

REPORT

Heritage Oakville Advisory Committee

Meeting Date: April 22, 2025

FROM: Planning and Development Department

DATE: April 8, 2025

SUBJECT: Heritage Permit Application HP012/25-42.20A – New residence –
81 Allan Street

LOCATION: 81 Allan Street

WARD: Ward 3

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RECOMMENDATIONS

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 approved by Planning and Development Council on November 25, 2024, be amended to replace the new residence design with the design attached in Appendix B to the report dated April 8, 2025 from Planning and Development Services; and
2. That the conditions in Heritage Permit Application HP024/24-42.20A remain in effect.

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.
- A heritage permit application was approved on November 25, 2024 to demolish the non-contributing house on the property and construct a new residence. The property owner received a building permit and demolished the house as approved.

- The property owner has requested to amend the existing heritage permit application to change the design for the new residence.
- Staff are recommending that the application to amend the heritage permit to change the design for the new residence 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 is currently vacant, although it previously contained a one-storey red brick 1950s residence that was demolished in December 2024.

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 a new two-storey residence. The application form 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.

[Heritage Permit Application HP024/24-42.20A](#) for the demolition of the 1950s residence and construction of a new residence was approved by Council on November 25, 2024. A building permit for both the demolition of the 1950s residence and construction of the new residence (hereafter the 'approved design') was issued and the 1950s residence was demolished.

The property owner has requested to amend the existing heritage permit approval with a different design for the new residence (hereafter the 'new design'). The footprint of the new design remains the same as the approved design, but the appearance of the residence is very different and requires review by the Heritage Oakville Advisory Committee and approval by Council.

The application to amend HP024/24-42.20A was deemed complete on March 26, 2025. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to decide on the application is June 24, 2025.

COMMENTS

Both the approved design and the new design for the residence are included in Appendix B to this report for reference.

The new design is more traditional than the approved design, taking inspiration from Georgian architecture. The new design is two-and-a-half storeys with a hipped roof flanked by gabled wall dormers at each end of the building.

The new design has a front elevation that is loosely symmetrical with three bays. The gabled wall dormers project the full height of the house and slightly forward from the central bay. Each has three six-pane casement windows on the second storey and a pair of French doors on the first storey. The central bay has a more contemporary design, with a shed roof on its two-storey projection and banks of casement windows.

The new design entrance is slightly recessed and off-centre, with sidelights and transom over the front door.

As noted earlier, the new design uses the same building footprint as the approved design. Scale, height and massing are similar. The proposed materials for the new design are more traditional than the approved design, with a low stone foundation and red brick exterior walls. Trim, windows and doors will be wood, stained dark grey.

The District Plan for the First and Second Street HCD is the primary policy document to use to evaluate the new design (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 new design is influenced by Georgian architectural details of other properties on Allan Street and within the First and Second Street HCD but is not a replica of a period property. Contemporary design elements in the central bay create a design that is compatible with, and sympathetic to, nearby historic buildings.

The location of the residence in the new design is appropriate and matches the approved design. The scale and massing do not overwhelm the streetscape and are in keeping with the character of the District.

Materials in the new design are in keeping with the District Plan, which recommends the use of red brick. Window and door materials are wood, also in keeping with the guidelines of the District Plan. The amount of glazing on the front elevation is 30 per cent, which is within the permitted glazing proportions. The roof is clad in mixed dark tones of asphalt shingles, which is appropriate for contemporary properties.

Overall, it is staff's opinion that the proposed new design will fit into the streetscape of Allan Street without detracting from the heritage value of nearby historic buildings.

The new design is sympathetic and compatible and appropriate for a non-contributing property in the First and Second Street Heritage Conservation District.

CONCLUSION

The new design meets the guidelines of the First and Second Street Heritage Conservation District Plan. The new design will replace the approved design as an amendment to heritage permit application HP024/24-42.20A. Staff recommend 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 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. The approval of the subject heritage permit supports the town's climate initiatives.

APPENDICES:

Appendix A – Location map

Appendix B – Amended heritage permit application

Appendix C – Excerpts from HCD Plan and Guidelines

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