

# Heritage Districts Work!

Heritage Conservation District Study  
Old Oakville - Town of Oakville  
2009





# 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,  
St. Catharines MHC, Thunder Bay MHC

and

Robert Shipley

Kayla Jonas

Jason Kovacs

Beatrice Tam

Martha Fallis

of the

Heritage Resources Centre

Generous support provided by the Ontario Trillium Foundation

May 2009





# Acknowledgements

This project was carried out by the Architectural Conservancy of Ontario (ACO) on behalf of the hundreds of volunteers in communities across Ontario who work hard to maintain the built culture of our province. The ACO partnered with several other volunteer groups including Heritage Ottawa and Community Heritage Ontario. The project was directed by a steering committee made up of representatives from these organizations. Particular thanks go to ACO Manager Rollo Myers, President Catherine Nasmith and ACO board member Richard Longley for their time, effort and guidance.

We would like to thank staff at the Ministry of Culture for providing information and advice about the project: Paul King, Chris Mahood and Bert Duclos. Gratitude is also owed to Paul King, President of Community Heritage Ontario for providing technical services.

The project was undertaken in support of the volunteer efforts of ACO branch presidents and members, Heritage Ottawa, members of the local Municipal Heritage Committees and interested citizens across Ontario. These dedicated volunteers surveyed residences in the Heritage Conservation Districts and provided energy and purpose to the project.

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.

Recognition is deserved as well for Professor Rob Feick, Richard Pinnell and Scott MacFarlane at the University of Waterloo for their help obtaining and formatting the GIS maps and to Philip Carter and Paul Oberst for their advice. Thanks are extended to Dr. Susan Sykes at the Office of Research Ethics at the University of Waterloo for the thorough and timely approval of our research design.

We would also like to thank the following local volunteers and municipal staff for their time and effort surveying residents, answering interview questions and helping to gather other vital information: Carolyn Van Slightenhorst, Michael Seaman, Harry Barrett, Angela Buonamici, Liz Khan, Jaquie Zmija and Victoria Kosterski.

**Thanks!**



# Old Oakville 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 Old Oakville Heritage Conservation District

- Located in the Town of Oakville
- Consists of 162 primarily single family one and two-storey residences
- The district was designated in 1981
- 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 district plan does not have clearly stated objectives
- The assumed objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- 89 %of people are very satisfied or satisfied with living in the district
- Most requests 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 Old Oakville Heritage Conservation District has been a successful planning initiative

## Recommendations

- Update the district plan to include goals and objectives
- Track alteration requests in a comprehensive and easily accessible manner





# Table of Contents

## Executive Summary

### 1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

### 2.0 Background of Old Oakville Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Location of the District
- 2.4 Designation of the District

### 3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

### 4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

### 5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

## Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Real Estate Data
- G- Summary of Key Stakeholder Interviews
- H- Requests for Alterations



# 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.

---

<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 Old Oakville Heritage Conservation District

### 2.1 Description of the District

The Old Oakville Heritage Conservation District is bounded by Robinson Street in the north, Lake Ontario in the south, 16 Mile Creek in the west and Allan Street in the east, in the Town of Oakville. The Heritage Conservation District consists of 162 primarily single family one and two-storey residences that were built in the 19th Century.

### 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 Old Oakville district is:

The Old Oakville 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 Chrislom, 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. The town was laid out in a grid pattern with streets running parallel and perpendicular to Lake Ontario, a layout which survives today.

The Old Oakville Heritage Conservation District, settled and built in the early 19th Century, remains relatively unaltered and provides an outstanding example of the architectural styles that significantly pertain to the Town's beginning. The district is a predominantly residential area with one and two-storey houses. The houses represent a range of architectural styles dating from the 19th Century including Neoclassical, Gothic, Georgian and Italianate styles. These styles have been embellished with door and window surrounds and cornice treatments. The degree of detail is a result of financial capabilities and shows the distribution of wealth in the area. The extensive variety of both age and style of buildings also speaks to the distribution of wealth and is compliment by the close mingling of both the workers' cottages and the merchants' townhouses.

The Oakville Heritage Conservation District also includes institutional buildings including St. Judes Anglican Church, St. Andrews Catholic Church and St. Mary's Separate School. Commercial uses include the Murray House Hotel and recreation areas extend through Lakeside Park and Dingle Park to the shoreline. The residential and other uses combine with the mature vegetation and pedestrian scale of the streets, to create an attractive but complex community.

### 2.3 Location of the District

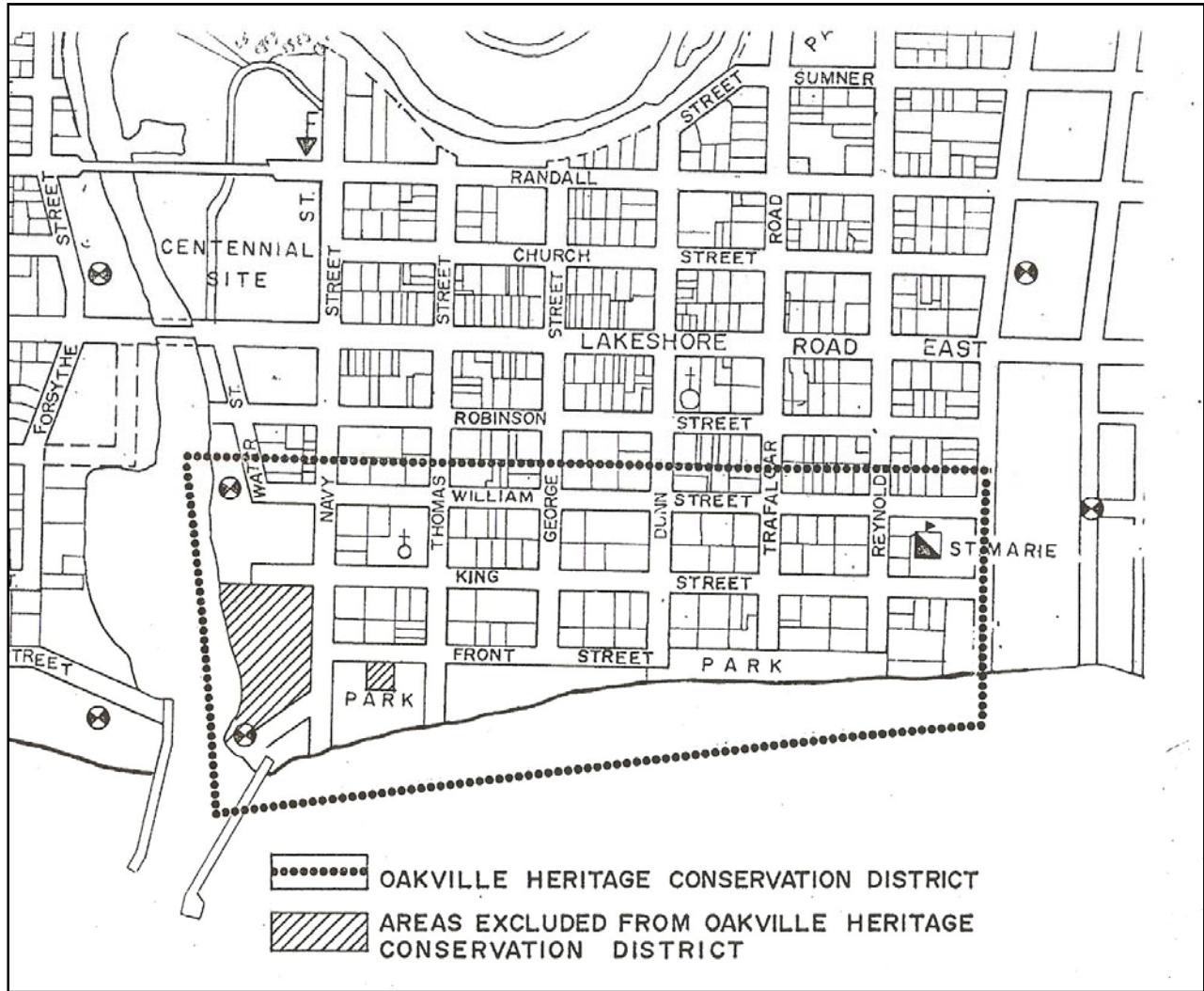


Figure 2: Map of Old Oakville Heritage Conservation District

### 2.3 Designation of the District

According to the stakeholders, the designation of Old Oakville was initiated by a combination of the local residents and the Town of Oakville. The Old Oakville Heritage Conservation District is protected by By-law 1981-144 which was passed on October 20, 1981 by the Town of Oakville. This By-law was amended on March 1, 1982 to exclude the houses facing Robinson Street by By-law 1982-44.

The Old Oakville Heritage Conservation District Plan was prepared by the Town of Oakville. The plan contains sections on the existing land uses, movement systems, population, streetscape elements, block analysis, historic buildings and policy recommendations.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Old Oakville 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. Twenty-eight of 130 residents answered surveys, representing a 21.54% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Old Oakville 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 Old Oakville (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 27 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 of 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 Old Oakville 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.

---

<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 Old Oakville Heritage Conservation District, the information about the number of requests for alterations and their time for approval were available in the meeting minutes from the Municipal Heritage Committee. The list was produced by manually going through the minutes at the Town of Oakville and includes requests for alterations from 2003 until 2008. 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 Old Oakville Heritage Conservation District Plan does not have clearly stated goals or objectives to measure the progress of the site over time. It is not possible to measure progress if there are no goals.

It can be assumed that the goal of the district was to conserve the historic buildings within its boundaries. 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). Consequently, the implied objective to conserve historic buildings has been met.



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

### 4.2 Are people content?

All the residents surveyed are aware that they live in a Heritage Conservation District. The responses also show that they have a good understanding of the way a Heritage Conservation District works.

Most people (six of 11) felt very positive about the district at the time of designation. A positive attribute is also currently found in the district. People are overwhelmingly satisfied with being in the district, 25 of 28, or 89% of people are satisfied or very satisfied. Of these, 68% were very satisfied. No one was dissatisfied.

The stakeholders supported this positive view, indicating that the district designation is generally well accepted. The Townscape Survey also shows evidence of local pride and contentment with the district. The categories of private planting, detailing maintenance and cleanliness scored high, which indicates that people take pride in their individual properties as well as the neighbourhood (see Figure 4).



