

From: Glen Williams Community Association <glenwilliamsca@gmail.com>

Sent: Thursday, May 29, 2025 10:15 AM

To: Greg Macdonald <gmacdonald@haltonhills.ca>

Cc: Mayor Lawlor <annl@haltonhills.ca>; Jason Brass <jbrass@haltonhills.ca>; Clark Somerville <clarks@haltonhills.ca>; Jane Fogal <jane@haltonhills.ca>; Michael Albano <malbano@haltonhills.ca>; Alex Hilson <ahilson@haltonhills.ca>; Chantal Garneau <cgarneau@haltonhills.ca>; Ron Norris <rnorris@haltonhills.ca>; Bob Inglis <bobinglis@haltonhills.ca>; D'Arcy Keene <dkeene@haltonhills.ca>; Matt Kindbom <mkindbom@haltonhills.ca>

Subject: 130 Mountainview Rd. Application

[EXTERNAL EMAIL]

Dear Madam Mayor, Councillors and Planning Staff,

The GWCA wishes to register concerns regarding the **130 Mountainview Rd. (Mountainview Rd. & River Rd.) Proposed Development - 3 apartment complexes - 6 towers - 17 - 22 storeys**

We urge Town staff and Council to uphold all requirements of the relevant Secondary Plan. The current proposal calling for 16-22 storeys does not conform to the Secondary Plan, is too tall and dense for the site and doesn't respect the character of the neighborhood.

A design that includes transitional housing types should be considered vs going from the current small single homes to 6 tall towers.

When considering density and related tenant/visitor parking and traffic, all must keep in mind the number of trucks that currently have trouble navigating the intersection of Mountainview Rd. and River Rd. and the increased traffic from 5 new developments in Glen Williams that would use Mountainview Rd. as the main route into town. It is highly unlikely that the developer's traffic study will include those numbers in their study.

The podium height and minimal stepbacks create a harsh street wall. This does not support a walkable or welcoming neighborhood edge.

The proposal under-delivers on commercial space and misses the opportunity to create a vibrant, mixed-use neighbourhood.

If the proposed park is intended to be privately owned yet publicly accessible, the proposed design where the park appears to be sunken does not make it easily accessible, inviting, or even safe as laid out. If the Town is not seeking this park to be a Town owned park an improved design should be requested.

We strongly encourage the Town to seek deeded space for a community center in this complex. Request the applicant to develop the center. The north is severely underserved in this regard. To the north in Glen Williams, the Town continues to

accept cash in lieu of new parks for each of the new developments. It's time to see some investment for the kids in the north.

Thank you.
Joan Griffin
President
on behalf of the GWCA

Glen Williams
Community Association
Our Hamlet - Our Home

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