



## REPORT

### Planning and Development Council

Meeting Date: March 17, 2025

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**FROM:** Planning and Development Department

**DATE:** March 4, 2025

**SUBJECT:** **Old Oakville Heritage Conservation District By-law and Plan and Guidelines; By-law 2025-054 and By-law 2025-063 – March 17, 2025**

**LOCATION:** Old Oakville

**WARD:** Ward 3

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#### RECOMMENDATION

1. That By-law 2025-054, a by-law to amend By-law 1981-144, a by-law to designate an area of the Town as a Heritage Conservation District under Section 41(1) of the Ontario Heritage Act, to include Part IV properties at 8 Navy Street, 110-114 King Street and a Portion of 144 Front Street, be passed; and
2. That By-law 2025-063, a by-law to adopt the Old Oakville Heritage Conservation District Plan and Guidelines dated March 2025 under subsection 41.1 (2) of the Ontario Heritage Act, be passed.

#### KEY FACTS

The following are key points for consideration with respect to this report:

- The Old Oakville Heritage Conservation District has been in place since it received Council approval in 1981 and OMB approval in 1982.
- The Old Oakville Heritage Conservation District Plan and Guidelines that serves to manage change in Old Oakville has not been updated since that time.
- The planning process to update the District Plan and Guidelines was started in 2021 and consists of two major components – the District Study and a new District Plan and Guidelines.
- In February 2024, Council approved the District Study component that describes and evaluates the cultural heritage value of the Old Oakville Heritage Conservation District.

- On February 3, 2025, the statutory public meeting for the Old Oakville Heritage Conservation District Plan and Guidelines was held at Planning and Development Council.
- The Heritage Oakville Advisory Committee was consulted on the District Plan and Guidelines at its meeting on February 25, 2025. Feedback received at the statutory public meeting, the Heritage Oakville Advisory Committee and provided by stakeholders has been considered for the final draft of the District Plan and Guidelines in Schedule 'A' of By-law 2025-063.
- Highlights of the draft Old Oakville Heritage Conservation District Plan and Guidelines are presented in this report along with how feedback has been addressed.
- Two by-laws have been attached for Council's consideration: Appendix A: By-law 2025-054 to amend the Old Oakville Heritage Conservation District to include the Part IV designated properties that were previously excluded from the District; and Appendix B: By-law 2025-063 to adopt the Old Oakville Heritage Conservation District Plan and Guidelines.

## **BACKGROUND**

Established in 1981, the Old Oakville Heritage Conservation District (the District) is Oakville's first designated district, and one of the first in Ontario. This historically significant area extends south of Robinson Street to the lakefront from the Sixteen Mile Creek in the west to Allan Street in the east. The intimate atmosphere of the District provides two picturesque waterfront parks, Dingle Park and Lakeside Park, as well as Oakville Museum at Erchless Estate.

The District features early vernacular homes, nineteenth-century lakeside cottages, turn-of-the-century luxury houses and churches. Architectural styles are diverse and include 19th-century Georgian, Neo-Classical, Victorian and Classical Revival, many of which are a vernacular interpretation of the style. "Vernacular" architecture is a style of regional or local building that uses conventional supplies and resources from the region in which the building is situated.

The Old Oakville Heritage Conservation District Plan (District Plan) has served the community well for 40 years and has been instrumental in protecting the character of the area. With changes to the *Ontario Heritage Act* (the Act) in 2005 and 2021, the District Plan requires updating to meet the requirements of current legislation. There are two components required for a heritage conservation district in Ontario.

The first component is a study, as defined under section 40 of the Act. The Old Oakville Heritage Conservation District Study was completed and approved by Council at the [Planning and Development Council meeting of February 5, 2024](#). The Study recommended that the boundary of the Old Oakville Heritage Conservation District remain the same, with the addition within the boundary of the Part IV

properties that were previously excluded from the District because they were individually designated under Part IV and could not then be included within the District. Now s.41 (2) of the *Act* permits them to be included. These properties are 8 Navy Street, 110-114 King Street which form the Erchless Estate and a portion of 144 Front Street that contains the Merrick Thomas House and the Historic Post Office.

At that same meeting, Council also directed staff to complete the District Plan Update and to create a revised District Plan and Guidelines. Work on the new Plan and Guidelines has been on-going since early 2024.