*Figure 4: An example of a building in view with high scores in private planning and detailing maintenance*

### 4.3 Is it difficult to make alterations?

Of the residents surveyed 13 of 28 people said they had made requests for alterations, all of which were approved. Half of those people said that their application took a long time, one person said over a year; another stated it took too long; while three people indicated their application took between six and 12 months.

The records from the Town of Oakville show that most applications were approved within eight weeks (see Figure 5). The applications that took a long time 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 Old Oakville are neither difficult nor lengthy.

The chart also reflects a large number of unknown timelines. This indicates that better record keeping on requests for alterations is needed.

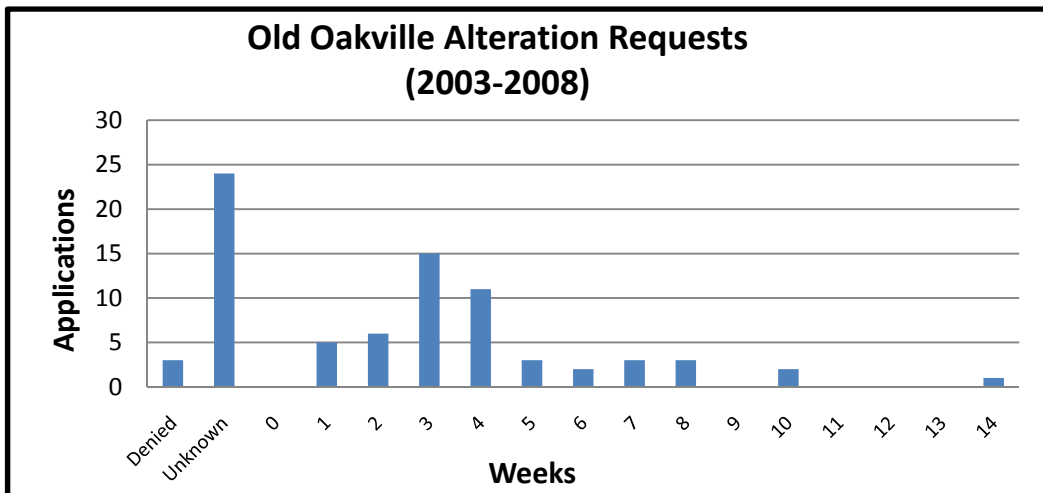


Figure 5: Alteration Request for Old Oakville from 2003 until 2008

#### 4.4 Have property values been impacted?

According to the resident surveys 58% of people thought their real estate values would increase because of the designation of the area. An additional 30% of those surveyed though there would be no impact on the value of their home. People in Old Oakville are not worried about their values.

The data from GeoWarehouse™ indicated that 36 of 130 properties had sales histories. Of these 36 properties 15 had above average sales value increases (see Figure 6). Thirteen properties had average sales history trajectories and only eight of the properties performed below average.

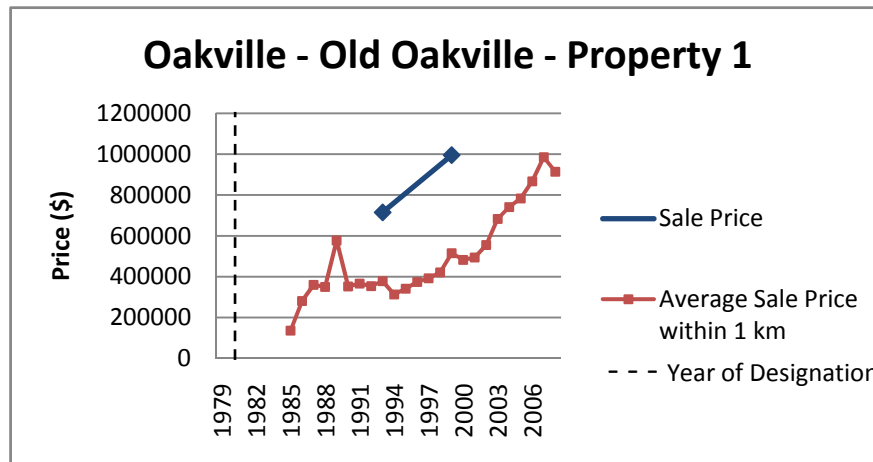


Figure 6: Above Average Sale History Trajectory

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

##### a) Taxes

According to the stakeholders there has been an increase in property values. Some of the small cottages in the district have being assessed at \$ 1 million. On the resident surveys, three of the residents mentioned that their taxes were too high and did not reflect the value of their houses.

##### b) Waterfront Access

Old Oakville 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 Old Oakville district, and the adjacent First and Second Street district, there have been trails put in place.

# 5.0 Conclusions

## 5.1 Conclusions

- The district plan does not have clearly stated objectives
- The assumed objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- 89 %of people are very satisfied or satisfied with living in the district
- Most requests 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 Old Oakville Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Update the district plan to include goals and objectives
- Track alteration requests in a comprehensive and easily accessible manner



# Appendices



# Appendix A

## Tabular Results of Resident Surveys





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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	27	0	1
Percentage	96.43	0.00	3.57

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	28	0
Percentage	100.00	0.00

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

Responses

	Before	After
Counts	11	16
Percentage	40.74	59.26

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

Responses

Positive	6
Negative	1
Neutral	2
Mixed Feelings	1
Not sure	1

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

Responses

	Yes	No
Counts	3	12
Percentage	20.00	80.00

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

Responses

Regulate/Control over changes	7
Restrictions	4
Protect/Preserve	3
Go through approval	4
Good understanding	7

**Additional Comments:** Based on year built (2), heritage committee approval (2), plaques (1), works well (1), historical society control (1), received information package (1)

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

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

Responses

	Yes	No
Counts	13	15
Percentage	46.43	53.57

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

Responses

	Yes	No
Counts	13	0
Percentage	100.00	0.00

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

Responses

Over 1 year	1
6 to 12 months	3
4 to 5 months	0
1 to 3 months	6
Less than 1 month	0
Not long	1
Too long	1
Do not know	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	4.57	19	6	3	0	0	0
Percentage		67.86	21.43	10.71	0.00	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	3.54	3	11	7	2	1	3
Percentage		12.50	45.83	29.17	8.33	4.17	11.11

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

Responses

No	10
Yes	5
Yes, easier	3
Yes, harder	2
Depends/Maybe	6
Don't know	2

13. Comments

Responses

High taxes	3
House not designated	2

**Additional Comments:** People assume everyone is rich (1), would like architect advice (1)

Total Population	130
Participants	28
Participation Rate	21.54



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

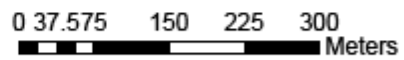


### Third Floor Land Use in Old Oakville Residential Area and 1st and 2nd Street Heritage Conservation Districts



**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

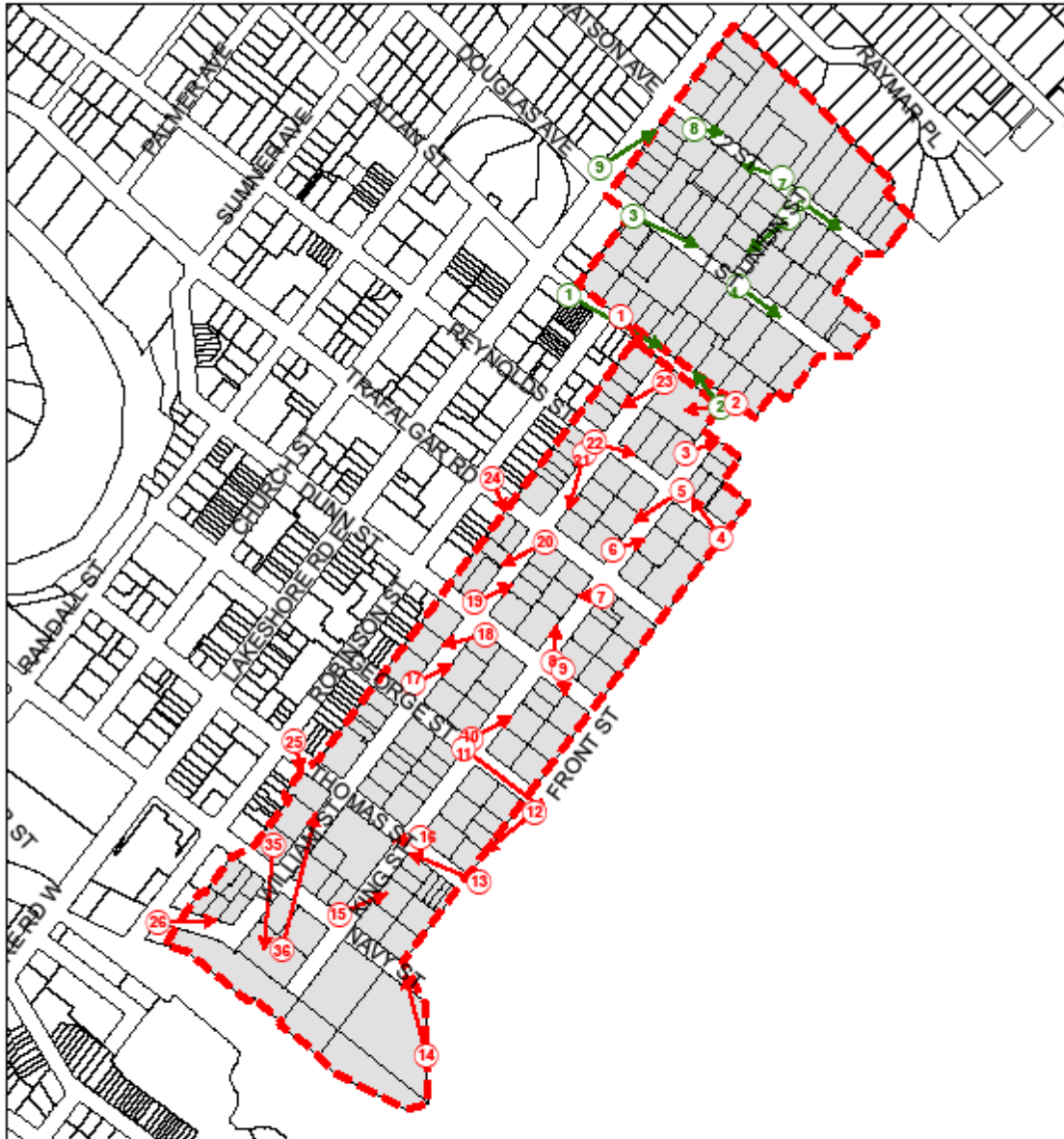


# Appendix C

## 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 25 50 100 150 200  
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



