

APPENDIX B

HERITAGE PERMIT

Application Form

Submit form to Heritage Planning staff. Please use ink or complete fillable PDF. The completeness of the application is to be determined by staff. A notice of receipt will be provided to the applicant upon the submission of a complete application.

Policy Planning & Heritage
Planning Services Department
Town of Oakville

A – Property and Applicant Information

Property Address: 81 Allan street

Owner Contact Information:

Agent Contact Information (if applicable):

Name: Alison Strickland

Company Name: Narratif Design Inc.

Address & Postal Code: 33 Shepherd Rd, Unit 100, Oakville, L6K2G6

Phone: 4168255272

E-mail: narratif.design@gmail.com

B – Heritage Permit Application Summary

Alterations to Building New Construction Landscaping Demolition

Clearly describe the changes you are undertaking to alter the property (attach additional page(s) if needed):

1. Demolition of existing house and garage

2. New construction of a detached two-storey two-dwelling unit

3.

4.

5.

6.

C – Review of Heritage Guidelines

Explain the reasons for undertaking the alterations and describe how the proposal is consistent with the Part IV individual designating by-law, the Part V District Plan or the CHL Conservation Plan:

Although this property falls under Part V in the First and Second Street Heritage Conservation District, the existing dwelling itself does not fall under any Heritage jurisdictions.

The development proposal involves removing the existing single story ranch-style bungalow, and replacing it with a new 2 story dwelling. The property is located on the outer edge of the heritage district, close to lakeshore rd, where the heritage qualities have already become more transitional and disparate with various different styles of building now contributing to the mixed nature of the district periphery. Therefore, whilst opting for a less traditional language of expression in this design, the guidelines of preserving the heritage fabric have been incorporated through the geometry of gables, the use of shed roof dormers, bay windows, and the mix of materials reflects features of the heritage neighbourhood, and an incremental growth that happens over time as buildings get extended or added to.

Furthermore, density to the downtown area has been increased in a manner that maintains existing scale and massing conditions along the streetscape. This density increase aligns with Town goals while maintaining the rhythm and pattern of the streetscape of single detached family homes. This design will also support the conservation and upkeep of surrounding heritage properties through a comprehensive restoration of the site. All zoning requirements have been either met (coverage) or bettered (building height, setbacks, ...) Following initial feedback from the heritage committee, the overall building height has been lowered by one foot, the south bay window width on the front elevation has been reduced, detailing has been amended, and certain building materials have been reconsidered.

D – Other Required Approvals

Please state if the proposal in this heritage permit application will also require approvals for the following:

- | | | |
|-------------------------|---|--|
| Building Permit | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Minor Variance * | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Site Plan | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Site Alteration | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Sign Permit | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Tree Removals | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

*Prior to submission of your heritage permit application, any relevant minor variance application must have been submitted and confirmed on a Committee of Adjustment meeting agenda. The Committee of Adjustment must make a decision on the variance(s) before the heritage permit will be considered by the Heritage Oakville Advisory Committee.

If Yes, please describe the application for all required approvals listed above:

We are currently under review for building permit, we have also applied for development engineering permit, site services permit, and we are awaiting forestry sign-off.

E – Product and Manufacturer Details (fill in all applicable information)

Item(s) to be changed	Indicate if material is <i>new</i> or <i>existing</i>	Indicate type of material	Indicate colour	Other product details
Cladding (Siding, brick, etc.)	New	Wood Siding Brick Painted wood trim/ panels	Natural Brown Buff tone	
Roof	New	Asphalt Shingles & Standing seam metal roof	Weathered Wood Bronze Metal	
Foundation Walls	New	Concrete	Natural	
Trim	New	Painted trim / panels	Cream/ beige	
Doors	New	Front: Wood Rear & Side: Glass & metal	Stained natural brown	Rear & Side; metal clad Windswept smoke
Windows	New	Metal and Wood	Metal clad wood window Windswept Smoke	With SDL - 7/8 putty glaze style
Porch	New	Wood - stained brackets, T & G ceiling, Flagstone steps	Natural brown & natural stone	
Fencing	New	Wood	Natural tones	
Landscaping	New	Masonry retaining wall	to match house	
Other	New			

F – Completed Submission

Before submitting this application, please check off the following applicable boxes to ensure that your application is complete:

- Pre-consultation meeting with staff has been completed
- Digital copies of all drawings have been submitted
- Digital copies of all photographs have been submitted
- Relevant minor variances have been submitted to the town and assigned to a Committee of Adjustment agenda (*if applicable*)

G – Declaration & Signature

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application. I have reviewed the submission requirements and understand that incomplete applications may not be accepted.

