



## 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 HP008/26-42.20C – 2366 Carrington Place – Replacement of exterior siding

**LOCATION:** 2366 Carrington Place

**WARD:** Ward 3

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### RECOMMENDATION

1. That Heritage Permit Application HP008/26-42.20C for the replacement of exterior siding at 2366 Carrington Place, as attached in Appendix B to the report, dated April 14, 2026 from Planning and Development, be approved.
2. That this heritage permit expire 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 IV of the *Ontario Heritage Act* by By-law 2024-107.
- The owners are proposing to replace the exterior cedar siding, which is a designated heritage attribute.
- Staff recommends that the application be approved.

## **BACKGROUND**

A heritage permit application has been submitted by the owner of 2366 Carrington Place to undertake the following alterations: Replace the existing vertical cedar siding with new vertical cedar siding.

The property at 2366 Carrington Place is located on the south side of Carrington Place on the shore of Lake Ontario in southeast Oakville. See Appendix A for the Location Map. The property is designated under Part IV of the *Ontario Heritage Act* by By-law 2024-107. The property is designated for its circa 1974 wood-clad, flat-roofed house built in the Modern style and designed by architect Joseph Storey. See Appendix B for the designation by-law.

The original application was submitted on April 1, 2026. See Appendix C for the application form, photos, and details of the proposed work. In accordance with the *Ontario Heritage Act*, the 90-day deadline for Council to decide on the application is June 30, 2026.

## **COMMENTS**

### **Proposal**

The subject house is clad in natural stone and vertical cedar siding. The siding is a heritage attribute in the designation by-law and therefore a major heritage permit is required for its replacement. The existing material appears to be original, but some boards may have been replaced at some point. The current siding was left untreated, allowing the wood to turn silver. There are some areas below overhangs where the cedar has been protected from the elements and retains some of its original orange tones.

The owners are proposing to replace all the existing exterior siding because of moisture issues due to the incorrect installation of the existing air barrier over the strapping. This has led to differential expansion, distortion, and the presence of rot and mold. The application proposes to install a new air barrier with a continuous rain screen cavity for drainage and ventilation. On top of that, the new siding will be vertical western red cedar siding to match the existing material.

The owners are proposing to seal the siding with an oil-based sealer to help protect the wood. This will change the appearance of the house, as the natural orange-toned colour of the cedar will be retained, rather than fade over time.

## **Heritage Assessment**

While the heritage siding is a designated heritage attribute, the physical material has reached its end of life and its installation has contributed to moisture issues that threaten the condition of the rest of the house. Replacement of the siding with new cedar siding is supported as it extends the life of the house and the style and materials will remain the same.

Staff appreciates that the existing siding has been left untreated with a natural silver colour, but original drawings do not clarify whether the original intent of the design was to treat the wood or not. Additionally, the natural fading of the existing wood has created an inconsistent and unrefined look throughout the house, with some protected areas only partially faded and other areas suffering from visible water damage. Given the Modern design of the house, a more consistent and refined look of treated cedar will help retain the building's overall aesthetic and better protect the building into the future.

## **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 the house on the property.

## **CONCLUSION**

Staff recommends that this heritage permit application be approved subject to the condition 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 – Designation By-law 2024-107

Appendix C – Heritage Permit Application

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