

Building size for town complex scaled down by new consultants

**By ANI PEDERIAN
Herald Staff**

About 32,000 square feet is the figure pegged by a town consultant for the size of the proposed municipal complex.

That's about 4,000 square feet less than the size recommended in a space needs study done for the town five years ago. The original study was called the Robby Report. This latest study is being undertaken by F.J. Reinders and Associates Canada Limited.

Reinders re-evaluated the earlier study and felt that 32,000 square feet

would be plenty to carry the town into the next century. Municipally Owned Property Committee Chairman Pam Sheldon told The Herald.

This size of building would give the town's 60-odd staff more room than they're currently working in, the town councillor said. Right now,

town staff are spread out in a number of locations. The new municipal complex will locate them all in one building.

"Don't forget it will be built with a design that will allow for structural expansion," Coun. Sheldon said. The new complex won't be a building

limited in its space to meet future needs.

"We don't want to over build. We're not looking for something that's massive and overdone," she said. "It means we're not heating space we don't need."

Another recommendation made by the town's consultant is that the municipal complex, slated to be completed by the end of 1987, operate with septic tanks until sewage capacity for the town has been increased to accommodate Secondary Plan growth.

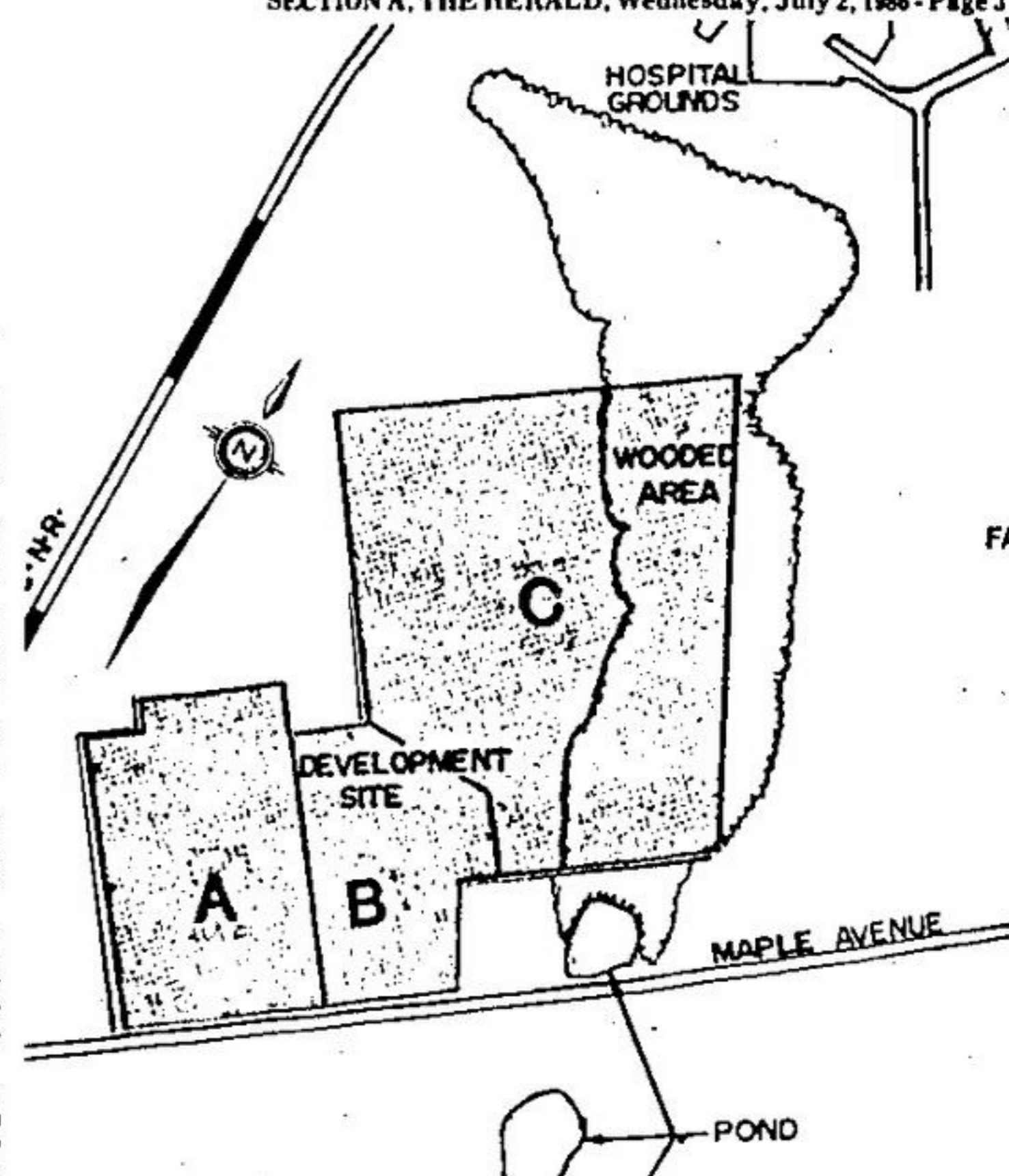
"In order to get in as expeditiously as possible we'll have to go with septic services," Coun. Sheldon said.