I also understand that the proposal must comply with all other applicable legislation and by-laws and that other approvals if required must be described clearly in Section D of this application form (ie. minor variance, site plan, building permit, sign permit, site alteration, tree permit).

I acknowledge that any change to the approved drawings, however small, may require an amendment to the permit and may require resubmission for approval. Failure to reveal these changes to Heritage Planning staff may result in work stoppage and charges and/or fines under the *Ontario Heritage Act*.

I acknowledge that Town of Oakville staff and members of the Heritage Oakville Advisory Committee may visit the property that is the subject of this application for the purpose of evaluating the merits of this application. Property entry will be organized with the applicant or agent prior to entry.

I acknowledge that personal information on this form is collected under the authority of the *Ontario Heritage Act* and will be used to process heritage permit applications.

I confirm that the owner and/or agent for this property has reviewed this application with Heritage Planning staff at a pre-consultation meeting.

September 25, 2024

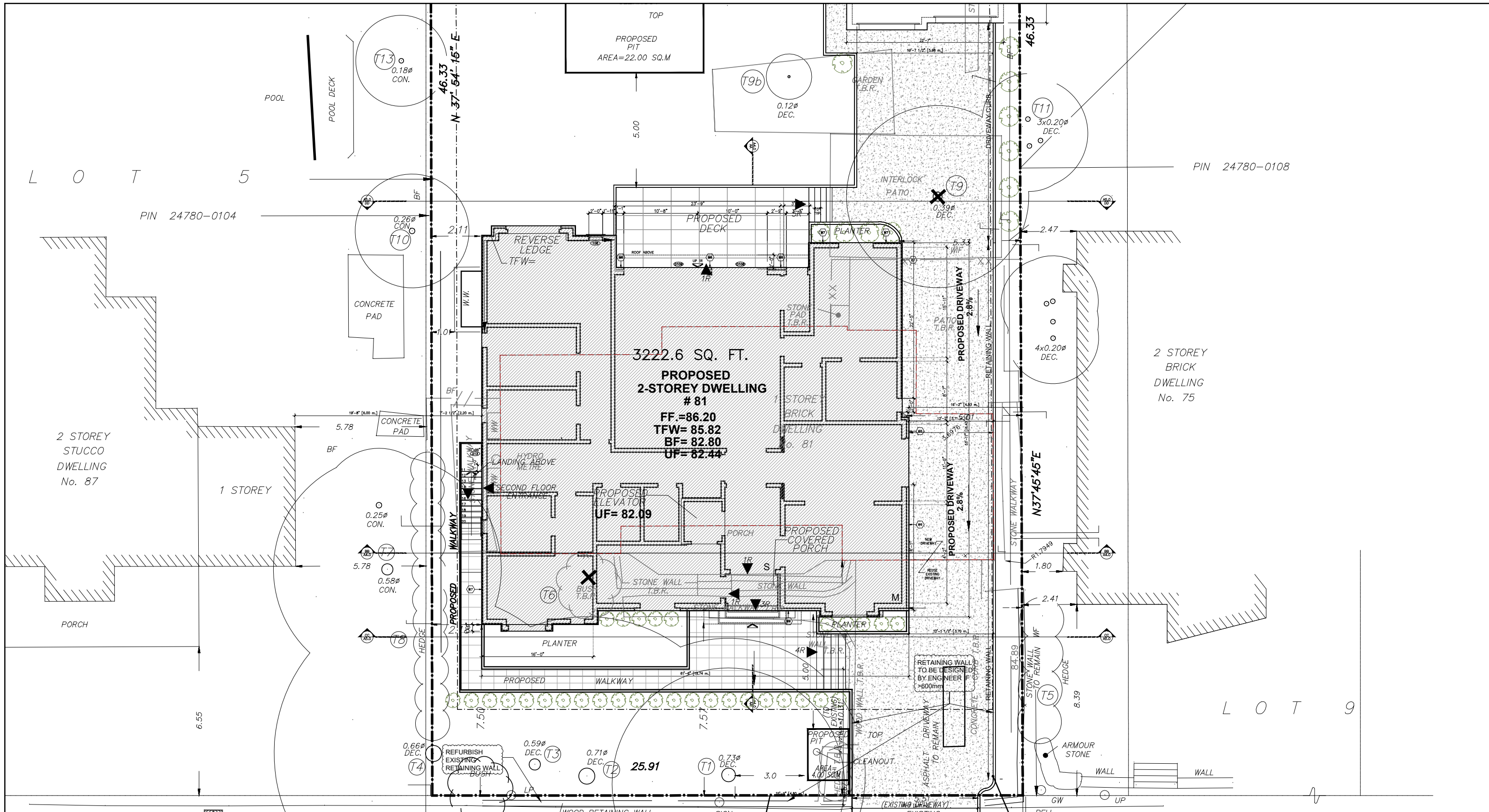
Date

September 25, 2024

Date

Agent's Signature (*if applicable*)

This form is available in an alternate format upon request. Please contact the Planning Services Department for details.
Phone 905-845-6601 TTY 905-338-4200