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20



View 21



View 22



View 23



View 24



View 25



View 26



View 27

## Appendix E

### Townscape Evaluation Pro Forma



## Heritage Conservation District Townscape Summary

**Name of District:** Old Oakville HCD

**Date:** August 20, 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	87.5	135	64.81	3.2
A2-Cleanliness	101.5	135	75.19	3.8
A3-Coherence	100	135	74.07	3.7
A4-Edgefeature Quality	95	135	70.37	3.5
A5-Floorscape Quality	82	135	60.74	3.0
A6-Legibility	106.5	135	78.89	3.9
A7-Sense of Threat	109.5	135	81.11	4.1
A8-Personal Safety: Traffic	107.5	135	79.63	4.0
A9-Planting: Public	8.5	10	85.00	4.3
A10-Vitality	80	135	59.26	3.0
A11- Appropriate Resting Places	82.5	135	61.11	3.1
A12-Signage	80	125	64.00	3.2
A13-Street Furniture Quality	62.5	100	62.50	3.1
A14-Traffic Flow. Appropriateness	108	135	80.00	4.0
<b>SUM A</b>	1211	1720	70.41	3.5

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	4	5	80.00	4.0
B16-Dereliction, Absence of	114.5	135	84.81	4.2
B17-Detailing, Maintenance	110.5	135	81.85	4.1
B18-Facade Quality	95	125	76.00	3.8
B19-Planting Private	97.5	125	78.00	3.9
<b>SUM B</b>	421.5	525	80.29	4.0

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	93	125	74.40	3.7
C21-Historic Reference Seen	63	125	50.40	2.5
C22-Nomenclature/Place Reference	50	125	40.00	2.0
C23-Quality of Conservation Work	85.5	125	68.40	3.4
C24-Quality of New Development	12.5	20	62.50	3.1
C25-Historic Features, Maintained	101.5	125	81.20	4.1
<b>SUM C</b>	405.5	645	62.87	3.1

<b>Impression Score</b>				
<b>Aggregate Score</b>	<b>2038</b>	<b>2890</b>	<b>70.52</b>	<b>3.5</b>

**Weather:** Sunny

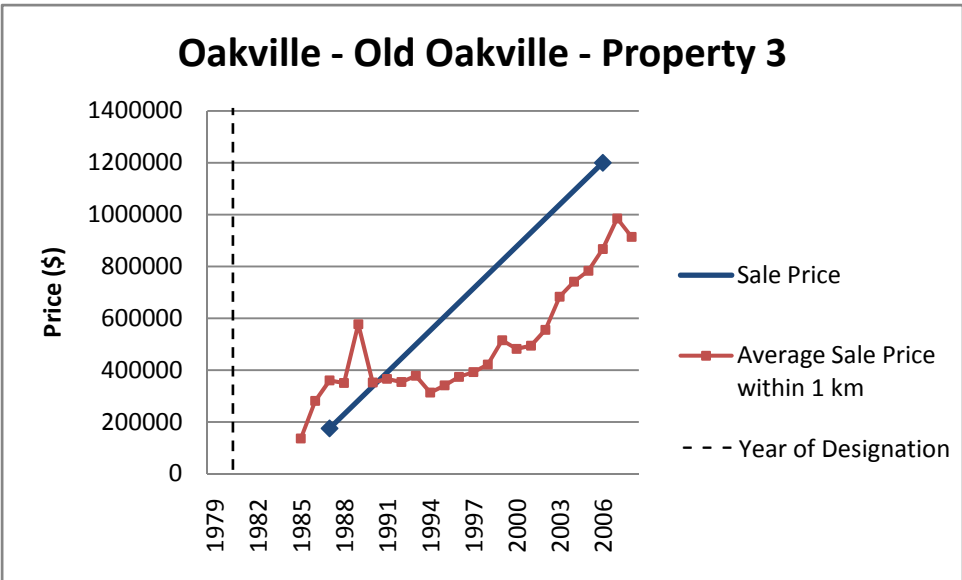
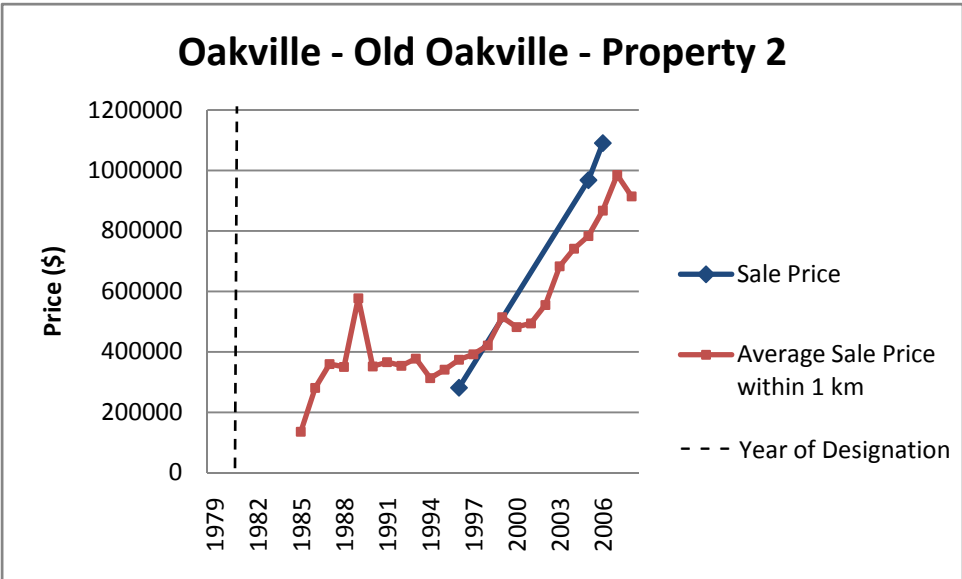
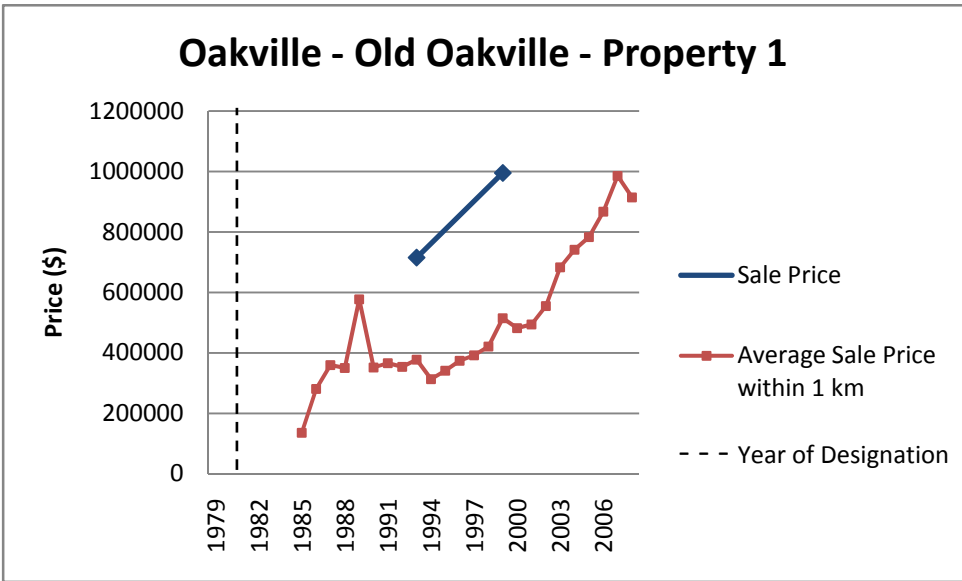
**# Views:** 27



