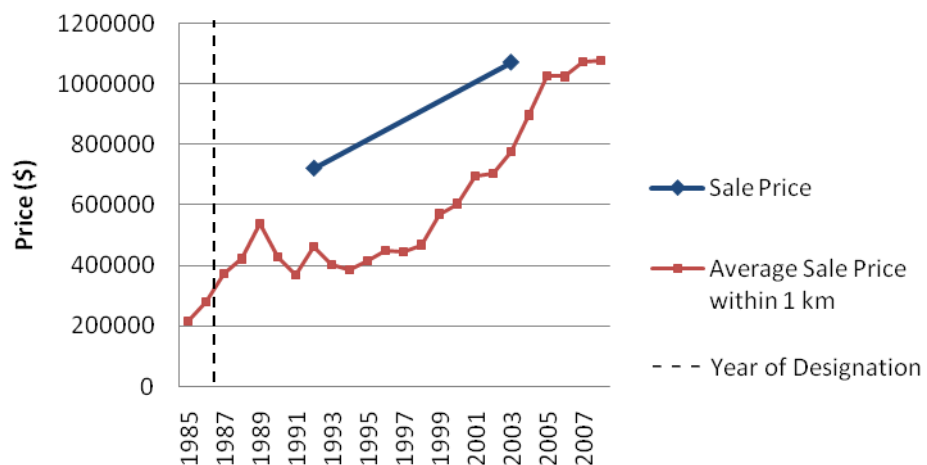


### Oakville - First & Second St. - Property 12

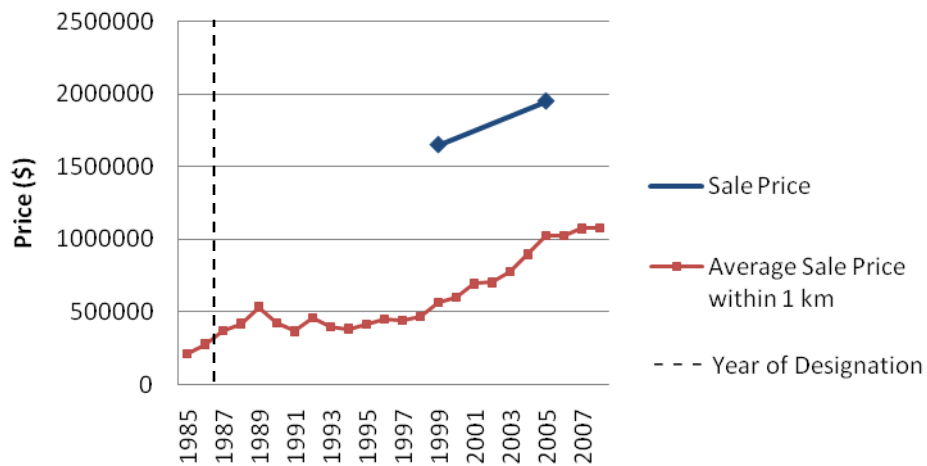




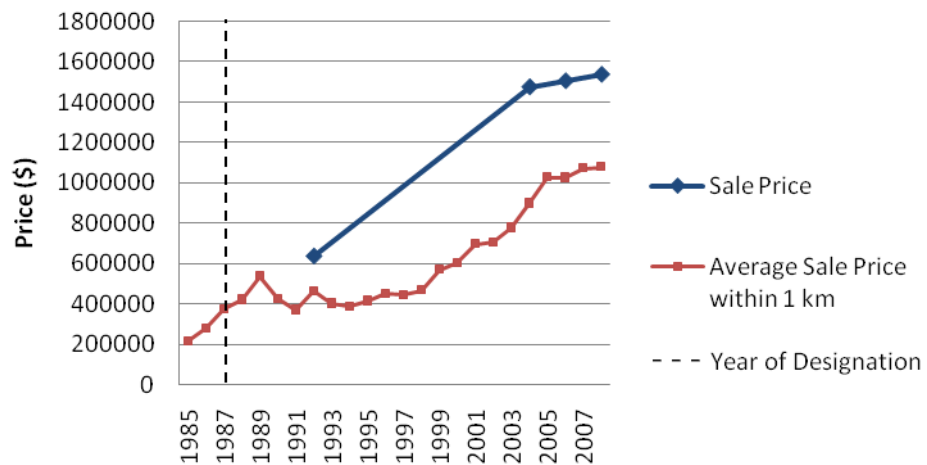
### Oakville - First & Second St. - Property 13



