

## REPORT

### Heritage Oakville Advisory Committee

Meeting Date: October 29, 2024

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**FROM:** Planning and Development Department

**DATE:** October 15, 2024

**SUBJECT:** Heritage Permit Application HP024/24-42.20A – Demolition of existing residence and construction of new residence – 81 Allan Street

**LOCATION:** 81 Allan Street

**WARD:** Ward 3

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#### RECOMMENDATION:

1. That Heritage Permit Application HP024/24-42.20A for the demolition of the existing residence and construction of a new residence at 81 Allan Street, as attached in Appendix B to the report dated October 15, 2024, from Planning Services, be approved subject to the following:
  - a. That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval; and,
2. That this heritage permit expire two years from the date of final approval by Council.

#### KEY FACTS:

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

- The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District.
- The existing residence is identified as a non-historic (non-contributing) property within the First and Second Street Heritage Conservation District Plan. Demolition of non-historic properties can be approved with the approval of plans for new construction.
- Staff is recommending that the application be approved.

**BACKGROUND:**

The property at 81 Allan Street is located on the east side of Allan Street near its intersection with Robinson Street. A location map is attached as Appendix A. The property contains a one-storey red brick residence constructed in 1953. The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District and is identified as a non-historic, non-contributing property.

The subject heritage permit application is for the demolition of the existing 1953 residence and construction of new two-storey building which will be divided into two unit while retaining the appearance of a single-family home. The application form, photos, and drawings of the proposed work are attached as Appendix B.

As the property is located within the First and Second Street Heritage Conservation District (the District), the District Plan for the HCD is applicable. Relevant excerpts from the District Plan are attached as Appendix C. The proposed residence has also been revised from preliminary designs based on feedback received from member of the Heritage Oakville Advisory Committee during the pre-consultation for the heritage permit application.

The complete heritage permit application was deemed complete on October 1, 2024. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to make a decision on the application is December 30, 2024.

**COMMENT/OPTIONS:**

Proposed Demolition

The existing residence, constructed in 1953, has been identified as non-historic, non-contributing in the First and Second Street Heritage Conservation District Plan and Guidelines. The demolition of this residence may be permitted alongside the approval of the plans for the new residence. A demolition permit from Building Services will not be issued until such time as the applicant has applied for the building permit for the approved new residence.

Proposed New Residence

The proposed replacement residence on the property is a two-storey brick building with vertical wood siding. The siting for the new residence is similar to the existing house, maintaining a similar front setback to avoid damages to the three mature town trees on the front lawn. The front elevation of the new residence is approximately in line with the property to the south and slightly forward compared to the property to the north.

Height of the proposed residence is under what is permitted by the Town's Zoning By-law and has been lowered an additional foot from the preliminary designs, based

on feedback. The proposed roof has two front wall gables with two shed dormers, one to the north and one in between the gables. The roof would be clad in asphalt shingles with standing seam metal roofs on the dormers and porches.

The design of the proposed residence is considered contemporary with traditional details. The relatively block-ish form of the building is broken by the wall gables that create two storey vertical bays with an additional two-storey bay of vertical wood siding to the north. The glazing on the front elevation is an appropriate proportion for the residence and District, with a more contemporary configuration of aluminum clad wood windows proposed. The bay windows are surrounded by wood panelling painted in a shade of cream. The proposed cladding material for the residence is buff brick with natural stained wood siding.

While the proposed building will have two units, divided horizontally, the building is being constructed with the potential for easy conversion to a single-family home. The main entrance faces Allan Street and has a small overhanging roof with wood door and sidelights. The proposed front door is a contemporary design of vertical panelled wood. Doors on the side and rear elevations are proposed to be glass and metal. The north elevation of the building houses the secondary entrance to the upper unit of the building. The rear elevation has a higher percentage glazing looking into the rear yard.

The driveway access is located to the south of the residence, where the current driveway is. The retaining wall along the front of the property at the sidewalk will be rebuilt to retain the existing grades. No mature trees are proposed to be removed as part of this heritage permit application, although several shrubs will be removed. Any additional landscaping will be part of a future heritage permit application.

When evaluating the changes to the subject property, the District Plan for the First and Second Street HCD is the primary policy document to use (attached as Appendix C). Additionally, Heritage Planning staff reviewed the proposed application with consideration of the town's Livable Oakville Plan and its cultural heritage policies, which support the conservation and enhancement of the town's heritage conservation districts.

The location of the new residence is appropriate as it is sited in a similar position to the existing residence. The architect has provided a streetscape drawing that shows the proposed building in context with its north and south neighbours. The scale and massing do not overwhelm the streetscape and are in keeping with the character of the District. The overall design reflects a more contemporary architectural style tempered with traditional elements, such as the gable roof and brick cladding.

While the preferred colour for brick in the District is red, the proposed buff colour is not inappropriate within the context of the heritage character of the area. The neutral and natural tones of the materials of the building help it blend with the streetscape.

Window and door materials are in keeping with the guidelines of the District Plan. The amount of glazing on the front elevation is within the recommended proportions. The asphalt shingles are appropriate with the standing seam metal roofs of the dormers acting as accents. The front porch creates a focal point for the main entrance to the residence, as it reads as a single-family home.

Overall, the proposed new residence will fit into the streetscape of Allan Street without detracting from the heritage value of nearby historic buildings. The applicant has responded appropriately to the feedback received at the pre-consultation meeting and the revised drawings are appropriate for a replacement building on a non-contributing property in the First and Second Street Heritage Conservation District.

#### Conclusion

The subject proposal is therefore considered to meet the guidelines of the First and Second Street Heritage Conservation District Plan. Staff recommends that this heritage permit application be approved subject to the conditions in the recommendation.

The works proposed are subject to other applicable town regulations and requirements, such as site alteration permits and building permits. It is the applicant's responsibility to review these matters with applicable staff.

#### **CONSIDERATIONS:**

**(A) PUBLIC**

There is no public notification required.

**(B) FINANCIAL**

There are no financial considerations.

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

There is no impact on other departments and users.

**(D) COUNCIL STRATEGIC PRIORITIES**

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

**(E) CLIMATE CHANGE/ACTION**

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing greenhouse gas emissions.

**APPENDICES:**

Appendix A – Location map

Appendix B – Heritage permit application

Appendix C – Excerpts from HCD Plan and Guidelines

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