

# A difficult easement

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If council approves, downtown Acton could be getting a new set of townhouses.

The Town of Halton Hills held a public meeting to hear public input on a townhouse development put forth by D and M Developers Inc., who are seeking a zoning bylaw amendment in order to build 11 three-storey townhouses at 12 Church Street E. in Acton.

The company requires approval from the town in order to build a residential project in an area zoned for commercial use in Acton's downtown.

"We are within the height bylaw," said Rob Russell, who spoke on behalf of the developer at the public meeting, adding that the houses are three storeys in order to deal with potential flooding issues. "We are proposing not to have any basements."

Before the public meeting, the town received comments from the public regarding concerns about whether the development aligns with the feel of the area, as well as how the use of a private lane way will affect surrounding neighbours.

The owners of Kambros Auto Centre at 17 Agnes,

who are next to the proposed site, shared concerns about future neighbours complaining about the noise at their operation, as well as pedestrian use and safety of the use of the laneway between the two properties.

Days before the meeting, D and M Developers Inc. changed their plans from a 12-house development to 11 in order to allow more space and setbacks around the easement.

Mathew Galliford, an Acton resident voiced concerns about adequate parking for the development, as well as height.

"Church Street has a lot of parking issues," he said, noting that driving up the street is particularly crowded on Sundays.

He worries that the two parking spots per home, with the five visitor parking spots for the building would not suffice, and lead to further crowding on the street.

While he stated that the housing is desperately needed, and he is "not in objection at all to the development," staff should consider how these townhouses square with the heritage feel of the town.

Russell responded to the concerns, noting that he understands completely the issues of parking in Acton's downtown.

With the site being close to the GO train station, Russell says that he hopes some of the homebuyers will commute via train and be less reliant on cars.

As for the height of the homes, he says building up is the solution to fitting the development on the property.

"The site is so irregularly shaped," he said, explaining that to properly configure the homes, and deal with the possibility of flooding due to the location, the developers had to make it three storeys.

"All livable space really has to be two floors," he said, noting that the first floor is for a garage and laundry room.

"The best solution is to go a little bit higher with a smaller footprint."

Council made no decision on the project, as they are waiting for staff to bring forth a report with a recommendation at a later date.

The deadline for commenting on the development is May 11.

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