The statutory public meeting for a new District Plan as required by subsection 41.1 (6) b of the *Act* was held on [February 3, 2025 at Planning and Development Council](#). The full list of statutory requirements for heritage conservation district plans and processes can be found within that staff report. Comments provided to staff in advance and at that meeting have been considered for the revisions to the District Plan and Guidelines that is attached as Schedule 'A' of By-law 2025-063.

At the Heritage Oakville Advisory Committee meeting on February 25, 2025, additional feedback was provided, which has been included in this final draft of the District Plan and Guidelines that is attached as Schedule 'A' of By-law 2025-063.

## **COMMENTS**

### **Highlights of the Draft District Plan and Guidelines**

*Section 5 – Guidelines for Managing Change* will be the most utilized part of the document. The formulation of this section has benefitted from a high degree of engagement, review and recommendations by key stakeholders and staff.

Section 5 features five Character Areas that were identified in the Heritage Conservation District Study. These areas provide a framework that acknowledges distinct features through the historic, streetscape and landscape analysis of Old Oakville's evolving urban fabric. Specific guidance is provided for each Area:

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

The balance of Section 5 provides direction for managing change based on a classification of properties within the District as contributing or non-contributing.

Within the District, 90 properties (70% of all properties) have been identified as contributing properties.

Contributing properties exhibit physical heritage attributes which directly contribute to the cultural heritage value or interest of the District. They support the identified cultural heritage values from the Statement of Cultural Heritage Value or Interest, and they have met two or more criteria as identified as per the *Ontario Heritage Act* O. Reg. 9/06.

Non-contributing properties do not exhibit that threshold amount of cultural heritage value as per the criteria in O. Reg. 9/06. Non-contributing properties are included in the guidelines to provide appropriate consideration of proposed changes to the entire district, especially surrounding properties.

Section 5 continues with guidelines regarding property level changes as well as direction for classes of alterations, use of specific materials and additions to buildings and properties and landscape guidelines.

### **Personnel, Participants and Public Engagement for the District Plan Update**

For a complete description of all engagement for the update to the Old Oakville Heritage Conservation District, please refer to the staff report for the Statutory Public Meeting that took place on [February 3, 2025 at Planning and Development Council](#).

At the February 3, 2025, Statutory Public Meeting, Council identified areas that they would like additional information in advance of making a decision.

#### **Summary of additional information requested by Council:**

- Consideration should be given to the feedback from the Oakville Lakeside Residents' Association regarding height, scale and massing
- Staff should be given more credit for writing the Plan and Guidelines

These items for consideration have been addressed in the draft of the District Plan and Guidelines attached to this report. Staff has engaged with the Oakville Lakeside Residents' Association regarding the changes.

### **CONCLUSION**

As the boundaries of the Old Oakville Heritage Conservation District are only changing to include the previously excluded Part IV designated properties, which is now permitted through section 41 (2) of the Act, staff recommends that the original heritage designation By-law 1981-144 be amended to adjust the mapping to show those properties now included within the Old Oakville Heritage Conservation District through By-law 2025-054.

Staff also recommends the passing of By-law 2025-063 to adopt the Old Oakville Heritage Conservation District Plan and Guidelines under subsection 41.1 (2) of the Act. The District Plan and Guidelines meet all the requirements of Part V of the Act and staff are confident that it is a defensible and reasonable plan for the management of heritage resources in the Old Oakville Heritage Conservation District.

**CONSIDERATIONS:**

**(A) PUBLIC**

The public and stakeholders for the Old Oakville Heritage Conservation District will be notified of the passage of the proposed by-laws in accordance with the *Ontario Heritage Act* and town policy.

**(B) FINANCIAL**

There are no financial considerations associated with this item.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The District Plan and Guidelines may impact the work of Building Services, Parks and Open Space, Forestry Services, Roads and Works, Transportation and Engineering, and Legal. Feedback from these departments has been provided and incorporated into the District Plan and Guidelines.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities of Accountable Government, Community Belonging and Environmental Sustainability.

**(E) CLIMATE CHANGE/ACTION**

Town Council declared a Climate Emergency in June 2019 for the purpose of strengthening Oakville's community commitment to reduce carbon footprints. This update to the Old Oakville Heritage Conservation District Plan and Guidelines supports the conservation of Oakville's cultural heritage resources, including built heritage. The greenest and most sustainable building is the one that already exists.

**APPENDICES**

Appendix A- By-Law 2025-054

Appendix B- By-Law 2025-063 with Schedule 'A' - Old Oakville Heritage Conservation District Plan and Guidelines dated March 2025

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