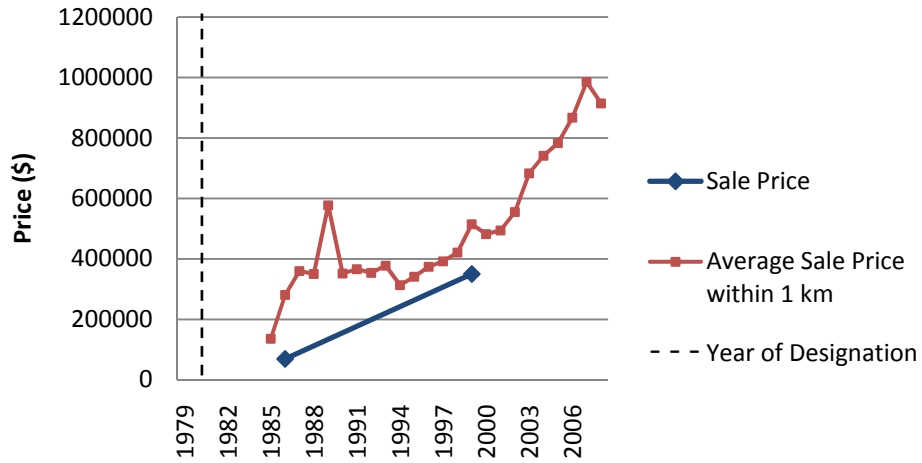


Appendix F  
Real Estate Data

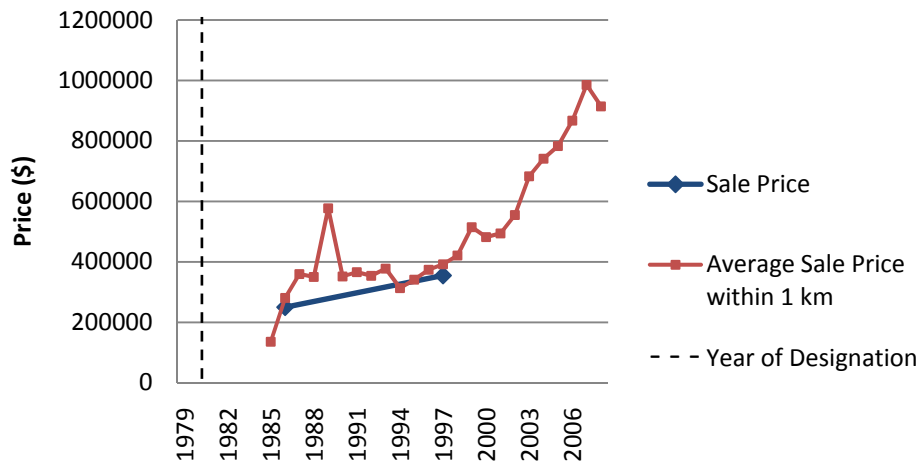




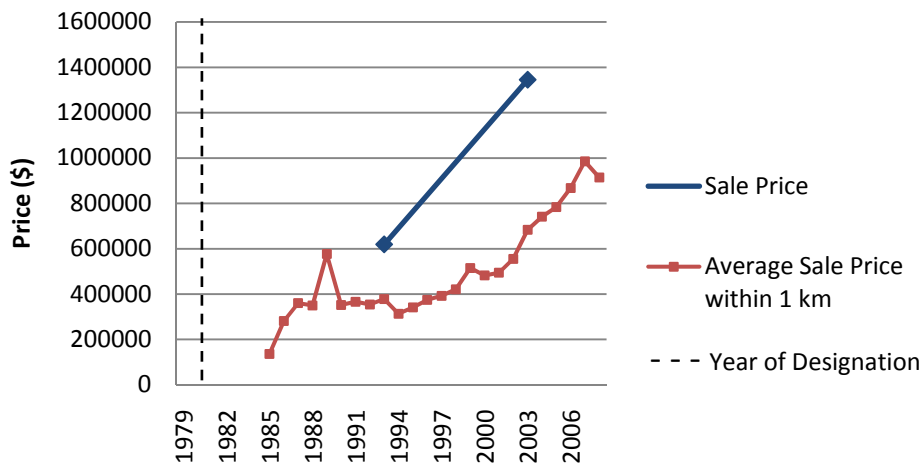
### Oakville - Old Oakville - Property 4



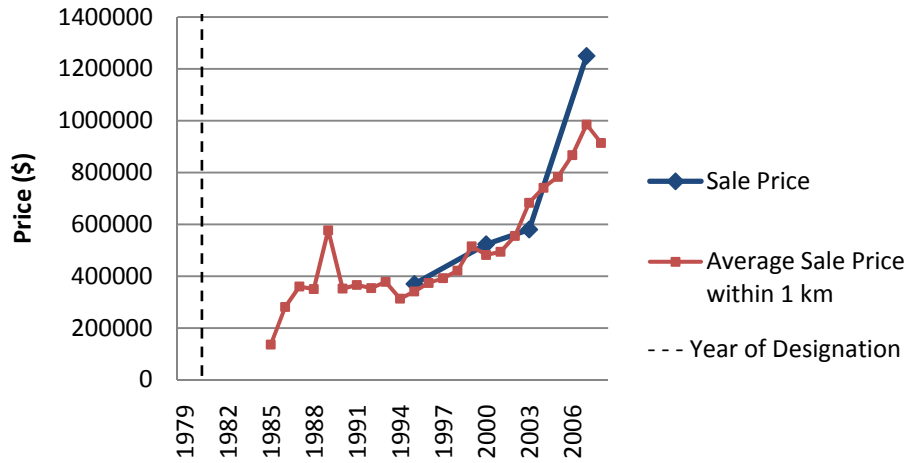
### Oakville - Old Oakville - Property 5



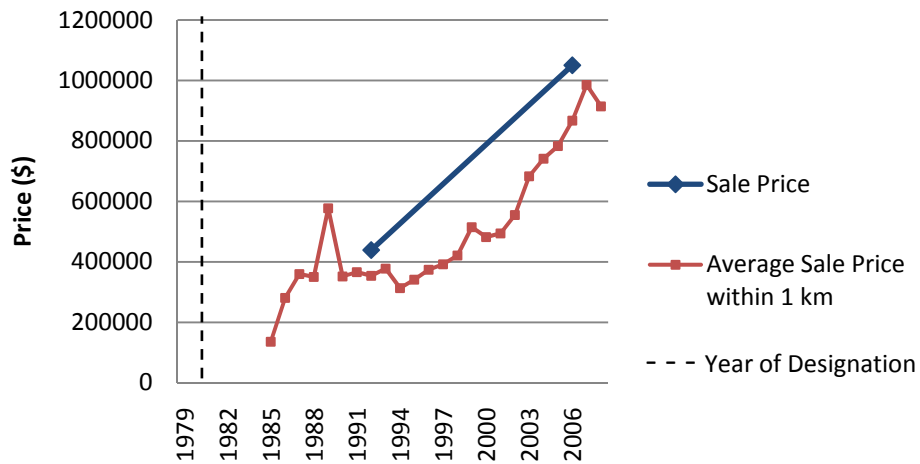
### Oakville - Old Oakville - Property 6



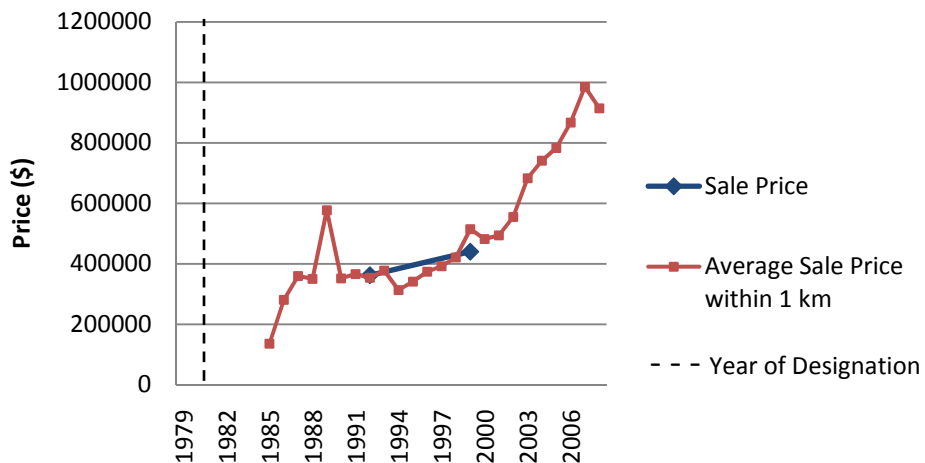
### Oakville - Old Oakville - Property 7



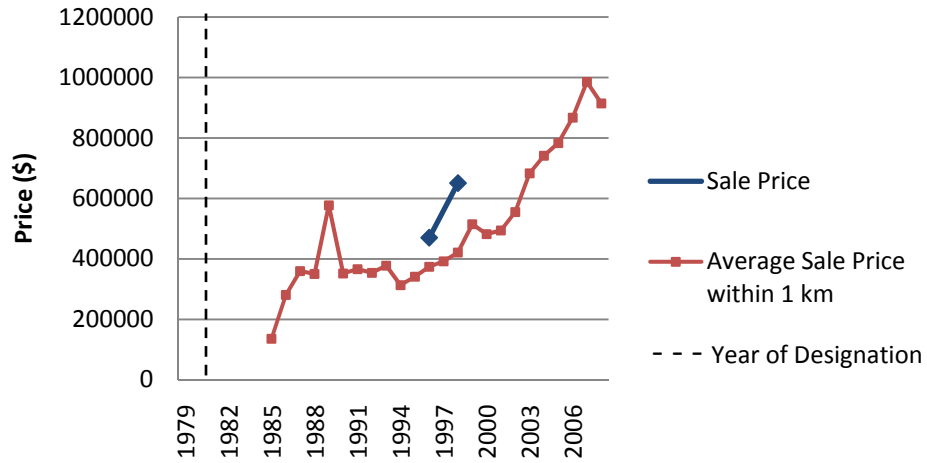
### Oakville - Old Oakville - Property 8



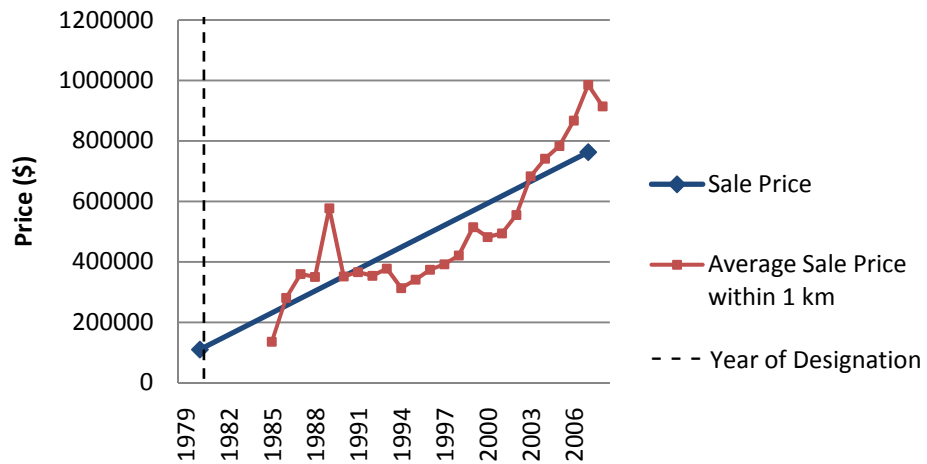
### Oakville - Old Oakville - Property 9



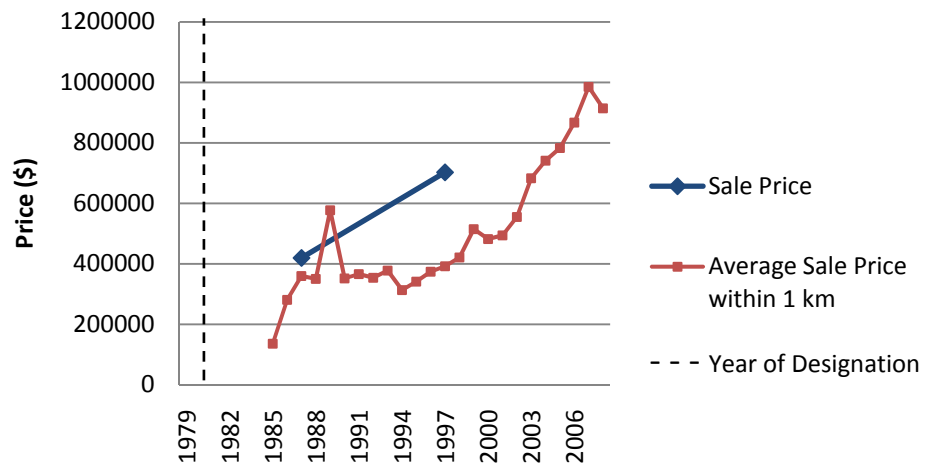
### Oakville - Old Oakville - Property 10



