

# Heritage Oakville Advisory Committee

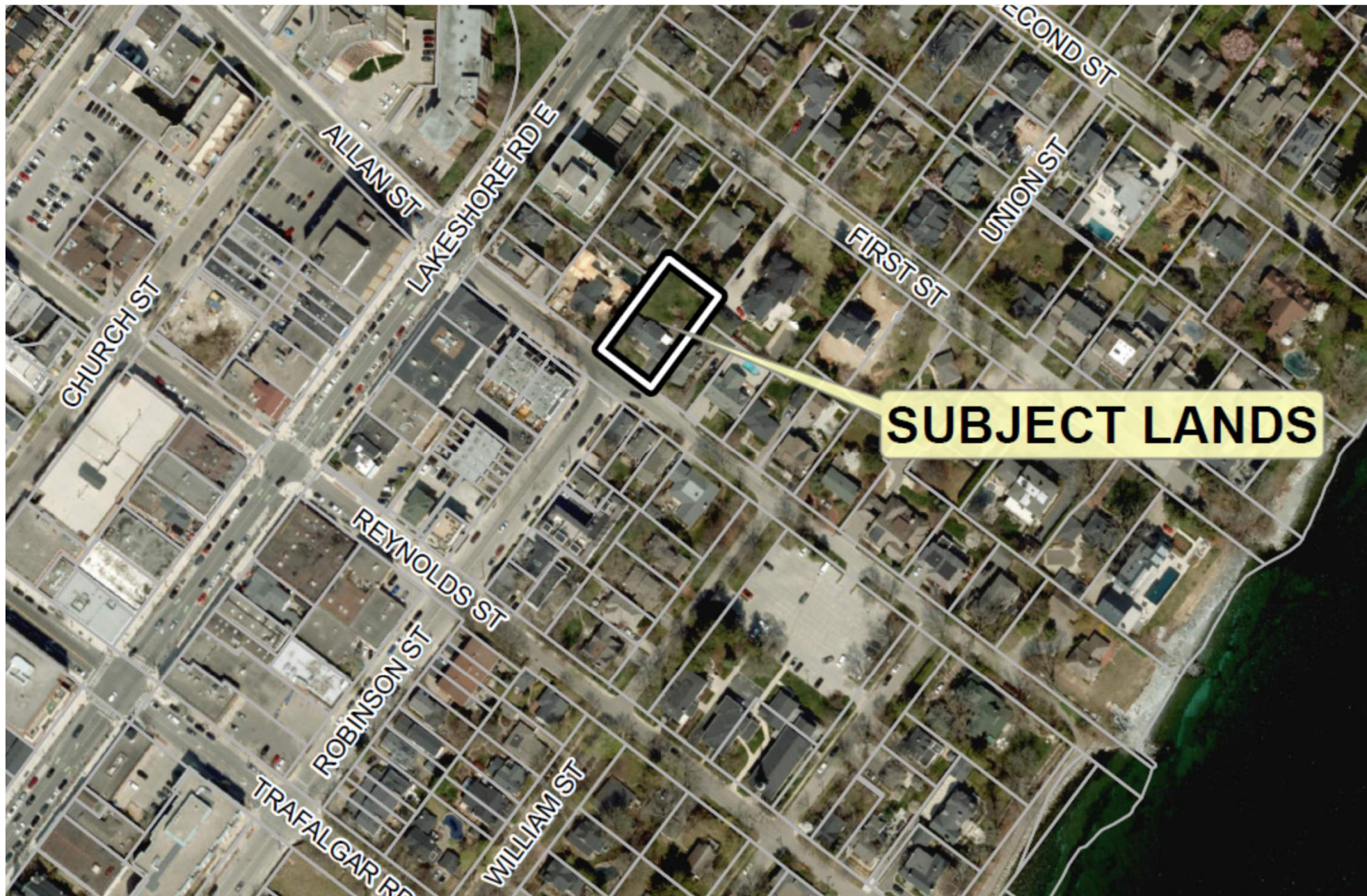
April 22, 2025



OAKVILLE

81 Allan Street





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# Heritage Permit Application – Part 2

- Property is designated as part of the First and Second Street Heritage Conservation District
- Non-historic, non-contributing property



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# Heritage Permit Application – Part 2

Approved in November 2024:

- Demolition of one-storey 1950s residence
- Construction of new two-storey residence
- Demolition has occurred
- **Design for new two-storey residence has changed and is significantly different than what was reviewed by Heritage Oakville and approved by Council.**



# Proposed New Residence

- Two-storey, red brick stone foundation
- Foundation, siting same as approved design
- Driveway access on same side of property



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# New Design



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# Approved Design



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# Heritage assessment

- Scale and massing generally the same as the approved design
- Height is within the permitted zoning
- Style of residence is more traditional (Georgian-inspired) and symmetrical
  - Three bays, contemporary elements added to central entrance bay
- Proportion of glazing within guidelines perimeters (30%)
- Red brick cladding preferred in District Plan
- Materials generally appropriate – brick, stone foundation, aluminum clad wood windows
- Main entrance faces the street
- 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 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.

