

# Heritage Oakville Advisory Committee

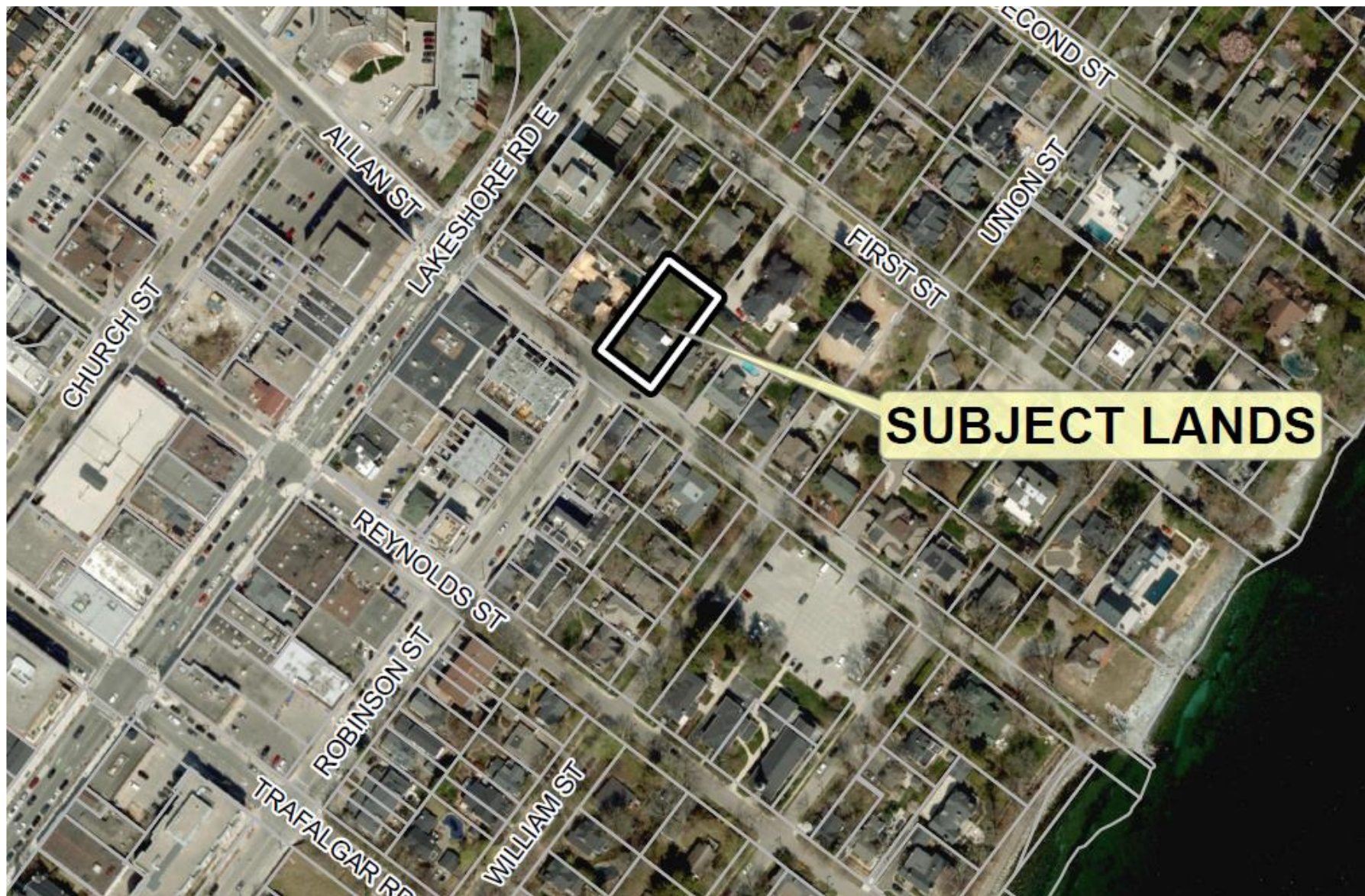
May 27, 2025



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81 Allan Street





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# Background

- Property is designated as part of the First and Second Street Heritage Conservation District
- Non-historic, non-contributing property
- Owners are applying for a new two-storey house
- This is the 3<sup>rd</sup> version before the Committee





# Background

- Heritage permit approved in November 2024:
  - Demolition of one-storey 1950s house
  - Construction of new two-storey house
  - Demolition has occurred, house was not built



# Background

- Heritage permit reviewed in April 2025:
  - New design of a two-storey house
  - Committee had concerns with the amount of glazing on the front elevation





