Too many houses: Board turns down Mountainview plan

proposed 110-unit housing development on the northwest corner of Mountainview Road and River Drive by members press the board members to the year-old proposal.

"This is nothing but billy goat land," sald Councillor Ern Hyde as he strolled across

A visit to the site of a a small section of the steeply banked property. "One leg will be shorter than the other if we

keep this up much longer." But to the chief architect of of the town's subsidiary thescheme, Jack Klein , the planning board failed to im- contours of the land which he agreed, "are pretty wild" enough to give their approval offered the developers a chance to come up with a "unique townhouse scheme which will preserve a beautiful wooded area while still

providing needed housing for which he claimed are totally Georgetown.

The development of the area is being proposed by Tom Belman who, with Mr. took the planning board members on a tour of the site last Tuesday evening. Councillor Hyde had requested the on-site inspection to show the other members of the board some of

unusable for development.

The councillors, prior to their short tour, were shown a model of the proposed development by Mr. Klein and photographs of tlered homes of the type planned to be built on the widely varying heights of the property. In one particular instance the homes to compensate for the sharp fall in land were built three on top of each other.

Also on hand for the tour were Ron Burnett, assistant town planner, Doug Collison, the town's recreation director. and Dick Austin, town

The planning board first inspected the southeast corner of the property and then drove to John Street where they saw the top portion of the heavily wooded land.

"Preservation of the woodlot," Mr. emphasized throughout the tour, "is one of our major goals in developing this property." A heavily wooded section which runs through the centre of the property would be preserved completely he said, in hopes of developing it as a town administered "active park."

Although the problems of the steep drop of the land and the dangerous intersection at Mountainview and River Drive were noted during the inspection by board members it eventually was the number of homes that are planned for the development that caused the board to flatly refuse the scheme, despite the fact that the planning department had recommended that it be ap-

Discussing the proposal later, at the regular planning board meeting at the municipal office on the Seventh Line Councillor Hyde said, "I would suggest that the developer come back with a proposal in which the number of units is reduced drastically.

the units-per-acre "I might also suggest that average was too high, although he come up with a plan to Mr. Burnett noted that the develop his property as three separate townhouse average of homes on the nonwooded portions of the developments with one in the property was approximately Rosetta Street area, another 15.3 units per acres, "Which is near the Mountainview and still below the 17.5 limit." River Drive corner and the "It's still not acceptable as

far as I'm concerned," replied "The three small areas would not create the immense The developer and architect

problem of glutting the land with houses as is presented in of the proposal expressed extreme disappointment and a the present proposal," Hyde certain amount of bewilderment upon hearing of council's Councillor Hyde contended

third along John Street.

added.

where to go with it," commented Mr. Llein. "We have been given absolutely no direction by the board.

""If we were told what level (of houses per acres) they wanted we could at least plan for that. But we just don't "At their request we cut the

number of units from 160 to 120 and now they want more out. But how many more?" While it may be back to the

drawing board for them Mr.

Belham noted that they were far from giving up. "It's an important project we want to see completed."

One firm step that did come out of the meeting was a recommendation which was to have come up before council Monday, requesting the Region of Halton to enter into an agreement with Halton Hills for the reconstruction of the Mountainview Road and

River Drive intersection. Councillor Ric Morrow, who made the suggestion, noted

that the work is presently planned to start three or four years from now.

"If we press upon them the safety aspects of improving the corner we might be able to convince them it should be included in the 1976 works budget." He added that the work should be financed strictly by the region and the

"If we include any developers in the financing the whole deal may become too



A HELPING HAND FROM THE PLANNING DEPARTMENT. On site inspections can be a strenuous business as Councillor Mike Armstrong found out last week. What the designer called "wild countours" were actually high hills that had to be climbed by the planning board, other town officials and represen-

tatives from the company that had hoped to construct a subdivision in the area to the northwest of the Mountainview Drive and River Road intersection. Ron Burnett lends a needed hand to help Councillor Armstrong up the steep side of the "countour."



ALL IN VAIN. Jack Klein, chief planner for the new subdivision which had been planned for the Mountainview Road and River Drive area, explains to town councillors Ern Hyde, and Ric Morrow some of the features of the

plan during an on site inspection of the area. It was all to no avail as the subsidiary planning board later turned thumbs down on

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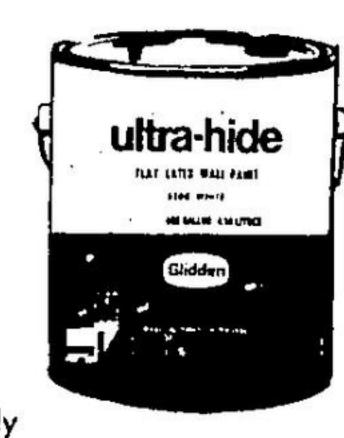
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