Councillors are anticipating the final report by Reinders for the end of July. They'll make their decisions accordingly afterwards.

The report will include an architectural brief which tells the architect what kind of building the town is looking for, and is the guideline for what is expected of the architect.

As for storm water drainage, aesthetically attractive ponds are in the consultants' draft report for the municipal complex site. They'll look similar to the ponds across the street at the North Halton Golf and Country Club, Coun. Sheldon explained.

Trees and shrubbery currently on the Stevens estate will be maintained as much as possible, she said.



A consulting firm hired by the town has divided the Stevens property into three blocks of land, with plans for each block. The property was bought in 1983 for \$600,000 by the town, with the intention of making it the site of a future municipal complex. Block A has been suggested as the site of the future home of town employees by the consultant.

Condos possible next door to site

Condominium housing is being suggested for part of the 29-acre Stevens' property purchased by the town in 1983.

What to do with the property located across from the North Halton Golf and Country Club in Georgetown has been a matter of discussion by members of the town's Municipally Owned Property Committee. All town councillors sit on this committee.

Condominium housing may be in the form of townhouses or apartments. The town's Secondary Plan allows for up to 20 units per acre.

A recently released consultants' report divides the Stevens property into three blocks of land, A, B, and C, and proposes uses for them. The draft report was prepared by F.J. Reinders and Associates Canada Limited.

Block B, which is about 5.4 acres in size, is the middle tract of land that councillors are considering for condominium housing. It faces onto Maple Avenue and the golf course. There is currently no condominium housing in town.

Block A is just west of it and also faces onto Maple Avenue and the

golf course. It's about 7.4 acres and is the plot councillors are seriously considering as the site for the town's new municipal complex.

Properly Committee Chairman Pam Sheldon said the site has easy access to Maple Avenue and because it's slightly elevated, will make the municipal complex visible.

There's enough land there to allow for the complex, a parking lot in back and space for future expansion of the complex, she said.

The third block of land is at the northern end of the Stevens' property and is the largest. Block C is 16.8 acres and connects with the Georgetown Fairgrounds and the Georgetown District Memorial Hospital lands to the northeast.

That's the land through which a tributary of Black Creek flows. The consultants' report suggests the land be used for single or multiple-family homes. A new road connecting Maple Avenue and the hospital grounds would have to be built passing through Block C. It was recently estimated to cost \$391,000 to construct, by Town Engineer Bob Austin.

Should be warm, welcoming

What kind of place should the town's municipal complex be? That's the question councillors were recently asked by a consultant doing preparatory work before the building goes ahead.

The following is a collage of councillors' comments:

-The residents of Halton Hills should find it a warm and welcoming place; indeed THEIR place and not the domain of bureaucrats separated and remote from the citizens. It should be a place of service and not a place of frustration and administrative shuffling.

-The new administration centre should not be just a home for municipal staff, but should also be seen as a "meeting place" for the citizens of Halton Hills... they must feel at ease.

