

## Other factors to consider beyond height: town

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and repairs - one of the town's largest employers. These jobs paid \$265 million in wages and contributed \$879 million in investment value to the local economy."

As part of its feedback, BILD officials commented on aspects of the guidelines. One observation was that the 4-8 storeys range for the height of a mid-rise be applied flexibly.

"We believe in certain contexts, mid-rise buildings of up to 12 storeys may be appropriate," stated a portion of the BILD Halton chapter's comments to the town.

"We assert that there are many examples across the GTA where the height of mid-rise buildings are greater than the width of the right-of-way.

"In order to achieve the required (population and job) densities and proper intensification targets per the new growth plan, buildings may need to be significantly higher than abutting streets. It would be inappropriate to use the width of the street to dictate the height of a building, without consideration of its context," BILD Halton added.

BILD also had recommendations for the town in terms of tall buildings.

"Within the tall buildings guidelines, (town) staff notes that between the eighth and fifteenth storeys, the floorplates (excluding balconies) should be less than 1,000 square metres. Above the fifteenth storey, the floor plates should be less than 750 square metres or 40 linear metres measured diagonally.

"Again, while we don't believe a 12-storey building in all cases should be considered a tall building, (BILD) members are concerned that this floorplate standard may not be finan-

cially feasible."

Town staff countered with its own mid-rise remarks in a recent planning department report stating, "A building 35 metres (114 feet) high would be approximately 11 storeys tall and a 47-metre (153-ft.) building would be about 14 or 15 storeys. Yet for Milton, even a building of nine storeys in height would be considered to be relatively tall. For this reason, the site specific context will be important in determining whether a building should be regarded as low, mid or highrise."

The planning report noted there are many other factors to consider beyond a building's height.

"Mid-rise buildings will often require detailed analysis of sun-shadow, historic and architectural character, transportation, accessibility, community safety and crime prevention through environmental design, services and the planned function of the area."

BILD spokesperson Carmina Tupe told the Milton Champion in a May 10 email that her organization is essentially happy with the new building guidelines in Milton.

".... The final guidelines that were endorsed by council ... reflect the comments and suggested revisions made by BILD members in their letter and we are pleased with the results. We look forward to seeing implementation of guidelines and working with (town) staff on any further refinements as needed in its future reviews."

"It has been a long-standing position of the association that urban design guidelines be, in fact, guiding documents that have flexible, permissive language that would allow site-specific

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