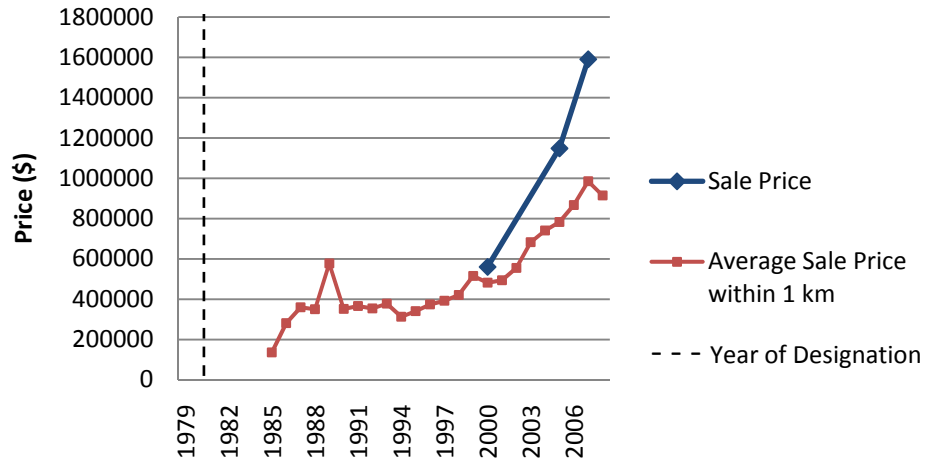
### Oakville - Old Oakville - Property 11



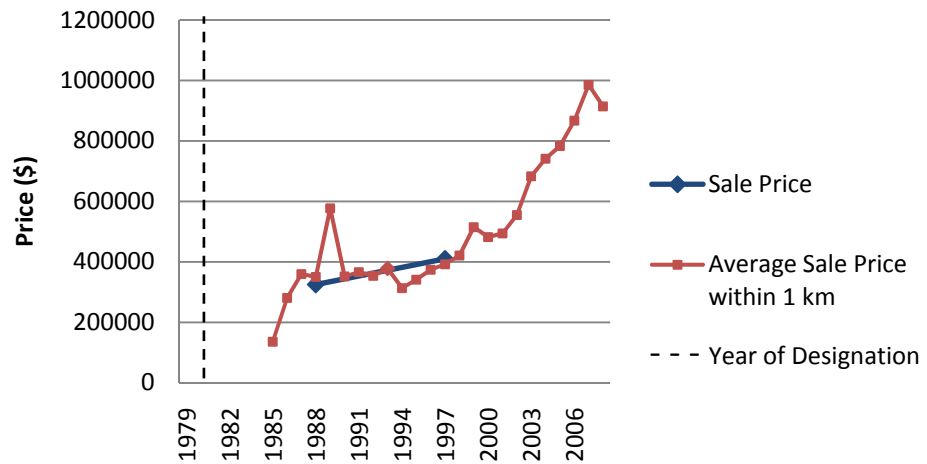
### Oakville - Old Oakville - Property 12



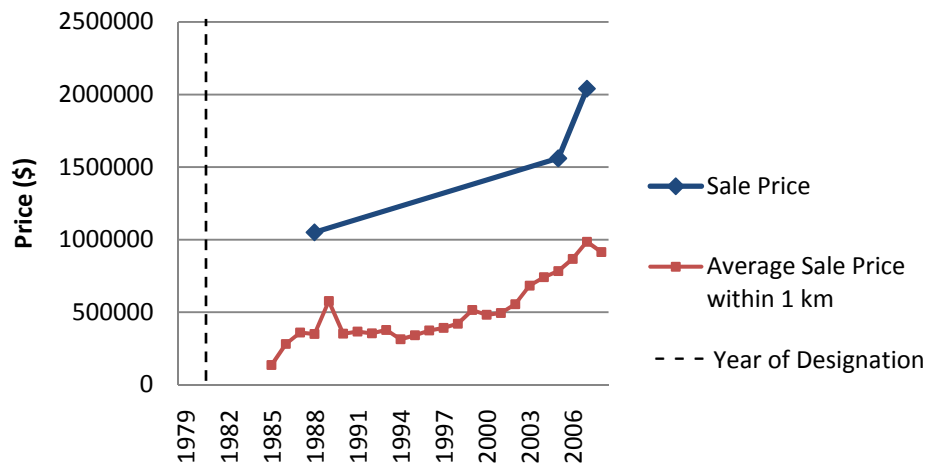
### Oakville - Old Oakville - Property 13



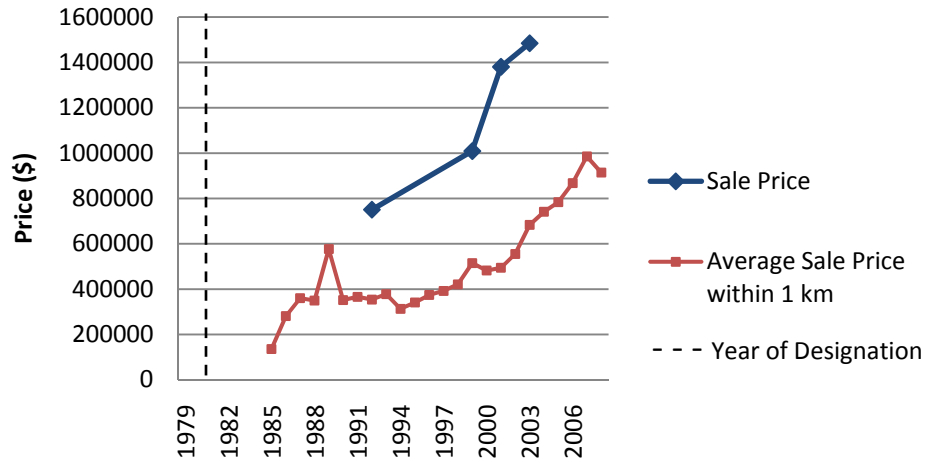
### Oakville - Old Oakville - Property 14



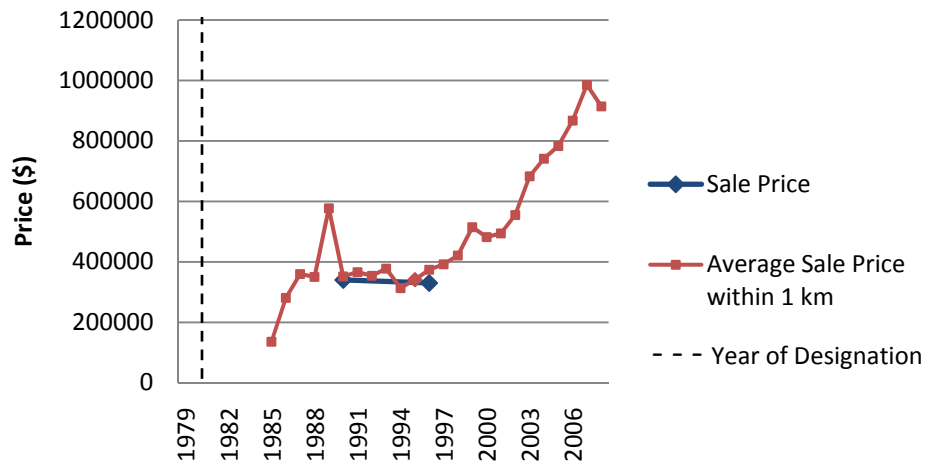
### Oakville - Old Oakville - Property 15



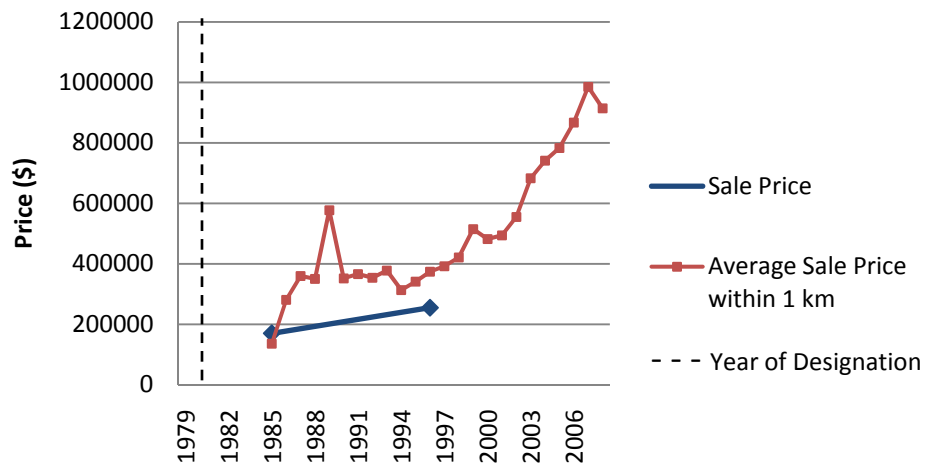
### Oakville - Old Oakville - Property 16