-The natural beauty of the site for the municipal town hall must be used as a given asset in the creation of a building that is pleasing on this very picturesque location.

-The building should say "welcome". It should be beautiful and serene from the exterior and warm and efficient internally.

-The Centre must not be showy or pretentious.

-The building could be constructed of natural elements (stone, wood and possibly concrete) and not of unnatural or synthetic materials in fact or appearance. It should not have a "high tech" or "ultra modern" look, but should reflect the unique rural and small town urban characteristics of the community.

-Internally, it should be functional, to serve the administrative needs of the town, promoting interdepartmental communication and interaction.

Five make Region's short list

Five people have made it onto Halton Region's short list for the position of Chief Administrative Officer. The top civil servant post went empty in April when Dennis Perlin left to take on a job with the City of Toronto.

Today (Wednesday), the selection committee was scheduled to meet and is expected to make a decision on who gets the job. Halton Hills Mayor Russ Miller and Coun. Marilyn Serjeantson are on the committee, as are Regional Chairman Peter Pomeroy and Oakville, Milton and Burlington councillors.

"We're waiting to get psychological testing results," Mayor Miller told The Herald. "Out of those five, we could have hired any one of them and done all right."

There were 70 applicants for the position. Regional Treasurer Joe Lunardo is among those on the short list.

Herald poll

Majority oppose

closing

Yes 80.8%

No 19.2%

A Herald telephone poll last week received 94 calls from residents on a question about the doctors' strike.

The question was: "Do you support the physicians of Ontario in closing hospital emergency departments and limiting non-essential medical services?"

Of the total, 76 people, or 80.8 per cent of the callers said 'yes' to the above question. There were 18 calls, or 19.2 per cent who voted 'no'.

The poll is by no means a scientific survey and was meant only to gauge the opinion on just one aspect of the strike.

POLICE BEAT

Car robberies

Four vehicles parked on Wildwood Road were robbed Sunday night. If the cars were not unlocked they were broken into, police said. A sports bag, sunglasses and cassettes worth a total of \$200 were taken from one car. The paint was also scratched, causing \$300 damage. The three other vehicles were parked further down the road. An unknown number of cassette tapes were taken from one.

Silverware stolen

A youthful offender was arrested for the robbery of a Glen Williams home June 23 in which \$12,000 in goods were taken.

An antique sterling silver dinner set for eight, worth \$10,000 was taken from a Credit Street home. Also missing was a VCR, binoculars, TV converter, calculator, gold clock and Sony Walkman. The property was recovered.

The home was entered through the bathroom window. The youth was arrested when he was linked to stolen property, police said.

Rammed car

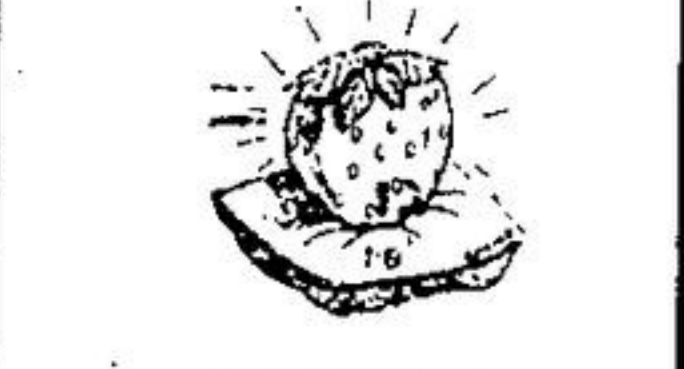
A Georgetown man ran his 1980 Chevrolet into the back of a south-bound car on Trafalgar Road Sunday morning and injured Stephen Barr, 38, of Lot 5 Con. 38, Georgetown. Mr. Barr was treated at Milton District Hospital for minor injuries.

Pole broken

A 17-year-old Hornby woman snapped a hydro pole in two when her car left Steeles Avenue near the Sixth Line June 26 at 10:30 a.m. She was westbound on Steeles at 65 kilometres per hour when she tried to brake and lost control of her vehicle, police said. Damage to her 1978 AMC is \$4,000. Damage to the hydro pole is \$1,000.

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