



REPORT

Heritage Oakville Advisory Committee

Meeting Date: May 27, 2025

FROM: Planning and Development Department

DATE: May 13, 2025

SUBJECT: Heritage Permit Application HP012/25-42.20A – Construction of a new house at 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 construction of a new house at 81 Allan Street, as approved by Planning and Development Council on November 25, 2024, be amended to replace the November design of the house with the design attached in Appendix C to the report dated May 13, 2025 from Planning and Development; and
2. That the condition in Heritage Permit Application HP024/24-42.20A, approved on November 25, 2024, 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 in November 2024 to demolish the non-contributing house on the property and construct a new house. The owner received a building permit and demolished the house as approved.
- In March 2025, the owner submitted a heritage permit application to amend the 2024 heritage permit to change the design of the new house. This application was reviewed by the Heritage Oakville Advisory Committee at its

meeting of April 22, 2025. The Committee requested additional revisions to the design and referred the application back to staff.

- Staff have worked with the applicant to revise the new design to address the concerns of the Committee. Staff are now recommending that the subject application to amend the 2024 heritage permit 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 vacant but previously contained a one-storey red brick 1950s house 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 (the District) and is identified as a non-historic, non-contributing property.

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

In March 2025, the property owner submitted a heritage permit application to amend the 2024 heritage permit to change the design of the new house. The footprint of the 2025 design remained the same as the 2024 design, but the appearance of the house was very different such that it required a new review by the Heritage Oakville Advisory Committee and a further approval by Council.

This application was reviewed by the Committee at its [meeting of April 22, 2025](#). The Committee requested additional revisions to the front façade, specifically the design of the windows, and referred the application back to staff. Staff has worked with the applicant to revise the design of the front façade to address the concerns of the Committee as described later in this report.

The drawings presented to the Committee in April 2025 are attached as Appendix B, along with a rendering of the 2024 design for comparison. The current drawings developed in May 2025 in response to the Committee's comments in April are attached as Appendix C.

As the property is located within the District, the District Plan for the HCD is applicable. Relevant excerpts from the District Plan are attached as Appendix D.

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 make a decision on the application is June 24, 2025.

COMMENTS

April 2025 Design

The April 2025 design was more traditional than the November 2024 design, taking inspiration from Georgian architecture. As noted earlier, the April design used the same building footprint as the November design and scale, height and massing were similar.

The house proposed in April was two-and-a-half storeys with a hipped roof flanked by gabled wall dormers at each end of the building. The front elevation was loosely symmetrical with three bays. The gabled wall dormers projected the full height of the house and slightly forward from the central bay. The proposed materials were more traditional than the November design, with a low stone foundation and red brick exterior walls. Trim, windows and doors were wood, stained dark grey.

On the front elevation, the central bay had a more contemporary design, with a shed roof on its two-storey projection and banks of casement windows. The entrance was slightly recessed and off-centre, with sidelights and transom over the front door. Each projecting gabled wall had three six-pane casement windows on the second storey and a pair of French doors on the first storey.

The District Plan for the First and Second Street HCD (District Plan) is the primary policy document used by Heritage Planning staff to evaluate a new house proposed on the subject property (attached as Appendix D). Staff also reviews this type of 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 April design was considered by staff to meet the guidelines of the District Plan. The design was influenced by Georgian architectural details of other properties on Allan Street and within the First and Second Street HCD but was not a replica of a period property. Contemporary design elements in the central bay created a design that was compatible with and sympathetic to nearby historic buildings.

The proposed location of the house was considered appropriate as it matched the previously approved November design. The scale and massing were in keeping with the character of the District. Materials met the requirements of the District Plan, which recommends the use of red brick cladding and wood windows. The amount of

glazing on the front elevation was 30%, which is within the permitted glazing proportions.

At the April 22, 2025 meeting, the Heritage Oakville Advisory Committee raised concerns with the amount of glazing on the front elevation of the house and the ‘institutional’ look that it created. The Committee referred the design back to staff to work with the applicant to revise the design to address these concerns.

May 2025 Design

The new May 2025 design maintains the overall footprint, height, scale, massing and materials of the April design. The bulk of the changes has been made to the front elevation to address the Committee’s concerns. Three minor changes have also been made to the remaining elevations. All changes are described below:

- West (front) elevation
 - The central shed dormer has been lowered in height
 - The eaves of the central roofline have been lowered in height
 - The large area of glazing and panels has been broken down into three sets of windows with red brick cladding between
 - The recessed porch has been lowered in height
 - The side window in the recessed porch (to the left of the front door) has been enlarged to the floor to match the height of the front door
- South elevation
 - The side door has been moved slightly to the west
- East elevation
 - Two small windows have been removed
- North elevation
 - One small window has been removed

The changes to the front elevation have significantly reduced the amount of glazing on the front elevation and reduced the overall percentage of glazing from 30% to 24.3%. The new proposed window design is traditional with groups of two and three vertically-proportioned windows that fit in with the rest of the house and with the overall character of the heritage conservation district. The more contemporary and ‘institutional’ look of the April design has been replaced with a more traditional residential layout.

Overall, the proposed 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 attached in Appendix C will replace the approved design from November 2024 as an amendment to heritage permit application HP024/24-42.20A. Staff recommends that this heritage permit application be approved subject to the condition in the recommendation.

The condition requires that the previous condition from the November 2024 heritage permit remain in effect which is: *That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval.*

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. The approval of the subject heritage permit supports the Town's climate initiatives.

APPENDICES

Appendix A – Location map

Appendix B – Heritage permit application with April 2025 drawings

Appendix C – May 2025 drawings

Appendix D – Excerpts from HCD Plan and Guidelines

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