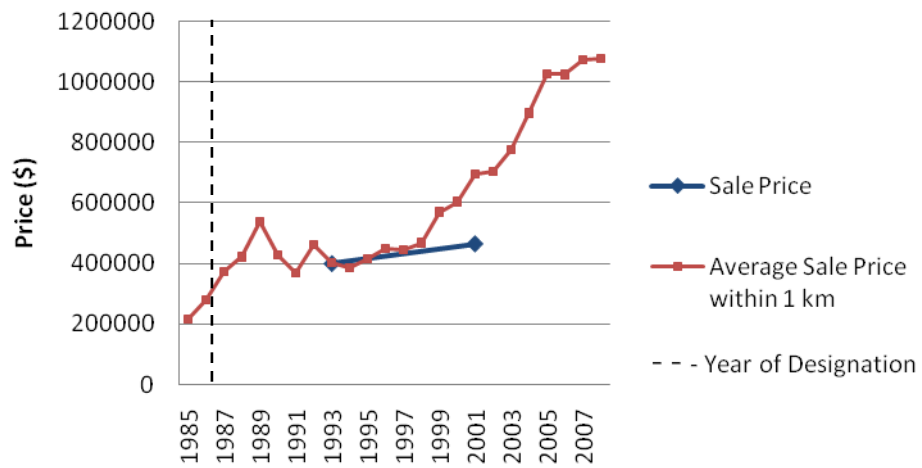
### Oakville - First & Second St. - Property 14



### Oakville - First & Second St. - Property 15



### Oakville - First & Second St. - Property 16



## Appendix G

### Summary of Key Stakeholder Interviews



Heritage Conservation District Name: Old Oakville Heritage Conservation District, Town of Oakville  
 Month(s) of Interviews: December 2008, January 2009  
 Number of People Interviewed: 3

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> <li>• Manager of Heritage Planning (1)</li> <li>• Heritage Planner (1)</li> <li>• Former Mayor – was the mayor that took advantage of the new legislation and designated the two districts (1)</li> <li>• Born in that area of town (1)</li> <li>• Currently the MCH Chair (1)</li> <li>• Has also been involved in the Oakville Historical Society and Town Planning (1)</li> </ul>
2. How did they HCD come about?	<ul style="list-style-type: none"> <li>• Combination (2)</li> <li>• Came from the local rate payers (residents) and those sympathetic to heritage (1)</li> <li>• After the 1st HCD (Old Oakville HCD ) was the pilot, its success lead to expanding to First and Second Streets (abutting the first area) and then to Trafalgar Road (3)</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Broad acceptance of districts and the roles they play (3)</li> <li>• There is a learning curve with new owners (1)</li> <li>• Some opposition from real estate agents because they do not inform their buyers of the designation (1)</li> <li>• HCDs are well advertised (1)</li> <li>• Try to promote the fact that HCDs can enhance the value of your property (1)</li> <li>•</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>• HCD Plan (2)               <ul style="list-style-type: none"> <li>- Plan is very text heavy, not many visual aspects which for the average person is easier to understand</li> <li>- Landscape policies</li> </ul> </li> <li>• Heritage Inspector (3)</li> <li>• Management is through Heritage Oakville (1)</li> <li>• Heritage Oakville has been trying to get resources directed towards heritage – there are now four staff (up from .5 staff) (3)</li> <li>• Planning and heritage are seen separately- for example in one recent OMB case they looked at the development of the site and forgot about the heritage (1)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• Applications are given a prehearing (with MHC and Staff get all) to try and increase communication and help ease the process (3)</li> <li>• Staff put together a power point presentation for committee (2)</li> <li>• Presented to the Municipal Heritage Committee (2)               <ul style="list-style-type: none"> <li>- Staff presents the information in an unbiased way</li> <li>- Would like to make more of a recommendation</li> </ul> </li> <li>• Committee is very knowledgeable (former Mayor, architectural historian, historical society, heritage home owners) (2)               <ul style="list-style-type: none"> <li>- Some so knowledgeable that you can be too specific (e.g trim)</li> </ul> </li> <li>• Now decisions are made with photographs, not site visits, which can cause problems (2)</li> </ul>

