Pre-Application Consultation Meeting Minutes
Michael Joel Kam – 105 Avondale Court
November 28, 2024 (7:00 – 8:30 PM)

A virtual Pre-Application Consultation Meeting ("Meeting") was held on November 28, 2024 on the Zoom platform. At the meeting, the proposal was presented by Wellings Planning Consultants for a new single-family detached dwelling to replace the existing dwelling on the subject property. The purpose of the Meeting was to obtain early community feedback in advance of submitting a formal application.

Residents that resided within 120m of 105 Avondale Court were invited to the Meeting. Notice was sent 14 days prior to the Meeting. Those who joined the virtual meeting were required to show their first and last name, so the panelists were aware of the attendees. The Meeting was attended by 2 residents.

These Minutes are intended to summarize the Meeting.

Attendees

- Michelle Atherton (Owner/Applicant)
- Glenn Wellings (Wellings Planning Consultants)
- Ron Koudys (Ron Koudys Landscape Architects)
- Robert Jovanovski (Architect)
- Ben Jackson (KWA Site Development Consulting)
- Elyse Meneray (City of Burlington)
- Councillor Stolte (City of Burlington)
- Bill Wallace (City of Burlington)
- David Thompson (City of Burlington)

Summary of Presentations:

- David Thompson controlled the slides for the meeting along with the introduction of the Meeting.
- Elyse Meneray provided an overview of the development application process and the applicable policy framework.
- Glenn Wellings provided a presentation of the proposal including a review of the subject property, proposed site plan and an overview of the proposal.
- He provided a general overview of the Provincial Planning Statement, 2024, the Region of Halton Official Plan, the City of Burlington Official Plan (1997), the City of Burlington Official Plan (2020) and the Burlington Zoning By-law 2020.
- Michelle Atherton provided details of the proposed dwelling and her families future use of the property.

- She provided design context for the dwelling and the proposed French style of architecture.
- Glenn Wellings provided an overview of the next steps in the planning process with the application submission planned for late December prior to the holidays.
- Bill Wallace provided brief concluding comments and opened the meeting to discussion.

Built Form

- The proposed dwelling will be 3 storeys high with a walk-up condition on the south (lake) side of the property.
- The size of dwelling is approximately 2,500 square metres (26,000) square feet).
- Dwelling will meet R1.2 Zone provisions apart from building height. Zoning is still under review with City staff.
- French inspired architectural style.

Comments/Concerns

- There were comments or concerns raised by the attendees.
- The Meeting concluded at approximately 7:30 PM.

Minutes prepared by Wellings Planning Consultants Inc.