#	DATE	REVISION / ISSUE	CHKD
1		#	

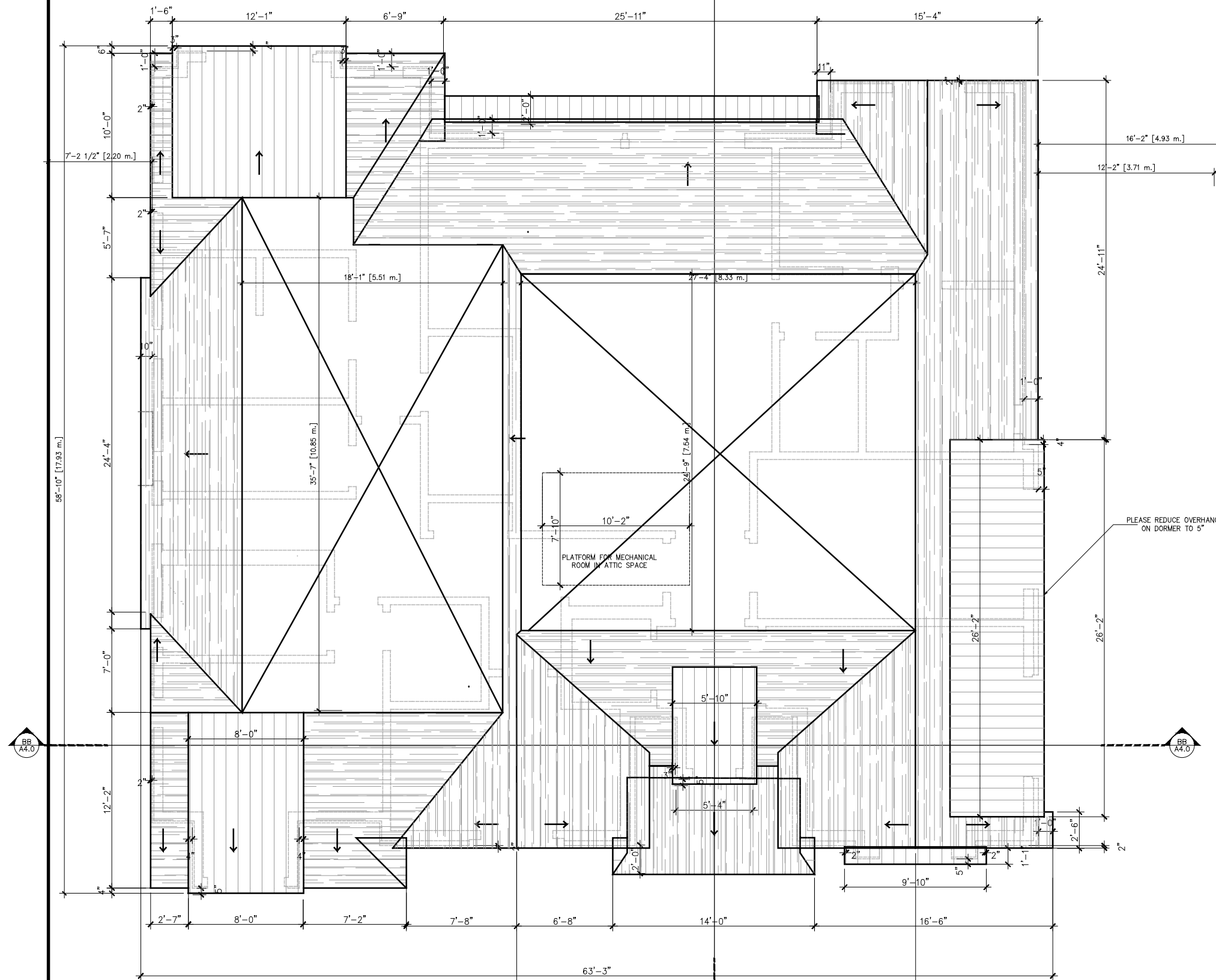


PROJECT: **Ayatollayi Residence**
 81 Allen Street
 DWG. TITLE: **SITE PLAN**

Approved/Client Sign Off _____ Date: _____

DATE: 9/26/2024
 SCALE: 1/8"=1'-0"
 DWN BY: XX
 PROJECT ID: 23.13

A2
 SHEET No.



SA SMOKE ALARM
 CMA CARBON MONOXIDE ALARM
 30 MIN FIRE SEPARATION

NOTE: INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19 & 9.36.2.4.(1)
 NOTE: INSTALL CO ALARMS AS PER O.B.C. 9.33.4
 NOTE: FOR STRUCTURAL DRAWINGS PLEASE REFER TO THE STRUCTURAL SET DWG NO S1.0, S1.1, S2.0, S3.0, S4.0, S5.0, S6.0, S7.0.

