



9.1 Items for Consideration  
TR - ZBA Britannia Road and Regional Road 25  
Mattamy (Milton West) Z-02-18

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Monday May 6th 2024 3:55 PM with reference number 2024-05-06-110.

<https://forms.milton.ca/Management/Response/View/6451bf57-982e-4296-99a5-b1687d9f63da>

### Application Information

- **First Name:**  
Gokhan
- **Last Name**  
Haskan
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**  
Milton
- **Postal Code:**
- **Are you representing a group?**  
No
- **Council Meeting Date**  
5/13/2024



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- **Please indicate how you intend to participate during the Council Meeting**  
In person
- **Please describe the issue you intend to present:**  
This proposed development is not in the best interests of the residents of the Town of Milton.
- **Please describe specific actions you want Council to take:**  
Do not vote to approve the proposed development Technical Report based on the documentation submitted to Council January 2024 through March 2024.
- **Staff Report Number (if known)**  
Z-02/18
- **Please provide your comments in support of or in opposition to the staff recommendation:**  
The Urban Design Brief was submitted to Council as late as March 27, 2024. This document references the Official Plan, the Boyne Survey Secondary Plan, Tall Building Guidelines, Natural Heritage System, Node Development Plan, Milton Boyne Survey Urban Design Guidelines, Halton Region Transportation Master Plan, Urban Design Strategy, Zoning By-Law, Policy 2.1.6.3 on Intensification the Official Plan, Mid Rise Guidelines, Mixed-Use Buildings Guidelines, etc. Considering the brief time period afforded to Town Development Review for this updated Urban Design Brief, have all Town Councilors made themselves adequately familiar with this revised proposal, and cross-referenced the claims made therein to the various Town and Region Development Guidelines, in order to be able to formulate an adequately educated position on the revised proposal in order to confidently provide an impartial vote on Town File Z-02/18?

How does this proposed development comply with the Town of Milton Official Plan, the Boyne Secondary Plan, and current height limitations as set out by the Town of Milton?

The Transportation Study provided to Council in January of 2024 projected traffic volumes that are in stark contrast to the traffic



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volume projections published by Statistics Canada. The Study puts forth the claim that this development will add roughly 410 additional vehicles to the intersection of Regional Road 25 and Etheridge Avenue during the "peak hours". The projections published by Statistics Canada suggest that this development will add roughly 665 additional vehicles to this intersection during "peak hours". Considering that this difference amounts to a 62% variance from the projections submitted to Council by BA Group, will Council reconsider this Study and commission an independent third-party provider to obtain an additional report (a second opinion) that is not commissioned by the Developer for this Town File?

Regarding the traffic impact of this development, does Town Council have any concerns about future traffic volumes considering that the population of Milton grows at a rate of 21% every five years (approximate timeline for completion of this development) according to Statistics Canada?

Regarding the traffic impact of this development, and considering that directly opposite of this proposed development (northeast corner of Britannia and Regional Road 25) is another future development that is designated as a "Major Node Area", does Town Council have a plan to widen Regional Road 25 between Louis Saint Laurent and Derry Road? If so, when?

Considering that the nearest Public Elementary School to this proposed development is 1.6 kilometers away, the nearest Catholic Elementary School to this proposed development is 3 kilometers away, the nearest Public Secondary School is 1.5 kilometers away, and the nearest Catholic Secondary School being 2.2 kilometers away, has Town Council considered the ramifications that vehicular traffic (considering student safety) will have in and around these schools?

According to Statistics Canada, 31% of the population of Milton is school-aged (Elementary and Secondary Schools), has Town Council adequately considered the stress to school carrying capacities for the above-mentioned nearby schools once this development is completed, while considering that the population of Milton as a whole will statistically increase by 21% over the same period? Please note:



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statistically, this development will add roughly 1,600 school-aged residents to this area.

This proposed development includes approximately 10,200 square feet of retail space. Considering that the average retail business occupies approximately 800 square feet, this will create 12 – 13 storefronts. Does Council believe this number of storefronts to be adequate for a development that would add an additional 5,000 to 5,200 additional residents to the area?

The nearest outdoor recreational facility being Community Park is roughly 2.6 kilometers away for pedestrians, and 4 kilometers away by personal vehicle. Is Council concerned that this proposed development will add congestion to already heavily travelled nearby residential streets?

The nearest indoor recreational facility being Milton Sports Centre is roughly 3.1 kilometers away for pedestrians, and 4 kilometers away by personal vehicle. Is Council concerned that this proposed development will add congestion to already heavily travelled nearby residential roads?

The original Proposed Development for this Town File was submitted in the Spring of 2018. What are the specific justifications for why Town Council did not approve the original Proposal for this site?

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**

Yes I give my permission