

Council gives condo building green light

By MELANIE HENNESSEY

The Champion

Plans for a four-storey adult condominium building on Ontario Street have been given the go ahead by town council.

Official plan and zoning bylaw amendments were adopted at last week's council meeting to make way for the 51-unit building.

Last month, the Town's administration and planning committee sent the building's developer, H.D. Investments Ltd., back to the drawing board after hearing councillors' and residents' concerns on the height of the building, which was about 18 metres.

Now, plans have changed regarding the roof style, bringing the building down to 14 metres.

Dave de Sylva of H.D. Investments Ltd. thanked council for approving the plans.

"We're going to have a building that you can really be proud of. We'll use top-quality materials," he said.

When the proposal initially came forward, it was a three-storey apartment building with 50 units and a two-storey health centre.

Staff then told the developer more parking was needed, so plans were revised.

The current proposal has 99 parking spots, 49 above and 50 underground. The

exterior of the building will be done in stone and stucco, with the colour pallet consisting of earth tones and slate. Plans also include extensive landscaping and tree planting.

"The concept plan provides for approximately 60 per cent of the site to be landscaped," a report from Director of Planning and Development Mel Iovio said.

"The landscaped area will consist of a

combination of planting beds and lawn areas. In addition, rows of trees are proposed along Centennial Forest Drive and the southerly property line."

With the zoning and official plan amendments, the subject lands will be taken from medium density residential zoning to residential/office zone.

Ward 1 Councillor Rick Day asked the developer to bring in an artist's rendering

of the facility for council.

Architectural sketches brought to a previous meeting were deemed "cold and ugly" by Mr. Day.

Mr. de Sylva said he will bring a 3-D model of the building to the next council meeting.

Melanie Hennessey can be reached at mhennessey@miltoncanadianchampion.com.

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Subdivision draft plan approved

By MELANIE HENNESSEY

The Champion

Town council approved draft plans for a new subdivision in Milton's south end last week.

The proposal, put forward by Manaman Inc., includes 171 single detached homes and 44 townhouses for the northwest corner of Thompson Road and the future Louis St. Laurent Avenue.

The area will also have blocks designated for future residential development, a district park, neighbourhood park, walkways, stormwater management and two future schools.

Council approved a zoning bylaw amendment to permit the development, taking the approximate 50-acre piece of land from its future development designation to residential medium density, open space and greenlands.

"Planning staff is satisfied that the policies and criteria found in the official plan and secondary plan are met in this proposal," a report from Director of Planning and Development Mel Iovio said.

Several preliminary reports were prepared in support of the application, such as a traffic impact study, noise control study, archeological assessment and stormwater management report.

While Senior Planner Barbara Koopmans noted the application has been in circulation for quite some time, the Town hasn't received any written comments from the public.

The developer will have to pay the newly-implemented Town development charges, which went from \$6,509 to \$8,189 after being approved by council June 28. Development charges at the Regional level also went up recently and are now some of the highest in the province.

Melanie Hennessey can be reached at mhennessey@miltoncanadianchampion.com.

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