WALL LEGEND:
 BRICK
 WALLS TO BE DEMOLISHED
 WALLS ABOVE

CEILING LEGEND:
 CEILING BULKHEADS

#	DATE	REVISION / ISSUE	CHKD
1		#	



- SA SMOKE ALARM
- CMA CARBON MONOXIDE ALARM
- 30 MIN FIRE SEPARATION

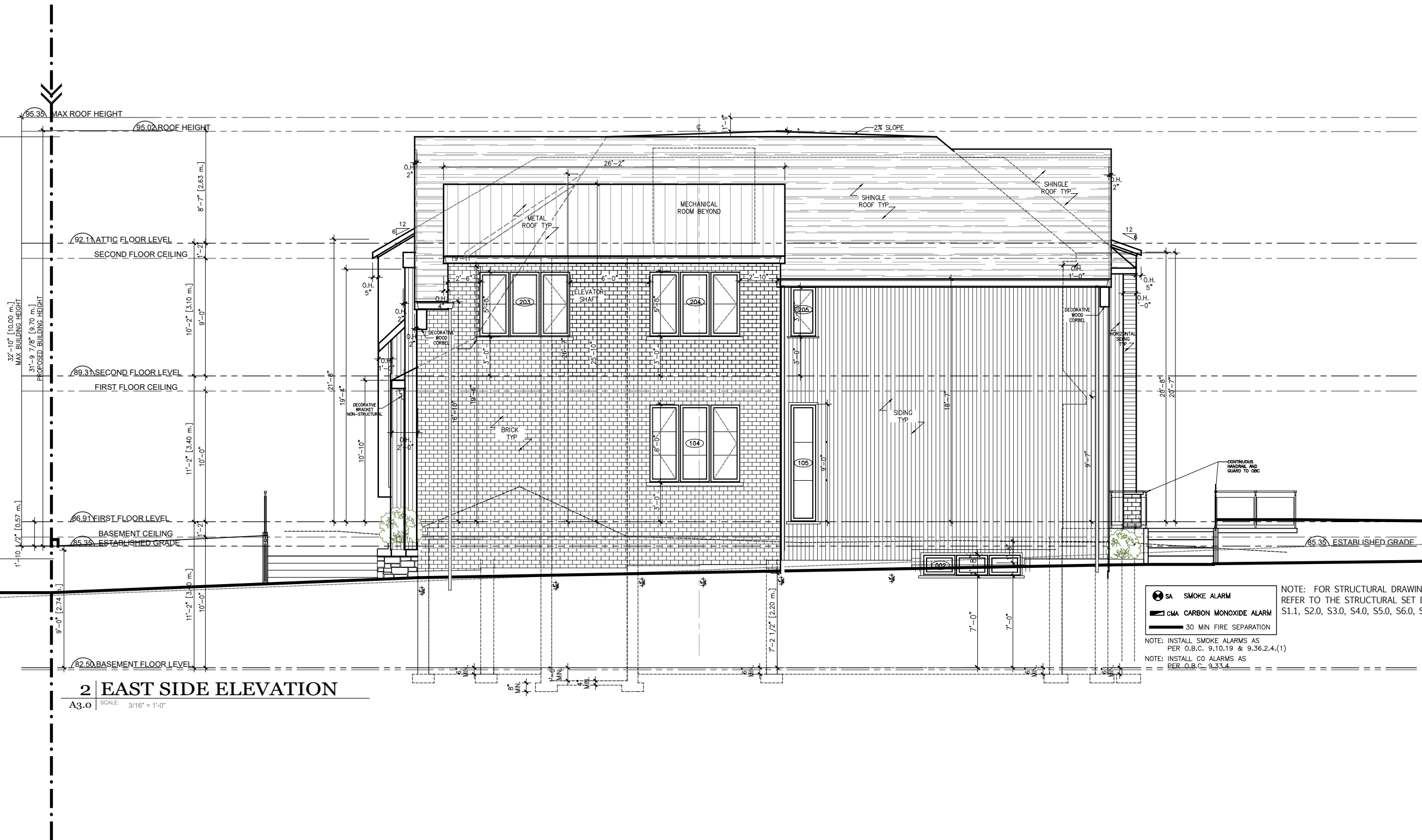
NOTE: INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19 & 9.36.2.4.(1)
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NOTE: FOR STRUCTURAL DRAWINGS PLEASE REFER TO THE STRUCTURAL SET DWG NO S1.0, S1.1, S2.0, S3.0, S4.0, S5.0, S6.0, S7.0.

