

From: [REDACTED]
To: [Poole, Kyle](#)
Subject: 105 Avondale Court
Date: Wednesday, January 29, 2025 11:51:46 AM

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Dear Kyle

I am writing to you regarding the above noted application. I live in the area but not within the radius for which the Nov 28 Pre-Application Community Meeting notice would have been distributed, so I have only just learned about this.

The online description just says that the application is requesting a "**Zoning By-law Amendment to rezone the lot**", but no mention of what that amendment actually is. Can you please clarify?

I understand how Zoning By-laws work (I am part of the stakeholder's group involved in the New Zoning Bylaw Review) and what a property owner is entitled to do, but this is egregiously excessive. In today's housing climate, 26,000 sq ft + 10,000 basement sq ft should be a mid/low-rise condo complex, not a single detached home. Crazy.

Thanks!

[REDACTED]

From: [REDACTED]
To: [Poole, Kyle](#)
Subject: 105 Avondale Court (File 520-02/25)
Date: Tuesday, February 4, 2025 6:36:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kyle,

My wife and I reside at [REDACTED], and we have a few comments and questions regarding this project.

First, we have no objection regarding the rezoning of the 105 Avondale property back to R1.2. We understand the owner of 105 Avondale also owns 143 Bluewater property (R1.2-502), and that several years ago both land parcels were bundled together and approved for an 8 home intensification project. We understand the current owner of both parcels wishes to build an extremely large home (26,000 sq.ft) with height and other variances being requested on the Lake property.

While significantly larger by a factor of at least 2x to 4x than other homes nearby, **we don't have any major concerns with the scale of this home or the proposed setbacks from our Secord Lane home.**

However, we do have some comments and questions regarding the following:

a) Why isn't the City requiring the 143 property also to be rezoned back to R1.2 at the same time as the 105 Avondale project? The project owner owns both parcels and years ago, both were converted from R1.2 to their current status. Converting both at the same time to R1.2 will provide the neighbours within the 150m notification radius greater comfort that the eventual 143 Bluewater property can **ONLY** be zoned and built into a new single family home sometime in the future. While it might be said it is unlikely the 105 Avondale owner with a 26,000 sq.ft home would want multi units to be built onto 143 in the future, leaving the 143 zoning status quo does provide for this. (even if low probability) **If 105 is being converted back to its original R1.2 zone, then we believe that 143 Bluewater should be re-zoned back at the same time and as a pre-condition of approving the 105 Avondale project. If the owner indicates to the City it is their "future intention" to only build a single family residence on 143, , they really should have no issue with the City requesting an application and a similar zoning change for 143 today.** I doubt any neighbour would object to 143 being brought back to R1.2 today.

b) As the current owner of both properties is building 105 Avondale Court, (which will likely be a 2 to 3 year construction project due to its massive scale), **the fact they also own 143 Bluewater land should not be permitted to be used as a service road, or construction staging ground for massive construction equipment and building materials.** This project is not your typical residential property, but even the large home recently built at 4078 Lakeshore only used that property for their construction purposes. **The 105 property is sufficiently large (2.25 acres) for said construction purpose and construction ingress/egress should be only permitted along the 105 civic address Avondale driveway,** as to not impact Bluewater or Secord neighbours. Additionally, the very long driveway on 105

provides adequate length for the parking of trade vehicles, or they can park on Avondale.

c) However, if the City disagrees and allows ingress/egress across 143 Bluewater, there are numerous very large trees on this 143 property that require tree protection barriers out to the tree canopy drip line limits (if not further out) to protect these very mature trees from construction traffic damage and root compaction should any service road be permitted. **Loss of any of these large trees on 143, would not impact the 105 property at all, but would have a serious negative impact on the privacy of the 135 and 136 Secord Lane properties.**

d) The height of this home (excluding roof top mechanical and chimney heights) is 103.23 compared to our home at 93.91. **While we are not directly impacted (sun/shade wise) by this height, it does seem out of character for the general Secord/Bluewater/Avondale neighbourhood, and does it comply with R1.2 measurements taken from ground level at the building location, versus at the foot of Avondale Court? If not, how much of a variance is being requested from R1.2?**

Additionally, we do not understand how the building height of 3 storeys is calculated as 23.39m on the **What is Proposed? notice** from the City... that's over 75 feet high!! Is this an error?

e) Finally, Secord Lane (which is a private road) experiences frequent trespass from both Paletta Park and Lakeshore Road. The proposed home of 26,000 sq.ft is probably the largest home in Burlington, and will undoubtedly attract "site seers". What can/will the City do (signage??) to help all the neighbours of both Secord Lane and Blue Water to reduce unwanted trespass for those who will attempt to see this new "landmark" on the Lake?

In closing, we are generally supportive of this project as provided, and any concerns as the Secord Lane home most impacted by this large and lengthy construction project, are reasonable requests to the City.

Glad to discuss further if any portion of my email is not clear.

Thanks