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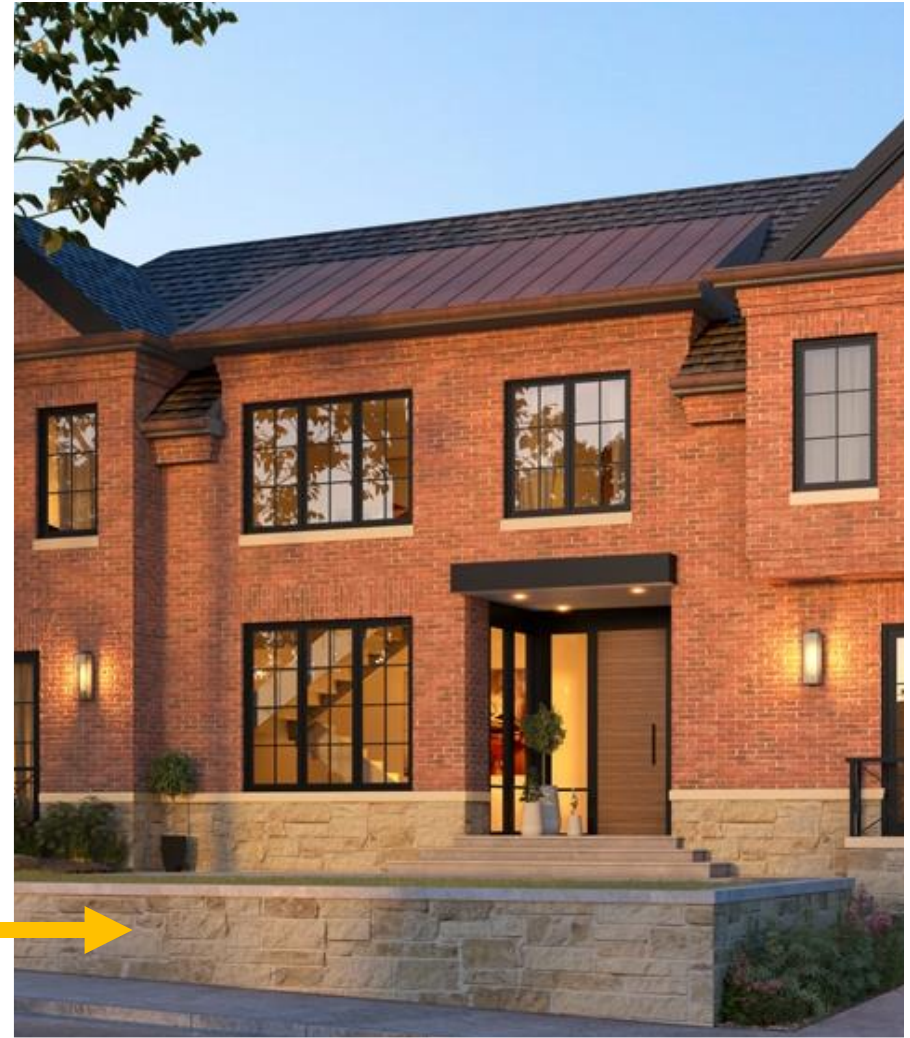
## Changes to west (front) elevation:

- Central shed dormer lowered in height
- Eaves of the central roofline lowered in height
- Large area of glazing and panels broken down into three sets of windows with red brick cladding between
- Recessed porch lowered in height
- Side window in the recessed porch (to the left of the front door) enlarged to the floor to match the height of the front door



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## Changes to south elevation:

- Side door moved slightly to the west and sidelights removed



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## Changes to east elevation:

- Two small windows removed on first and second storeys
- One small window removed in basement