1 FRONT ELEVATION
 A3.0 SCALE: 3/16" = 1'-0"

#	DATE	REVISION / ISSUE	CHKD
1		#	

32'-4" [9.85 m.] PERMISSIBLE BUILDING DEPTH



2 EAST SIDE ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

SA SMOKE ALARM
 CMA CARBON MONOXIDE ALARM
 30 MIN FIRE SEPARATION

NOTE: FOR STRUCTURAL DRAWINGS PLEASE REFER TO THE STRUCTURAL SET DWG NO S1.0, S1.1, S2.0, S3.0, S4.0, S5.0, S6.0, S7.0.
 NOTE: INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19 & 9.36.2.4.(1)
 NOTE: INSTALL CO ALARMS AS PER O.B.C. 9.33.4

#	DATE	REVISION / ISSUE	CHKD
1		#	



PROJECT: **Ayatollayi Residence**
 81 Allen Street
 DWG. TITLE: **SIDE ELEVATION**

Approved/Client Sign Off _____ Date: _____

DATE: 9/26/2024
 SCALE: 1/8"-1'-0"
 DWN BY: KD
 PROJECT ID: 23.13

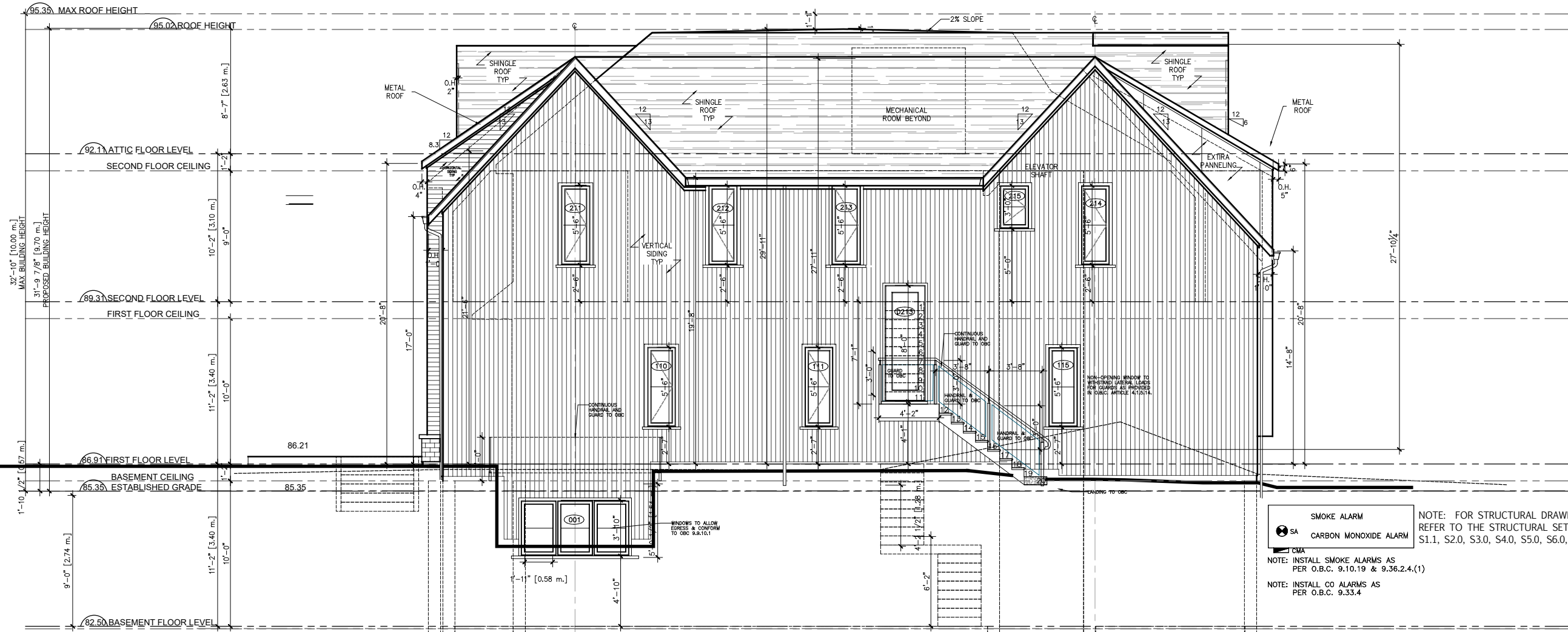
A7
 SHEET No. 11x17



1 REAR ELEVATION
 A3.1 SCALE: 3/16" = 1'-0"

SA SMOKE ALARM
 CMA CARBON MONOXIDE ALARM
 30 MIN FIRE SEPARATION
 NOTE: INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19 & 9.36.2.4.(1)
 NOTE: INSTALL CO ALARMS AS PER O.B.C. 9.33.4
 NOTE: FOR STRUCTURAL DRAWINGS PLEASE REFER TO THE STRUCTURAL SET DWG NO S1.0, S1.1, S2.0, S3.0, S4.0, S5.0, S6.0, S7.0.

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1		#	