<p><b>6. Is there a communication process set up for the HCD?</b></p>	<ul style="list-style-type: none"> <li>• No – part of the 2009 work plan (2) <ul style="list-style-type: none"> <li>- Want to improve and increase communication</li> <li>- Update website</li> </ul> </li> <li>• Workshops Seminars in districts (3) <ul style="list-style-type: none"> <li>- Historical society has quarterly meetings –people from the district invited</li> </ul> </li> </ul>
<p><b>7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?</b></p>	<ul style="list-style-type: none"> <li>• Double lots – building new homes (2)</li> <li>• Higher incomes – tendency to buy and deal with heritage later (2)</li> <li>• Lakefront Plan – to acquire lakefront from one side of town to the other (2)</li> <li>• Large increase in property value – cottages with \$1 million value (3)</li> <li>• 1960s buildings in the middle of the district, need to establish guidelines that address these buildings (2)</li> <li>• Money- can afford litigation and can afford to put in infill and new buildings (2)</li> <li>• 10-15 years ago now there was rental units, now mostly private homes North-South corridors (2)</li> </ul>
<p><b>8. What are similar non designated areas?</b></p>	<ul style="list-style-type: none"> <li>• Adjacent to First and Second Street HCD (1)</li> </ul>
<p><b>9. Other comments</b></p>	<ul style="list-style-type: none"> <li>• “You do not have to destroy to plan” (1)</li> </ul>

# Appendix H

## Requests for Alterations





## First and Second Street Applications for Alterations

2003-2008

<b>Date Submitted</b>	<b>Date Approved</b>	<b>Time Frame (Weeks)</b>	<b>Type</b>
March 10, 2008	December 9, 2008	32	Construct a new porch and landscaping
July 25, 2008	September 9, 2008	6	Enclose breezeway, replace 3 car garage with two car garage and convert to living space
July 25, 2008	Denied		New entrance foyer
May 27, 2008	June 10, 2008	2	Alterations
November 5, 2008	December 9, 2008	5	New fencing
June 25, 2008	August 12, 2008	7	Install new doors, paint exterior
Unknown	August 14, 2007		New landscaping
April 3, 2007	May 8, 2007	5	Front landscaping
February 9, 2007	May 8, 2007	12	Addition
April 10, 2007	May 8, 2007	4	Construct an enclosed sunroom
December 19, 2005	February 14, 2006	8	Construct wrap around porch, replace door
July 21, 2006	Unknown		Construct garage
July 17, 2006	August 8, 2006	3	Garage
July 12, 2006	August 8, 2006	3	Construct new dwelling
June 14, 2006	July 11, 2006	4	Exterior Paint
May 9, 2006	June 13, 2006	5	Install door and landing on west side
October 26, 2005	November 1, 2005	1	Construct attached garage
October 11, 2005	November 1, 2005	3	Construct a porch at rear
June 20, 2005	September 7, 2005	11	Sunroom addition
February 7, 2005	March 1, 2005	3	Replace windows and repaint front door
April 30, 2004	June 1, 2004	4	Enclose part of the porch
April 20, 2004	May 4, 2004	2	Paint exterior
September 16, 2003	October 7, 2003	3	Pool, spa, fencing and landscaping
September 16, 2003	October 7, 2003	3	Replace front porch and front door
May 5, 2003	June 3, 2003	4	Gazebo
May 12, 2003	June 3, 2003	3	Spa
April 29, 2003	May 15, 2003	2	Unknown
February 27, 2003	Unknown		Replace windows

