

21 STOREYS FOR DEVELOPMENT 'EXCESSIVE', SAYS AREA RESIDENT

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"On behalf of (about) 3,000 members, I'd like to express our disappointment that we're once again dealing with a proposal that's well outside the town's intensification plan," said Richard Brown, one of the delegates from the Save Old Milton community organization.

He said proposals such as these cause "anxiety and stress" to many residents who often feel "powerless."

Vue Developments on Main is proposing to build two highrise towers on top of six-storey podiums — totalling 19 and 21 storeys and approximately 61 metres and 68 metres in height — that would include about 435 condo units with 1,195 square metres of commercial space at grade level.

The project will require amendments to Milton's of-

THE ISSUE:
PROPOSED CONDO DEVELOPMENT FACING FIERCE OPPOSITION FROM AREA RESIDENTS
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ficial plan and zoning bylaw. "It's not two times, not three times, it's five times over the amount of heights envisioned in the town's official plan and amendment policy," said historian Marsha Waldie, adding that the "monster wall" would have

a profound effect on the character and appearance of Milton historic downtown and the lovely escarpment.

While Ontario's provincial policy statement and growth plan require intensification, not all locations are appropriate for heavy intensification, she said.

Town staff confirmed that the subject lands are not within the designated urban growth centre.

Aside from the building's heights and setbacks on Bronte Street, which delegate Nancy Cuttle pointed out "aren't adequate," other shared concerns include parking, wind tunnel effect, construction impact and traffic.

"The traffic study that's completed for this proposal rated this intersection (Bronte and Main) with a grade F. They're projecting over capacity and extensive

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wait time, so already it's an F. Can you imagine what's going to happen after that?" said Cuttle.

The issue of privacy was also raised.

"If this thing is to go through, I'm going to have hundreds of new neighbours all with a bird's-eye view into my yard and my neighbours' yards from their personal balconies," said resident Lorraine Dennis.

Another resident said that he's not necessarily opposed to the proposed development at 28 and 60 Bronte St. N.

"This type of development provides greater diversity in the types of housing options that are avail-

able in the downtown area and surrounding districts. It provides new residents that will support our downtown businesses and help the town in achieving its provincial growth obligations — to name a few," said David Capper.

However, Capper calls 21 storeys as being "excessive" and "ambitious" — and that it might be more appropriate to limit it to between 12 and 15 storeys.

Coun. Colin Best reminded attendees that the meeting is just "the first step," adding that the last two applications took anywhere between 12 and 20 months to go through.

At his request, staff explained the "lengthy pro-

cess" that still has to take place before the recommendations come back to the council for a decision, including taking into consideration all inputs from the public, as well as internal and external agencies, and work with the applicant to address any concerns.

For many who attended the meeting, they fear the approval of the project will lead to future massive development being given the green light.

"The toothpaste will be out of the tube by then and there will be absolutely no turning back," Brown — the first delegate — said.

STORY BEHIND THE STORY

Many residents believe project's approval could open door to future 'massive' developments in area.

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