2 WEST SIDE ELEVATION
 A3.2 SCALE: 3/16" = 1'-0"

SMOKE ALARM
 CARBON MONOXIDE ALARM
 CMA
 NOTE: INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19 & 9.36.2.4.(1)
 NOTE: INSTALL CO ALARMS AS PER O.B.C. 9.33.4

NOTE: FOR STRUCTURAL DRAWINGS PLEASE REFER TO THE STRUCTURAL SET DWG NO S1.0, S1.1, S2.0, S3.0, S4.0, S5.0, S6.0, S7.0.

#	DATE	REVISION / ISSUE	CHKD
1		#	



PROJECT: **Ayatollayi Residence**
 81 Allen Street
 DWG. TITLE: **SIDE ELEVATION**

Approved/Client Sign Off _____ Date: _____

DATE: 9/26/2024
 SCALE: 1/8"-1'-0"
 DWN BY: KD
 PROJECT ID: 23.13



1 | CC SITE SECTION

#	DATE	REVISION / ISSUE	CHKD
1		#	



PROJECT: **Ayatollayi Residence**
 81 Allen Street
 DWG. TITLE: **SITE SECTION**

Approved/Client Sign Off _____ Date: _____

DATE: 9/26/2024
 SCALE: 1/16"=1'-0"
 DWN BY: KD
 PROJECT ID: 23.13

A10

11x17

SHEET No.



NARRATIF

www.narratif.ca

PROJECT: Ayatollayi Residence
81 Allan Street, Oakville

DWG TITLE: Front Elevation Rendering

DATE: 09/26/2024
SCALE: NTS
DWN BY: A.S.
PROJECT ID: 23-13

NARRATIF

designing the story of your space

Narratif Design Inc.
33 Shepherd Rd, Unit 100
Oakville, Ontario
L6K 2G6

Site Photos

Property Address:

81 Allan Street, Oakville, ON







