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 "Cases Shown, Costs & Benefits Discussed"

Wed, Oct 15, 2008, 7:30 pm.
ParkPlace Dental Centre
 110 Queen St E, Brampton
Dr. Emil Svoboda PhD, DDS
 Call: (905) 866-6657

Dental Implants "Start to Finish"

Three options considered for intensification

Continued from pg. 1

Maple Ave. on the southwest, Guelph St. on the south and Mill and John Sts. on the west and Main St. N., the CNR tracks and Mill St. on the northwest. It also includes the Memorial Arena site.

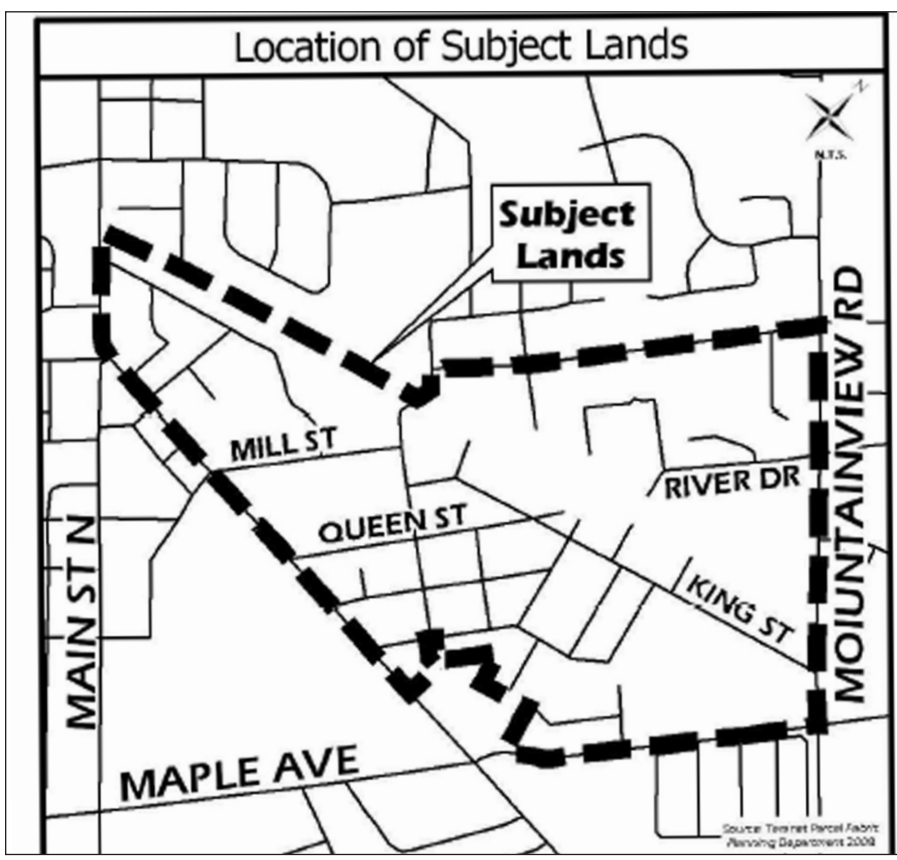
Redevelopment of the area is limited by the lack of water and wastewater servicing capacity that is currently crippling any development in this community.

The public open house will offer three options for perusal. All three include the option to redevelop the Memorial Arena site with medium and high-density residential infilling generating about 208 residential units and about 562 people.

The three options are:

Option 1: The focus is on creating additional office and limited commercial space next to the GO Station. It includes improvements to existing industrial buildings and new development on the GO parking lot and adjacent lands. Potential redevelopment along Guelph St. would be used for medium-high density residential. This option would generate about 204 residential units (520 people at the Memorial site), plus 566 jobs and 304,000 sq. ft. of gross floor area of employment space.

Option 2: The focus is on creating high-density residential development (441 units) next to the GO Station in addition to the Memorial site (208 units). It could include conversion of existing industrial buildings or a demolition and rebuild concept. It would also include development on a brownfield site on Mountainview Rd. with the Guelph St. area being used for medium density housing. This would generate 649 residential units (1,307 people), 211 jobs and 74,000 sq. ft. of employment space.



Option 3: Considered to be the long-term vision with development more likely towards the end of the 2021-2031 horizon. There is higher density development on more sites. The site closest to the GO Station would see high-density development (515 units) with some office space. The Mountainview Rd. brownfield site would be developed for an office building, while King St. would be realigned to connect directly with Mill St. This option, including the Memorial site (208 units) generates 723 residential

units (1,500), 1,219 jobs and 309,000 sq. ft. of employment space.

According to a consultant's review, there is no fiscal benefit of one option over another. After the public meeting, staff will consolidate the ideas and present a single option to council early next year for a decision.

The report, PDS-2008-0071, can be viewed on the Town's website (www.haltonhills.ca) or contact Burke at the Town's Planning Department at 905-873-2601, ext. 2254.

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Wednesday, Oct. 15, 2008
1:00 pm - 8:00 pm
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Enjoy some refreshments while you browse in a relaxed atmosphere and meet our staff and representatives from Amoena. Private fitting rooms available.
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