

Heritage Oakville Advisory Committee

October 29, 2024



OAKVILLE

81 Allan Street



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Heritage Permit Application

- Demolish existing one-storey residence
- Construct new two-storey residence
- Property is designated as part of the First and Second Street Heritage Conservation District
- Non-historic, non-contributing property
- No variances required for proposed new residence



Proposed Demolition

- Existing structure built 1953
- Non-heritage, non-contributing
- Demolition permitted with the approval of plans for new residence



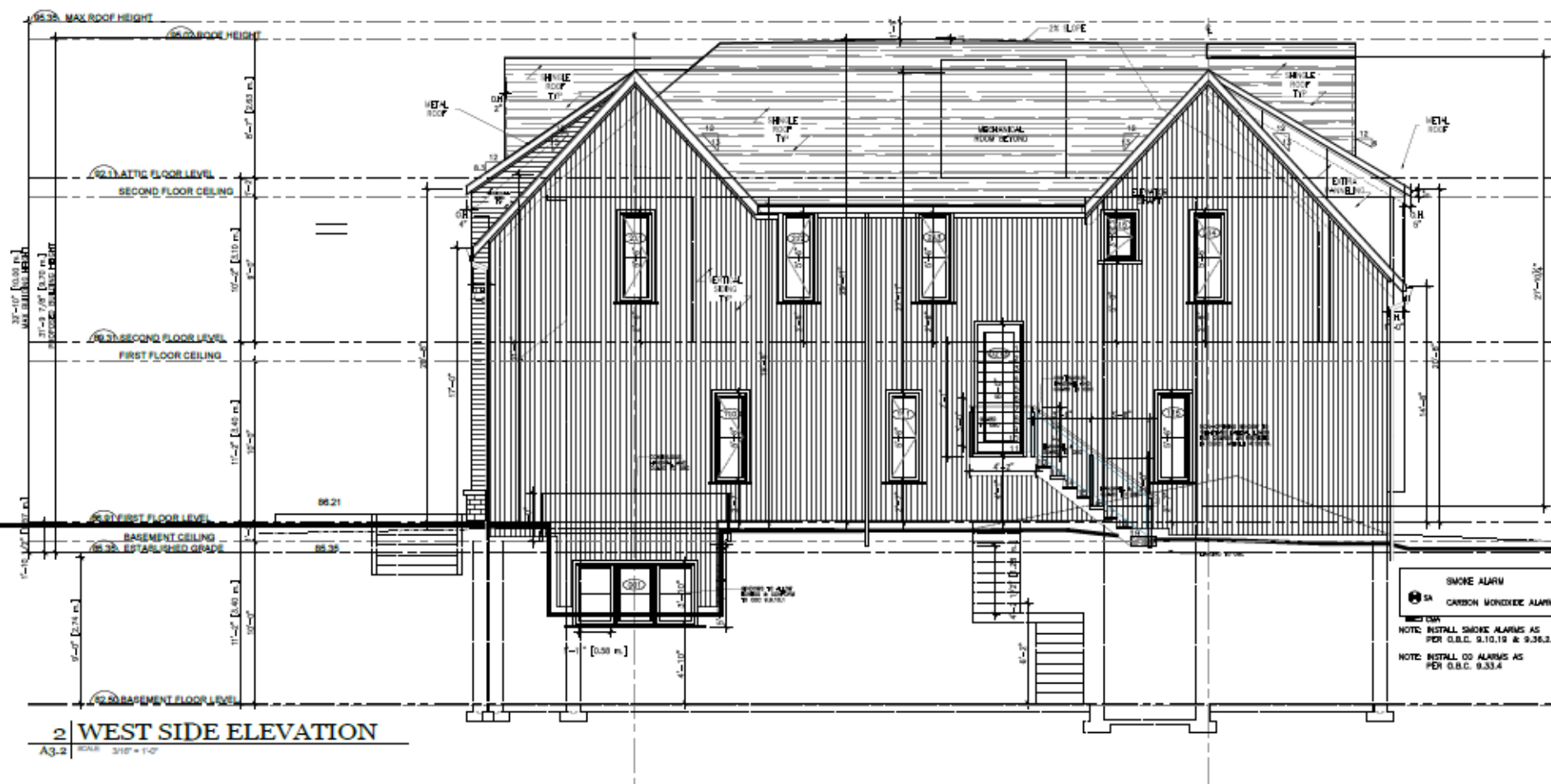
Proposed New Residence

- Two-storey, buff brick with vertical wood siding
- Town trees at property frontage are being maintained
- Driveway access on same side of property



81 Allan Street, Oakville

SITE STATISTICS			
DESCRIPTION	BY-LAW	EXISTING	PROPOSED
ZONED	RL3 SP. 12		
LOT AREA	557.5m ²	1197m ²	NO CHANGE
LOT FRONTAGE	18m	25.81m	NO CHANGE
LOT DEPTH	N/A	46.15m	NO CHANGE
COVERAGE:		TO BE DEMOLISHED	
– Dwelling	–	183.3m ²	295.7m ²
– Covered Porches	–	N/A	3.6m ²
– Detached Garage	–	N/A	N/A
TOTAL:	299.3m ²	183.3m ²	299.3m ²
LOT COVERAGE %	25%	15.3%	25%
GROSS FLOOR AREA:		N/A	N/A
BUILDING HEIGHT:			
– House	10m	4m	9.7m
– Garage	N/A	N/A	N/A
HOUSE SETBACKS:			
– Front	7.5m	10.60 m	7.5 m
– Side	1.2m	2.99m	1.99m
– Side	3.0m	4.60m	5.01m
– Rear	7.5m	25.72m	20.93m





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Heritage assessment

- Scale and massing generally appropriate for streetscape
- Height is within the permitted zoning
- Style of residence is contemporary with traditional elements
- Proportion of glazing within guidelines perimeters
- Buff brick and natural colours blend into surroundings
- Materials generally appropriate – brick, wood, aluminum clad wood windows
- Main entrance faces the street
- Appears as a single-family home despite interior division into two units
- Conservation of mature tree canopy along street



Staff 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.