

Subdivision proposal prompts concerns about traffic

By Melanie Hennessey
CANADIAN CHAMPION STAFF

Residents worried about the extra traffic a proposed small townhouse subdivision would draw to their east-end neighbourhood voiced concerns at a public meeting Monday night.

The session, held during the administration and finance committee's regular monthly meeting, looked at Beverly Hills Estates Holdings' plans for 19 townhomes on the east side of Thompson Road, abutting the south side of the railway tracks.

Several residents from Andrews Trail — which currently abuts the aforementioned property in two spots that would be connected as a crescent within the potential subdivision — turned out to speak about the proposal, like Margaret Rodrigues.

She pointed out if each of the townhomes' owners have two vehicles, that would mean almost 40 additional cars would go by her house.

"That's a lot of traffic," she said. "It's going to affect my home and my children. I'm really concerned about it."

Fellow Andrews Trail residents Andrea Marvell and Gary Hunter echoed Rodrigues' concerns.

Hunter also claimed he was told by the developer when buying his home that more semi-detached homes were going to be built on Beverly Hills Estates' lands, not townhouses.

He said he thinks a "true outline" of what's going to happen on surrounding lands needs to be provided by local developers.

Ward 1 Councillor Brian Penman pointed out the Town created an information brochure — designed to help educate buyers before purchasing their homes on things like what's planned for surrounding lands — which is now available in every home sales office in Milton.

"We've seen that problem and tried to address it," he said.

Hunter told him it's one thing to create such a brochure, but it's another to have educated people in those sales offices that can explain things in laymen's terms.

Beverly Hills' proposal also includes lands set aside for the future development of some semi-detached homes and a 5.5-metre tall railway buffer. This would consist of a 3.5-metre berm made from materials excavated during the construction of the nearby railway underpass and a two-metre acoustic fence.

Keith MacKinnon of KLM Planning Partners, which represented the developer at the meeting, told the committee his client would make sure the homes esthetically fit into the area.

"We think it is a very compatible fit," he said.

Nick Cortese of Beverly Hills Estates noted the homes will be "more upscale" than the houses in that area now.

"It (the proposed townhomes) will enhance their actual

homes," he said. "It's not going to be a fly-by-night development."

He also argued that turning Andrews Trail into a crescent will actually decrease traffic, since cars will be able to flow through the area more efficiently.

In order for the proposed development to proceed, town council would have to approve a zoning bylaw amendment to change the land from a future development zone to residential medium density and open space.

Another public meeting held

While another public meeting was held by the committee regarding Transcon Properties Ltd.'s plans for 116 conventional and back-to-back townhomes for land just south of Bennett Boulevard and east of Armstrong Boulevard, no residents spoke.

Ward 4 Councillor John Challinor asked the developer who the homes are designed for.

Tom Baskerville, representing Transcon, told him the back-to-back homes would be geared to first-time buyers, with a selling price of about \$204,000.

Ward 4 Councillor Wendy Schau commended Transcon for putting plans forward for affordable housing.

"I think it's really a very worthwhile thing you're building homes that come in at this price," she said.

In addition, Challinor asked the developer to consider using a roof style that has a lower elevation, noting the Town has to keep the "larger neighbourhood" in mind.

The Transcon proposal would also require a zoning bylaw amendment to proceed.

The committee received reports on the developments for information purposes.

Staff will bring recommendations on whether to approve or deny the applications to future meetings.

Melanie Hennessey can be reached at mhennessey@milton-canadianchampion.com.

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