### Oakville - Old Oakville - Property 17

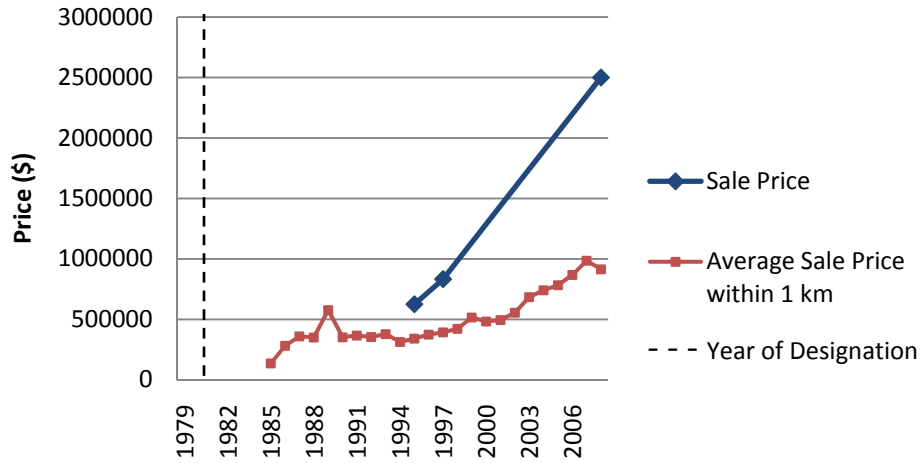


### Oakville - Old Oakville - Property 18

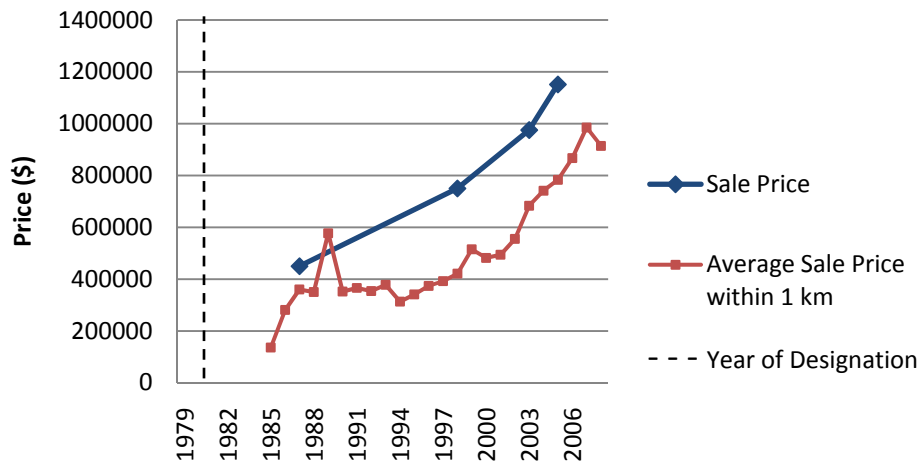




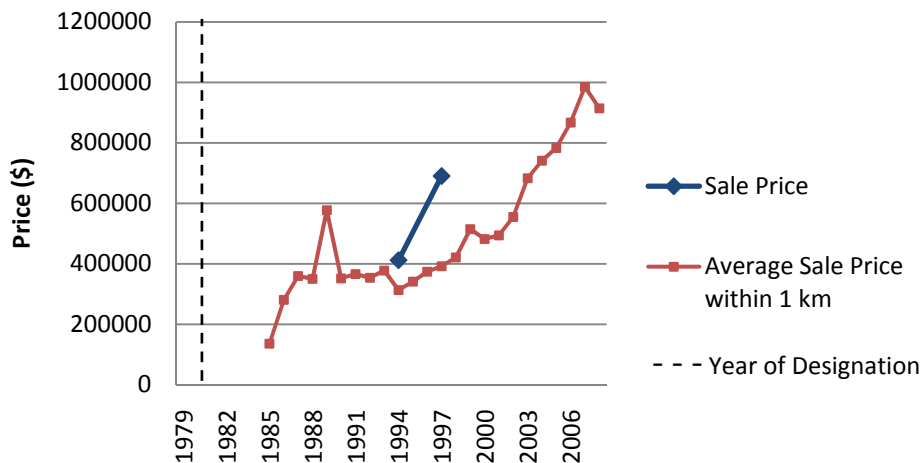
### Oakville - Old Oakville - Property 19



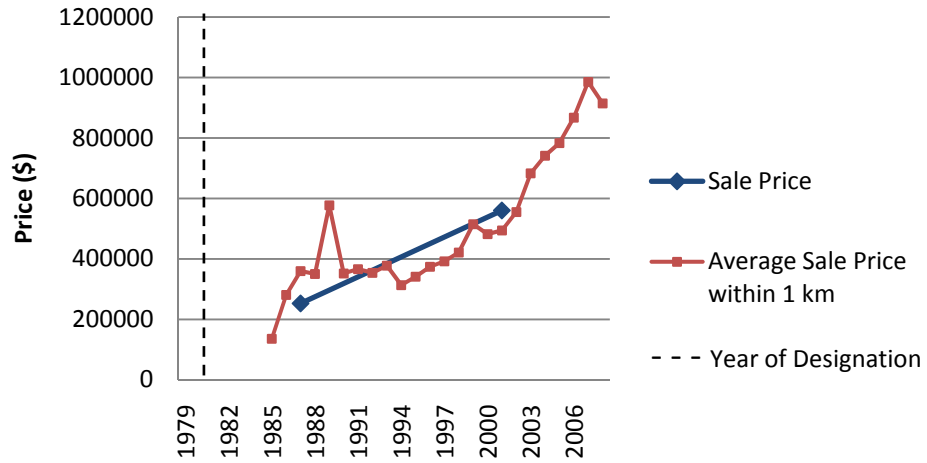
### Oakville - Old Oakville - Property 20



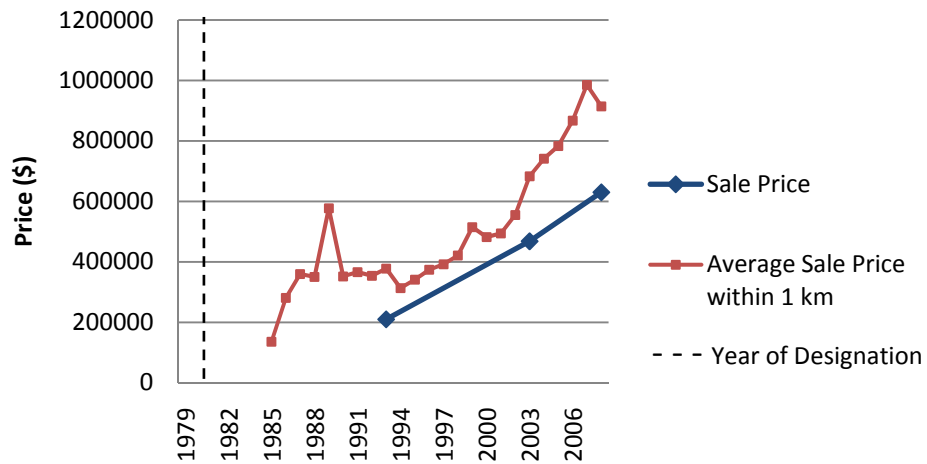
### Oakville - Old Oakville - Property 21



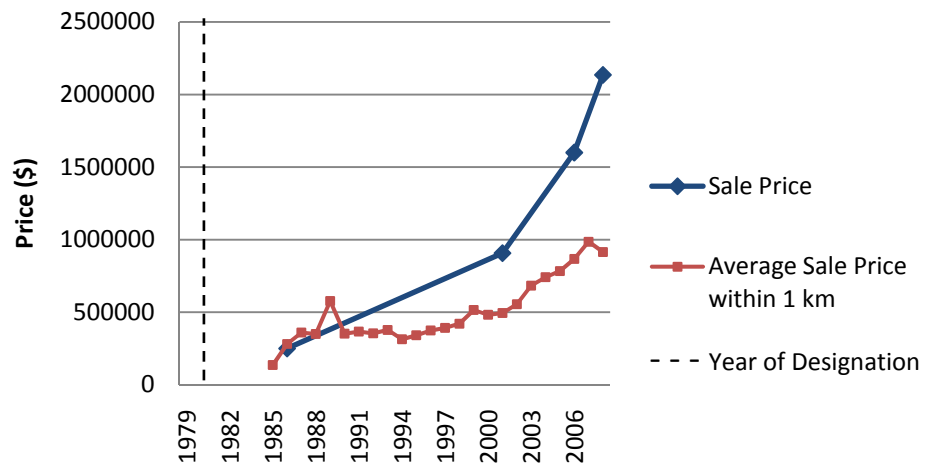
### Oakville - Old Oakville - Property 22



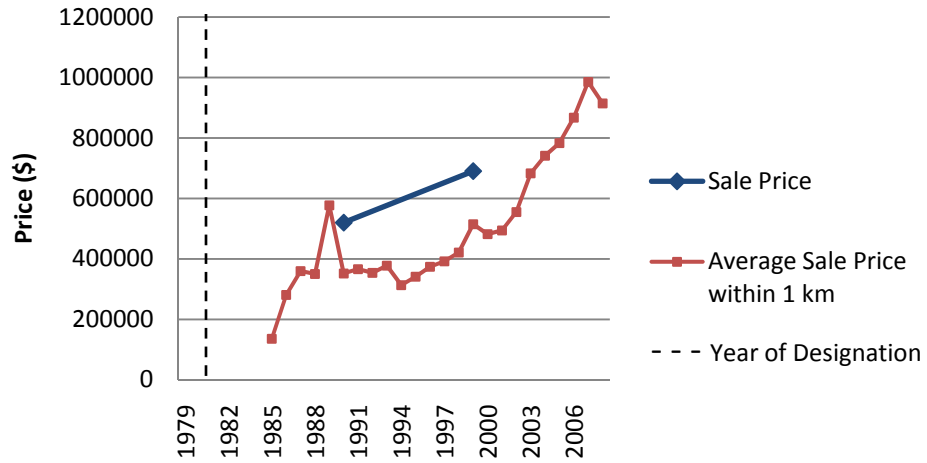
### Oakville - Old Oakville - Property 23



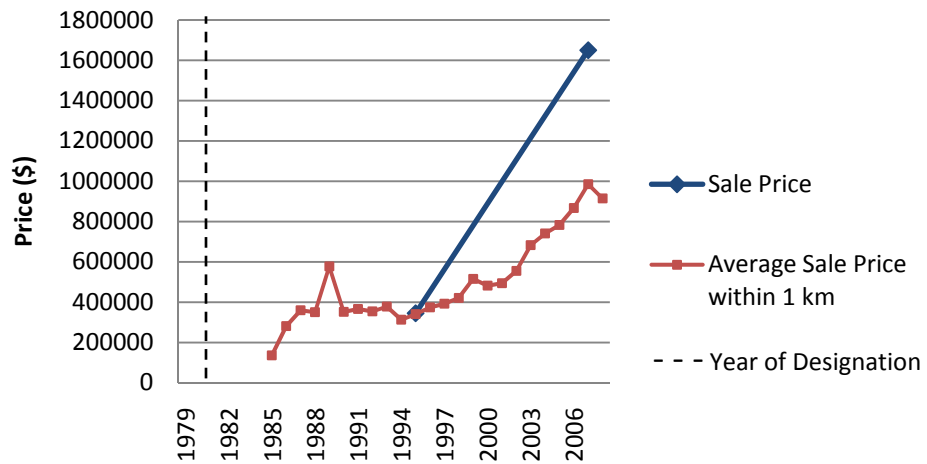
### Oakville - Old Oakville - Property 24



