

## REPORT

### Heritage Oakville Advisory Committee

Meeting Date: April 28, 2026

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**FROM:** Planning and Development Department

**DATE:** April 14, 2026

**SUBJECT:** Heritage Permit Application HP005/26-42.20S – 80 Second Street  
– New additions and attached garage with house restoration

**LOCATION:** 80 Second Street

**WARD:** Ward 3

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### RECOMMENDATION

1. That Heritage Permit Application HP005/26-42.20S for new additions and alterations to the house and barn at 80 Second Street, as attached in Appendix C to the report, dated April 14, 2026, from Planning and Development, be approved subject to the following conditions:
  - a. That final details on landscaping and the new cladding, trim, windows, and doors for the existing house, new additions, and the barn rehabilitation be approved by staff;
  - b. That the half timbering and stucco cladding and the bracket details in both the front gable and in the north dormer on the heritage house be retained;
  - c. That the brick on the first storey of the heritage house remain exposed and not be covered in wood shingle cladding;
  - d. That the historic wood windows on the heritage house be retained; and
  - e. That all new windows on the heritage house be wood.
2. That this heritage permit expires two years from the date of final approval by Council.

### 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* and is a contributing property in the First and Second Street Heritage Conservation District.

- The owners are proposing to: demolish the non-historic rear additions of the house; construct a new rear addition; construct a new attached garage; construct a new side porch; and make minor alterations to the heritage house.
- Staff is recommending that the application be approved in accordance with the conditions in the recommendation.

## **BACKGROUND**

The owners of 80 Second Street have submitted a heritage permit application to undertake the following alterations:

1. Demolish the existing non-historic rear additions and construct a new rear addition in the same location;
2. Construct a new attached garage on the north side of the house;
3. Construct a new side porch on the south side of the house;
4. Make minor alterations to the heritage house; and
5. Make minor alterations to the barn.

The property at 80 Second Street is located on the west side of Second Street, between Lakeshore Road East and Union Street. See Appendix A for the Location Map. The property is designated under Part V of the *Ontario Heritage Act* as part of the First and Second Street Heritage Conservation District (HCD) and is a contributing property within the HCD. The property contains a two-and-a-half-storey brick and stucco-clad circa 1912 Edwardian Four-Square style house with Arts and Crafts influences, as well as a circa 1912 two-storey detached frame barn structure in the rear yard. The relevant guidelines from the HCD Plan and Guidelines, as well as the property's inventory sheet, are attached as Appendix B.

The original application was submitted on February 25, 2026. See Appendix C for the application form, photos, and drawings of the proposed work. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to decide on the application is May 26, 2026.

## **COMMENTS**

### **Proposal**

#### ***Removal of Additions at Rear and Construction of New Rear Addition***

There are two rear wings of the house: a two-storey wing built circa 1980, and a one-storey sunroom wing built in 1990. The applicant is proposing to demolish both wings to construct a new two-storey addition in the same location. The new addition is lower in height than the heritage house and is to be clad in wood shingles with

brick cladding along the foundation. A new brick chimney is proposed on the south elevation, and the hip roof has asphalt shingle roofing. New multi-paned aluminum-clad wood windows are accompanied by wood paneling elements.

To the rear of the two-storey addition is a proposed one-storey partially enclosed porch with a flat roof and wood shingle cladding. Sliding doors on the rear elevation provide access to a rear porch.

### ***New Attached Garage on North Elevation***

The proposed garage addition is a one-and-a-half storey frame structure, to be attached to the heritage house on the north elevation. The garage is stepped back from the front of the house, allowing the heritage house to retain its current presence in the streetscape. The garage contains a loft space on the second storey, but the overall structure is lower in height than the heritage house. A one-storey hall connects the garage to the house and is set back from the front of the garage, so that the garage reads like a detached structure.

The hip roof of the garage has the same slope as the roof of the heritage house, with dormers on the east and north elevations that echo the dormer on the heritage house. The addition is to have brick cladding along the foundation, with wood shingles as the primary cladding. The hall connection is to be clad in the same wood shingles. The traditional coach house style garage includes two single car doors and multi-paned windows.

The construction of the garage addition requires the removal of an existing bay window between the first and second floors of the heritage house on the north elevation. This is the most feasible location to connect the second storey of the garage to the existing house, as it will connect the addition to an existing staircase. This location also aligns with the setback of the garage, which is set back from the front of the heritage house, but is forward of a large mature tree in the rear yard that should be maintained.

### ***New Porch on South Elevation***

A new covered porch is proposed on the south elevation, connecting the new rear addition to the heritage house and to the existing front porch. The proposed porch will have a brick base to match the heritage house with a tempered glass railing. It is proposed to be finished with a metal sloped roof to help differentiate it from the historic porch on the front elevation.

### ***Alterations to Heritage House***

Several alterations are proposed to the historic portion of the home to restore elements of the house, provide more functionality, and update aesthetics.

The house was originally constructed in brick and at some point, the brick on the second storey was covered in a stucco finish which now requires repairs. The brick on the first storey was retained and painted. The applicants are now proposing to remove the stucco and to replace it with wood shingle cladding. The current painted brick on the main floor is to be retained and repainted.

