

Plan report ordered for 105-unit project

Having heard the opinions of Ward 3 councillors, planning board last week directed the town planner to prepare a report on the 105-unit townhouse development proposed for construction between River Road and John Street, Georgetown.

Discussion of the site plan was held until last week because of the absence of all three Ward 3 councillors at the Aug. 10 meeting.

Councillors Ernie Sykes and Ern Hyde were present to offer their comments, but Coun. Roy Booth, in hospital, was absent.

Jack Klein reviewed the proposal on behalf of Krunkite Developments Ltd. Originally tabled in 1974, the plan was revised twice in compliance with regional and town directives.

It now involves 105 stacked townhouse units situated on two proposed private roads extending from River Road and John Street, along Mountainview Road.

Town planner Mario Venditti explained that the developer has agreed to suggestions that a corner of the subdivision be cut back so that the River-Mountainview intersection could be aligned and the slope of the highway decreased to allow for better traffic viability.

Mr. Venditti added that the reconstruction of the intersection, for which the region has already budgeted funds in 1977, would still leave 40 to 50 feet of property between the road and the townhouses.

The subdivision would also feature a park to be decided by the town and fully equipped with recreational facilities, an emergency road allowance for use by fire trucks and ambulances and storm sewers draining into the Credit River via a narrow property easement off Mountainview Road.

Mr. Venditti said that the capacity of the John Street pumping station is currently being reviewed to determine whether the subdivision can be accommodated.

If the station requires expansion, he said, the developer will be asked to contribute towards its rebuilding.

Grant Johnston, 60 John Street, said he intends to register an objection to the proposal on grounds of high density and traffic problems.

"Traffic from the subdivision, he said, would invariably make its way onto the already busy Mountainview Road, despite the planners efforts to reroute it. John Street and River Road, he explained, do not provide adequate alternatives for motorists.

"Because of its topography, this land is not usable even for park purposes," he said. "I'm pleased to see the subdivision reduced in size to 105 units, but I feel it's still more than the topography can bear, especially if that corner disappears."

"I still object to the density," Coun. Harry Levy concurred. "This is the wrong site for this type of development and I have to extend my objection as far as the roads are concerned. All traffic would have to use Mountainview. John Street is not in fantastic condition and we'd be adding to an existing problem."

The proposal was referred to the planner for a report despite Mayor Tom Hill's suggestion that the town's application for the necessary amendment to the official plan should be made first.

"Why waste the planner's and the ratepayers time if we can't get the official plan amended?" he asked.

Mr. Venditti admitted that in some cases, extensive public input into an issue has been followed by the Ontario Municipal Board's rejection of an amendment application.

Appraisal accepted

Separate independent appraisals of 3.3 acres of land in Burlington required for the extension of the Skyway pollution control plant show a disparity of about \$50,000.

Hullon region public works committee last week approved the purchase of the land for \$160,000.

The approval today, Wednesday, by the council.

The separate appraisals were ordered following disclosure in the Burlington Post three weeks ago that the land in question was purchased by the Hamilton Harbor Commission about 10 years ago from the province for about \$42,000.

The Post at that time reported the harbor commission sought \$218,000 for the property which surrounds the pollution control plant.

Approval of the purchase was given in a short in-camera meeting last week despite a reported regional appraisal of \$100,000 for the property.