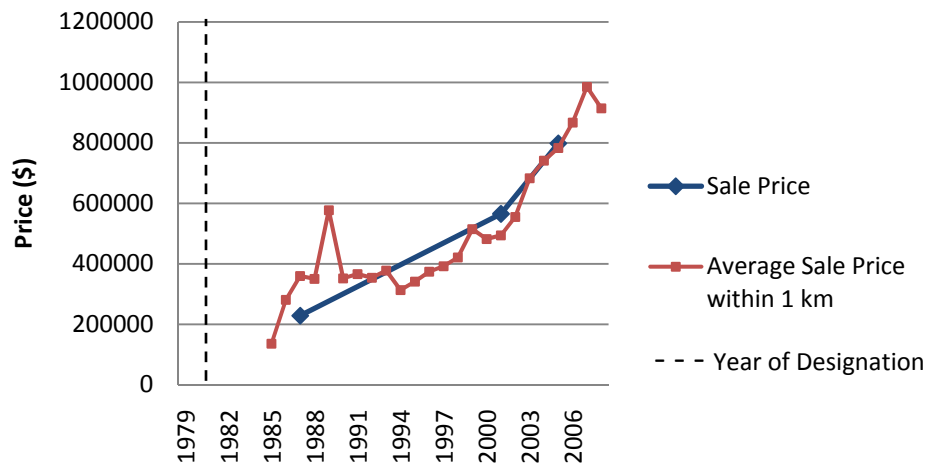
### Oakville - Old Oakville - Property 25



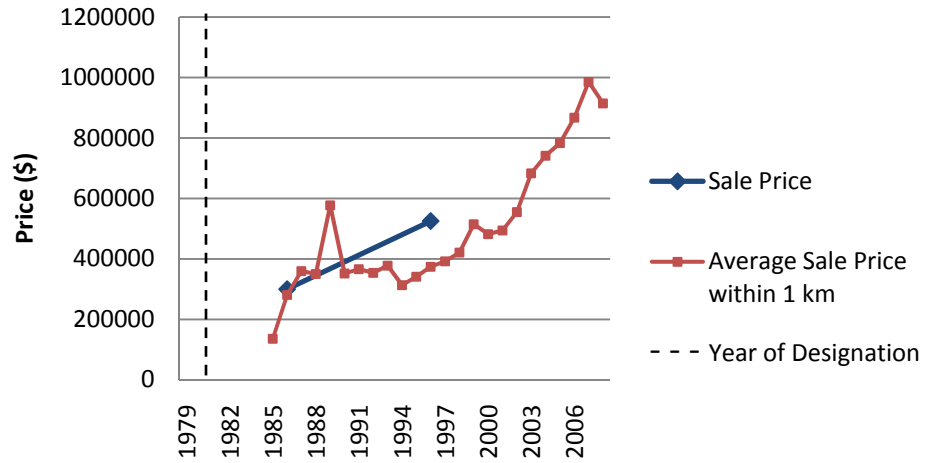
### Oakville - Old Oakville - Property 26



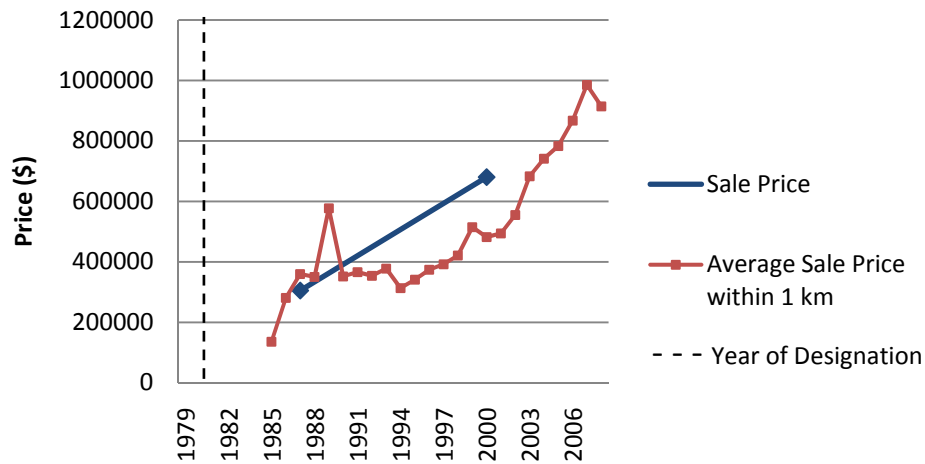
### Oakville - Old Oakville - Property 27



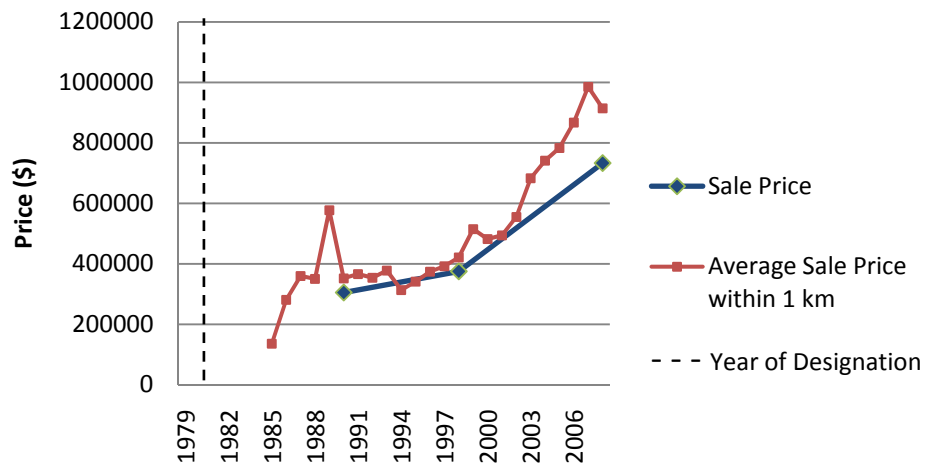
### Oakville - Old Oakville - Property 28



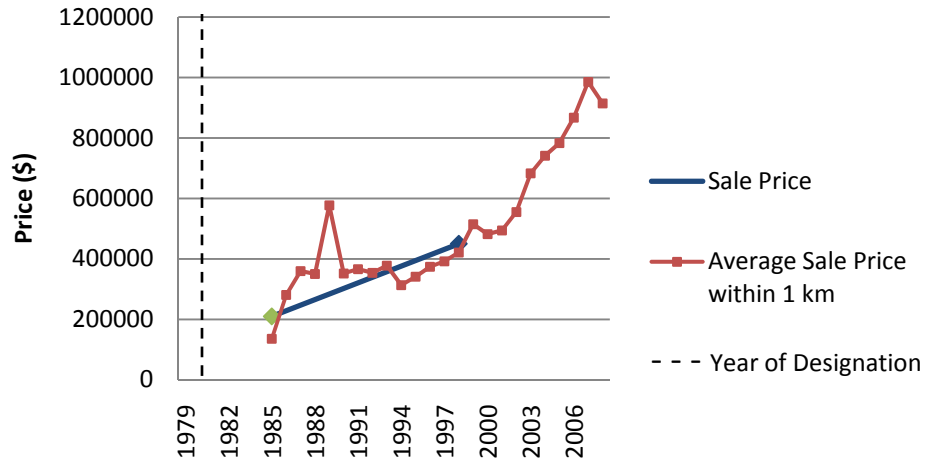
### Oakville - Old Oakville - Property 29



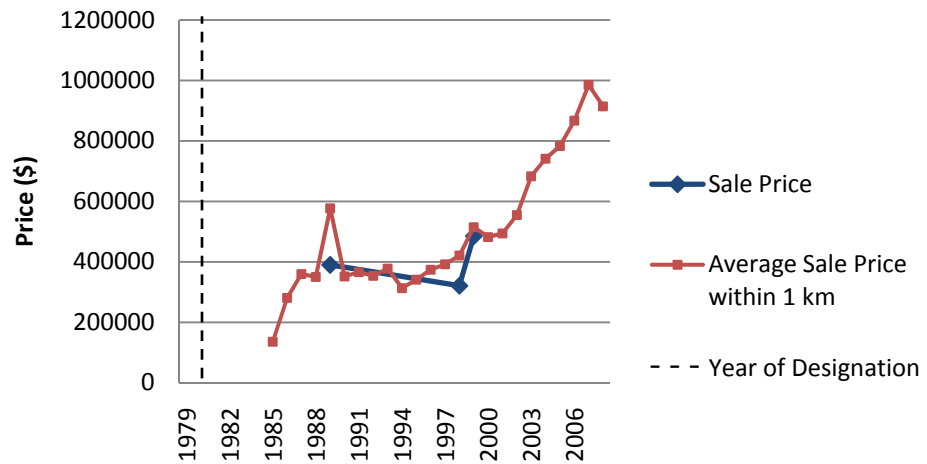
### Oakville - Old Oakville - Property 30



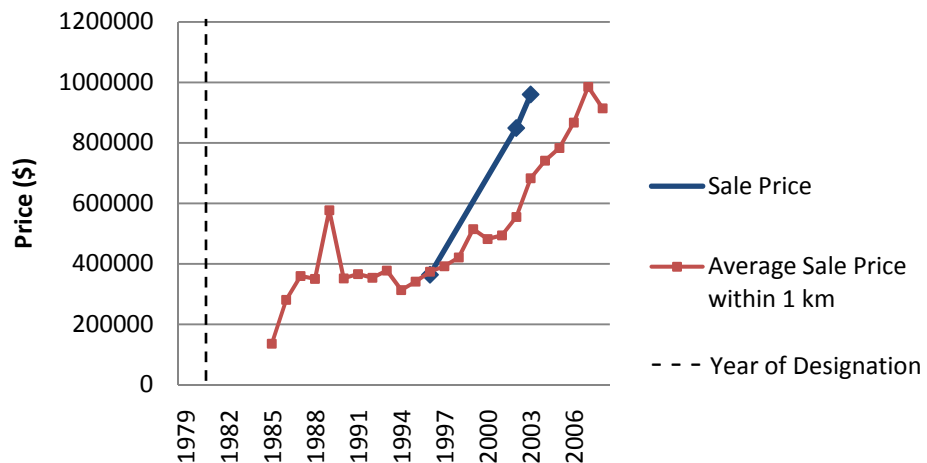
### Oakville - Old Oakville - Property 31