Because the stucco was a later addition, Planning and Development staff supports its removal and replacement with wood shingle cladding, which is still considered appropriate for the era and style of the house. The submitted drawings show wood shingles on the first storey as well, which is a drawing error as the applicants intend to retain the current brick. To correct this, staff has included a condition in the recommendation that the brick on the first storey remain exposed and not be covered with wood shingles.

The application also proposes to cover the stucco and half-timbering in the front gable and the north dormer with new wood shingles. Staff has included a condition in the recommendation to keep the stucco, half-timbering and wooden brackets in these areas as these materials are heritage attributes of the heritage house noted in the property inventory sheet in Appendix B.

The work on the heritage house will also include a new dormer on the north elevation and on the south elevation, both to be clad in wood shingles. The new dormers have been designed with shed roofs to help differentiate them from the historic gable-roofed dormers on the house. The shed roof style also lowers their profile to minimize their visual impact.

The applicant is also proposing to replace contemporary windows on the heritage house with new aluminum clad multi-paned double-hung wood windows. While some windows on the heritage house are contemporary vinyl units, there are some remaining historic wood windows. Staff has added conditions to the recommendation that all historic wood windows be retained and that all new windows on the heritage house be wood.

On the south elevation, a new set of French doors and sidelights is proposed to replace two existing windows to provide access to the new south porch. On the front elevation, the existing entrance on the front porch is not historic and was bumped out to a bay, likely in the 1980s. The applicants are proposing to remove the contemporary bay and to install a new wood door with two sidelights in the original opening.

### ***Alterations to Barn***

The existing frame barn is two storeys with a gambrel roof and horizontal wood cladding. The structure has been altered over the years and has window and door openings from different decades. Currently, the barn is used for storage, and the applicants are proposing to rehabilitate the building for use as a pool cabana on the first floor and an open loft studio on the second floor.

On the first floor, new windows and glass doors are proposed on the south elevation facing a proposed swimming pool. On the east elevation, new windows will be installed in an existing garage door opening, and a contemporary set of garage doors are to be replaced with a single pedestrian door. A new chimney and single pedestrian door are proposed for the west elevation. On the second floor, a new set of windows is proposed on the south elevation and new dormers with windows are proposed on the west and east elevations to provide light to the second floor. New wood cladding will be installed throughout, and new asphalt shingles will be installed on the roof.

### ***Minor Variances***

The proposed addition and renovations do not require any minor variances.

### ***Tree Removal***

The proposed addition and renovations require three tree removals: two at the rear of the property and one in the north side yard. The trees noted for removal do not significantly contribute to the HCD streetscape and staff has no concerns with their removal. The additions were designed in a manner that protects the large mature maple tree in the rear yard and the large mature walnut tree in the front yard, both of which contribute to the streetscape.

### **Heritage Assessment**

The proposed garage addition meets the requirements of the HCD Plan and Guidelines. While detached garages are preferred in the Plan and Guidelines, the attached garage has been designed to have the appearance of a detached garage with a lower hallway section connecting it to the house. The garage is in the side yard, is set back from the front of the house and is lower than the heritage house. The overall design and materials are compatible with the house and the surrounding HCD.

The new rear addition and south porch addition also meet the requirements of the Plan and Guidelines. The rear addition is behind the heritage house, is lower in height and is subordinate to the heritage house. The addition has a traditional aesthetic with a hip roof, wood shingle cladding, and multi-paned windows. A large brick chimney on the south elevation mimics a historic brick chimney on the original portion of the house. The aesthetic and materials of the new south porch are

compatible with the heritage house but also differentiated from the historic front porch.

Many of the proposed alterations to the heritage house are in keeping with the Plan and Guidelines, but there are some changes that staff does not support as currently proposed and these have been highlighted in the conditions of the staff recommendation.

The proposed wood shingles are supported for the second storey, as they are replacing non-historic stucco cladding and are appropriate for the style and era of the house. However, the proposed wood shingles in the front gable and north dormer are not supported as the current stucco, half timbering, and wood trim and brackets are historic and should remain exposed. Retaining these historic elements will also help to differentiate the new addition from the historic house.

The new shed dormers allow for increased functionality on the third storey and have been designed so that they are differentiated from the historic dormer on the north elevation, with shed roofs and shingle cladding. Their location and design will have minimal impact on the heritage value of the house.

The replacement of non-historic windows on the heritage house can be supported, provided that the new windows are wood. Any historic wood windows should be retained and restored. The replacement of the front entrance is supported as it removes a later bay addition to the front entrance. While two existing windows are proposed to be removed on the south elevation to accommodate a new porch entrance, these windows are not key heritage attributes of the house.

Finally, the rehabilitation of the detached barn structure will provide a new life for this building while maintaining one of the few historic barn structures in the heritage conservation district. The proposed alterations allow for a new use while retaining the building's overall aesthetic and heritage value.

## **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 through the retention of this historic house on the property.

**CONCLUSION**

Staff therefore recommends 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 Development Engineering Permits and Building Permits. It is the applicant's responsibility to review these matters with staff.

**APPENDICES**

Appendix A – Location Map

Appendix B – Excerpts from HCD Plan and Guidelines and Inventory Sheet

Appendix C – Heritage Permit Application

Prepared by:

Kristen McLaughlin, MMSt, CAHP

Heritage Planner

Carolyn Van Sligtenhorst, MCIP, RPP, CAHP

Heritage Planner

Recommended by:

Kirk Biggar, MCIP, RPP

Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning and Development