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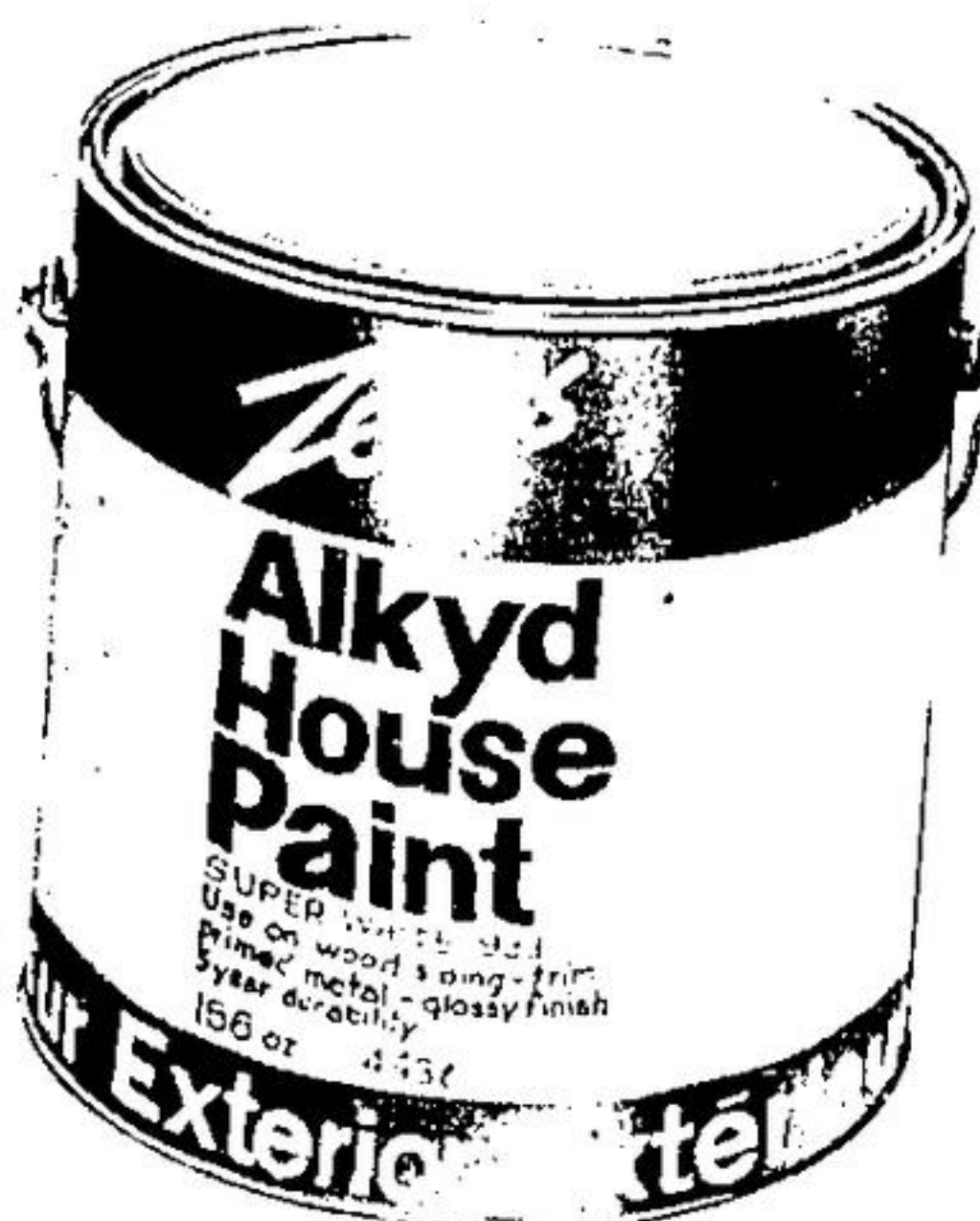
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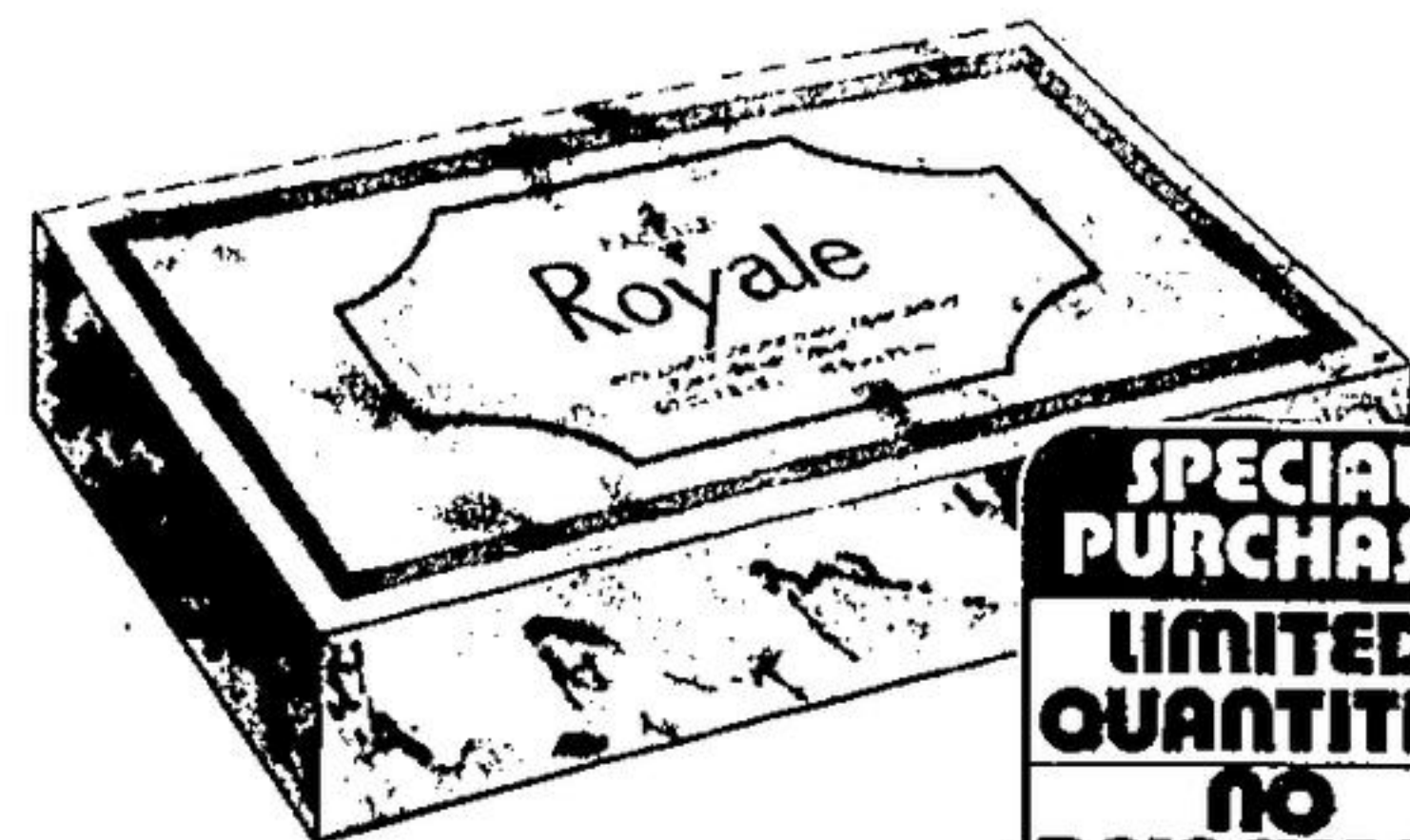
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