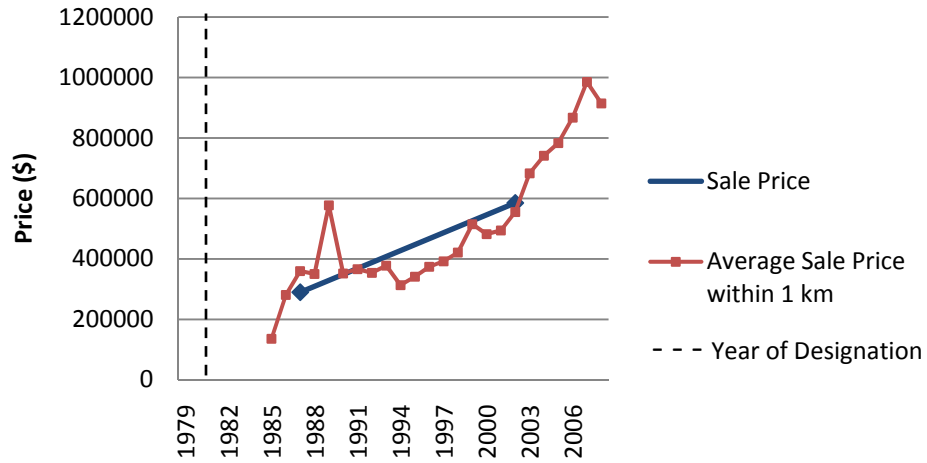
### Oakville - Old Oakville - Property 32



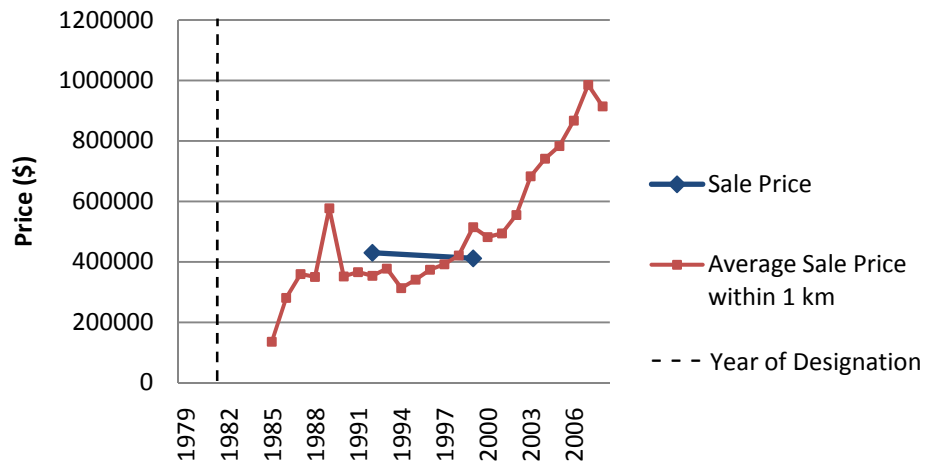
### Oakville - Old Oakville - Property 33



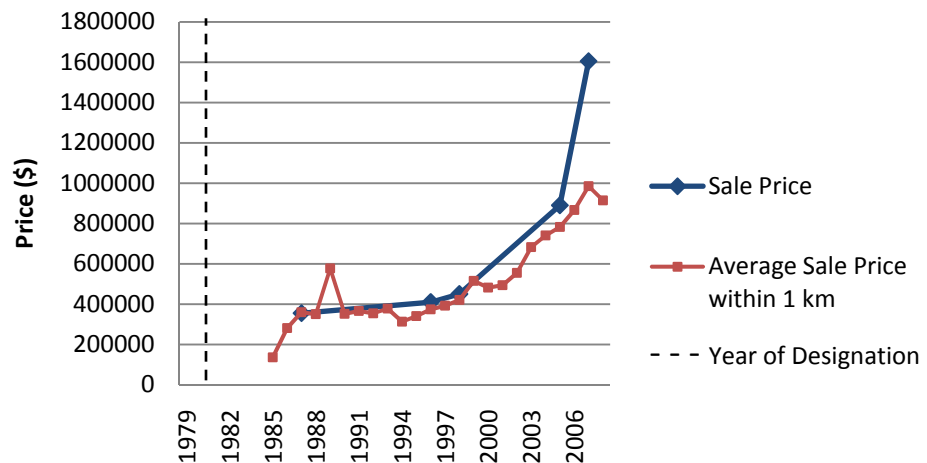
### Oakville - Old Oakville - Property 34



### Oakville - Old Oakville - Property 35



### Oakville - Old Oakville - Property 36



## 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 Char (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>
6. Is there a communication process	<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> </ul> </li> </ul>

set up for the HCD?	<ul style="list-style-type: none"> <li>- Update website</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>
7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?	<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>
8. What are similar non designated areas?	<ul style="list-style-type: none"> <li>• Adjacent to First and Second Street HCD (1)</li> </ul>
9. Other comments	<ul style="list-style-type: none"> <li>• “You do not have to destroy to plan” (1)</li> </ul>

# Appendix H

## Requests for Alterations



### Old Oakville Alteration Requests (03-08)

Date Submitted	Date Approved	Time Frame (weeks)	Type
October 30, 2008	November 10, 2008	2	Landscaping (fencing, interlocking driveway)
October 14, 2008	Denied		Replacing the front door
August 27, 2008	September 9, 2008	2	Replace shingles with new shingles and replace shutters
August 26, 2008	September 9, 2008	2	Add signage to the north wall
July 23, 2008	September 9, 2008	7	Construct new house and free standing garage
June 6, 2008	July 8, 2008	4	Change paint colour of the cedar shake on the coach house
Unknown	July 8, 2008		Deck construction and reconstruct roof over outdoor bar
May 12, 2008	July 8, 2008	8	Remove rear addition, remove pediment and trim around door, removing garage
Unknown	May 13, 2008		Landscaping, replace covered porch, replace windows and paint exterior
January 14, 2008	February 12, 2008	4	Construct new one storey addition with a covered porch
September 11, 2008	October 14, 2008	4	Paint and repair damaged shutters
October 29, 2008	Unknown		New shed
June 25, 2008	August 12, 2008	8	Demolish garage
July 14, 2008	August 12, 2008	4	Install new fence
June 23, 2008	August 12, 2008	7	Repainting of siding and concrete brick, landscaping
March 6, 2008	Unknown		Alteration, porch extension and landscaping
March 10, 2008	Unknown		Alteration to the worn front door step
July 24, 2007	October 9, 2007	10	Erect fence - brick and wrought iron
September 6, 2007	October 9, 2007	4	Replace windows, replace hedge with fence
July 21, 2007	August 14, 2007	3	Replace two windows
July 6, 2007	August 14, 2007	6	Alteration to the barn
March 22, 2007	Denied		Replace front entry - not heritage
February 18, 2007	April 10, 2007	7	New roofing
March 4, 2007	April 10, 2007	5	Exterior painting
December 9, 2006	January 9, 2007	4	New garage
Unknown	October 24, 2006		Landscaping (fencing, interlocking driveway)
April 21, 2006	Unknown		Replace windows, porch door, fence and two storey deck and balcony
January 4, 2006	February 14, 2006	5	New addition to north side
December 16, 2005	Unknown		Basement windows
October 3, 2006	Unknown		Landscape Plan
September 18, 2006	September 26, 2006	1	Skylight installation
September 13, 2006	September 26, 2006	2	Cladding and Window Replacement
July 21, 2006	August 8, 2006	3	Replace windows
July 11, 2006	August 8, 2006	4	Garden pathway
June 14, 2006	July 11, 2006	4	Construct new dwelling
May 10, 2006	June 13, 2006	4	Paint
May 9, 2006	June 13, 2006	5	Wood picket fence installed
May 2, 2006	May 9, 2006	1	Lower height of ridge line

April 18, 2006	May 9, 2006		Add balcony, gate and shed
April 25, 2006	Unknown		New stairs on the north side
Unknown	April 11, 2005		Light posts in park
August 15, 2005	November 1, 2005	10	Addition
September 15, 2005	October 4, 2005	3	Landscaping
September 15, 2005	October 4, 2005	3	Construct a single car garage and enlarge a second floor door
August 16, 2005	September 7, 2005	3	One-storey addition, 2 car garage, rise existing roof by 5 feet
June 9, 2005	July 5, 2005	4	Repave the driveway
May 16, 2005	June 7, 2005	3	Paint
April 12, 2005	May 3, 2005	3	Restore windows, painting
April 12, 2005	May 3, 2005	3	Paint, garage- raise roof
February 22, 2005	April 5, 2005	6	Replace second-storey windows to match first storey
February 8, 2005	March 1, 2005	3	replace 1 window on north elevation
February 7, 2005	March 1, 2005	3	replace the hardware on bell town door
November 16, 2004	March 1, 2005	14	Addition and Renovation
December 7, 2004	February 3, 2005	8	Addition, replace windows
September 13, 2004	Unknown		Second floor addition, altered rear porch, new detached garage
August 17, 2004	September 8, 2004	3	Replace retaining wall, landscaping
August 17, 2008	September 8, 2004	3	Landscaping - fencing
Unknown	September 8, 2004		Window well cover
June 24, 2004	Unknown		Landscaping
June 15, 2004	Unknown		Landscape construction
June 6, 2004	Unknown		Reconstruct maintained access to church
June 6, 2004	Unknown		Replace three windows
May 26, 2004	June 1, 2004	1	Setback of new addition
May 17, 2004	June 1, 2004	2	Paint exterior
April 27, 2004	May 4, 2004	1	Rear addition
March 13, 2004	April 6, 2004	3	New signage
January 12, 2004	February 3, 2004	3	Construct arbours and gazebo
December 19, 2003	January 6, 2004	3	Install hot tub in rear
November 28, 2004	December 2, 2004	1	New elevations, roof and windows
September 24, 2003	Unknown		Enclose area west of the building
September 5, 2003	October 7, 2003	4	Install 6 over 6 windows
July 14, 2003	Denied		Install vinyl bow window
June 13, 2003	July 2, 2003		Paint front shutters
June 10, 2003	July 2, 2003		Replace fence
Unknown	June 3, 2003		Windows
Unknown	May 15, 2003		Paint exterior
Unknown	April 1, 2003		Replace windows
Unknown	April 1, 2003		Iron fence
May 21, 2003	April 1, 2003	2	Coach house alterations
February 6, 2003	Unknown		New construction
February 5, 2003	Unknown		Windows

