

**A/099/2024**

26 Holyrood Avenue  
PLAN 513 PT LOT 15

*Proposed*

**Under Section 45(1) of the *Planning Act***

**Zoning By-law 2014-014 requirements – RL3-0, Residential**

- 2.** To increase the maximum total floor area for the private garage to 234 square metres.
- 3.** To increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
- 4.** To reduce the minimum flankage yard to 1.2 m.
- 5.** To increase the maximum residential floor area ratio to 44.2%.
- 6.** To increase the maximum front yard to 26.01 metres.
- 7.** To increase the maximum number of storeys to 3.
- 8.** To permit floor area above the second storey.

**Comments from:**

**Letter of Objection – 1**

## coarequests

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**From:** Ed Burcher [REDACTED]  
**Sent:** April 28, 2025 8:11 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Reference: File# A/099/2024, 26 Holyrood Ave, Oakville ON L6K 2V4

**Follow Up Flag:** Follow up  
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**Categories:** JEN

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Reference File # A/099/2024  
26 Holyrood Ave, Oakville ON L6K 2V4

Hello Jen Ulcar,

I am writing about the property that is up for Committee of adjustment application for 7 listed variances. These are similar and repeat the ones from 2024 and are out of character for the neighbourhood, in addition to well beyond minor variance adjustments. With the property up for sale (listing below) which details and brags about clearing the land and teases a 10,000 sq foot home - this is a "spec" house, not one that is put forward as an owner with a large car collection - the "neighbourhood" reason for the underground garage 5 times larger than allowed, Just this garage variance would be creating another 2,500 sq feet of living space - more than our house's total! The house proposed is 3 stories and thousands of square feet of living area allowed with current zoning.

I will not repeat all of the reasons from the previous submission but ask that the committee enforce the current zoning and not approve a house of this size and type on this particular lot. I also ask what happened to the town asking for waterfront to be relinquished to the town for public space in return for significant variances. This property is adjacent to Holyrood park and would be a logical addition for residents.

And let's not forget the stream going to Lake Ontario that would be impacted by one of the variances to put the house closer to the lake, it is clearly visible on the video of the property on [realtor.ca](#).

Thanks for your consideration.

Ed Burcher  
[REDACTED] Holyrood Ave




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### 26 HOLYROOD AVENUE



SEARCH REALTY, Brokerage



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**\$8,299,000**

26 HOLYROOD AVENUE  
Oakville (SW Southwest), Ontario L6K2V3  
MLS® Number: W12071969

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0 Bathrooms

★ 🏠 📊 📄





Highlights



Neighbourhood



Statistics



Calculators



### Listing Description

**\*\*Oakville Waterfront Living at Its Most Prestigious.** A truly once-in-a-lifetime opportunity to acquire an exceptionally rare approx.0.75 acre Riparian waterfront estate including beach on one of South West Oakville's most prestigious and historic cul-de-sacs. This breathtaking property offers 122 feet of unobstructed panoramic views across the sparkling waters of Lake Ontario, with a remarkable 298-foot deep lot providing ultimate privacy and serenity. Meticulously enhanced to create a premier lakefront canvas, this estate features a newly constructed 100-year engineered seawall (2022), refurbished private beach, and newly installed protective Groynes on both sides complete with a west-side launch platform ideal for small watercraft. Major tree clearing has been completed to unveil uninterrupted lake vistas, and over \$1 million has already been invested in site preparation, including architectural and landscape designs, land clearance, and shoreline enhancements. Designs by renowned architect Bill Hicks envision a spectacular up to 10,000 SF custom residence. Landscape plans by Sander Architects further elevate the vision for this extraordinary estate. Perfectly positioned just moments from downtown Oakville, top-rated schools, waterfront parks, boutique stores and dining, this is more than a property, its a legacy in the making. (40214921)

### Location Description

LAKESHORE RD W / DORVAL DR

Stream running to Lake Ontario on the back half of the property.