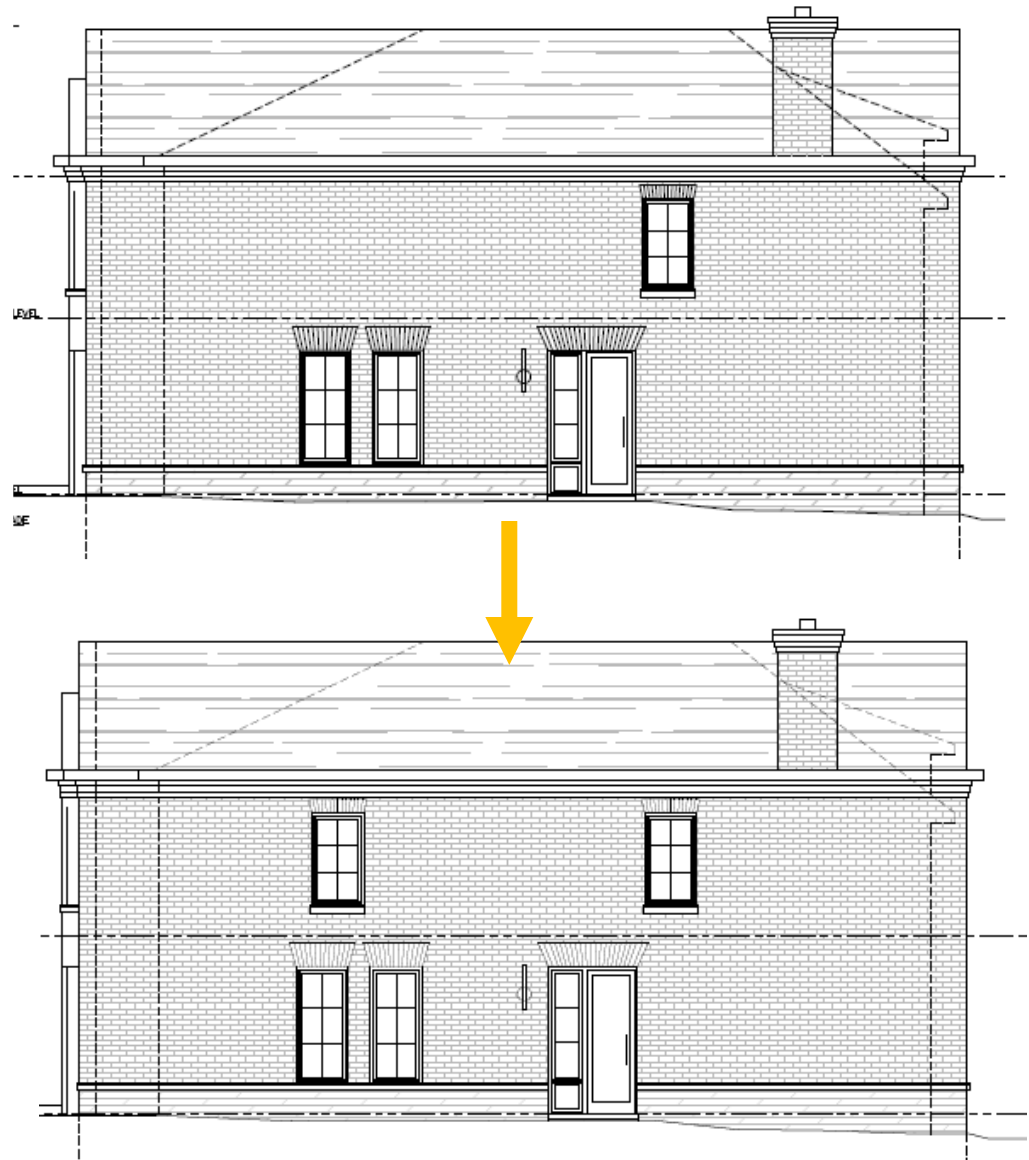
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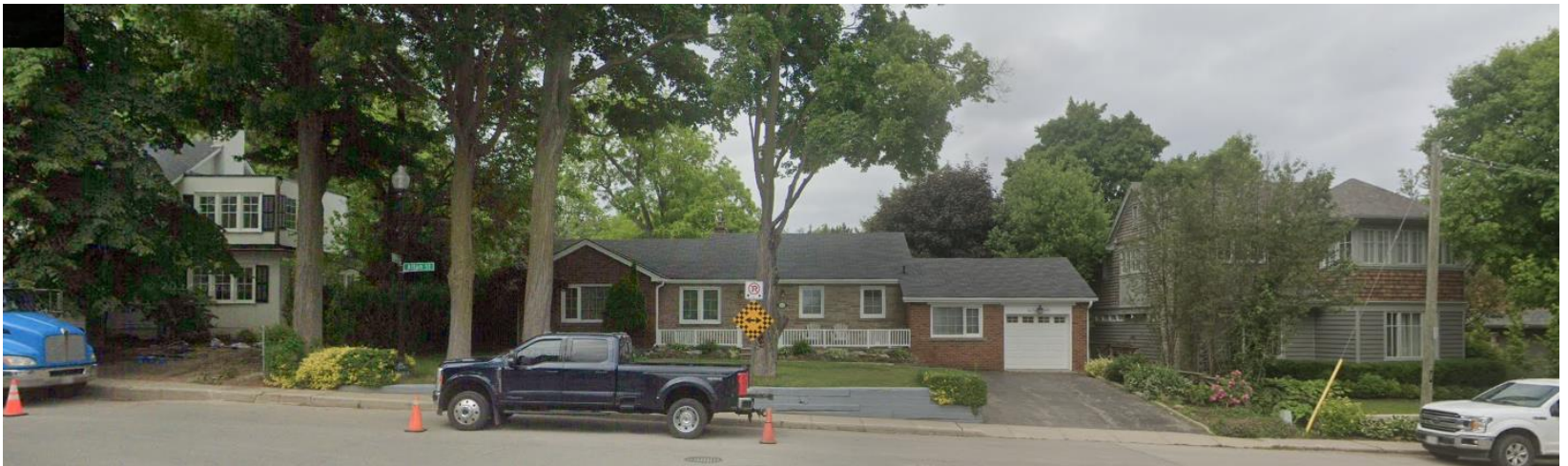
## Changes to north elevation:

- One small window removed



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# Heritage assessment

- May 2025 design has significant reduction in glazing on front elevation, reduced from 30% to 24.3% (max permitted is 35%)
- Windows more traditional in groups of 2 and 3 vertically-proportioned windows
- April 2025 contemporary and 'institutional' design replaced with a more traditional residential layout
- New design is more compatible with the character of the heritage conservation district.



# Staff 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 Services; and
2. That the conditions in Heritage Permit Application HP024/24-42.20A remain in effect.

