

Reserve decision O.H.C. housing site

The decision of the Ontario Municipal Board regarding the proposed zoning changes to allow construction of senior citizen apartments and geared-to-income family units on Cobblehill Rd. will be given within the next two months, the Free Press was told following a four hour O.M.B. hearing in the council chambers Monday.

Chairman F. G. Blake of the O.M.B. hearing presided for the hearing which packed the council chambers to capacity.

The application to rezone was opposed by ratepayers from the Cobblehill and Victoria Ave. who argued through their counsel, R. W. Hollingworth and as witnesses that the proposed site would not be suitable for senior citizens of the town. They based part of their case on the opposition of Project Planners, town consultants, to the site, citing steepness of the hills, dangerous intersections, poor planning and the distance to downtown amenities as their chief objections.

The town, represented by Paul G. Smith, and the builders, Headway Corporation, represented by Aldo Braida, claimed the site

was the best available in town and plenty of planning advice from the Ontario Housing Corporation and other agencies had approved. They claimed that the opposition of the town consultants to the site was unrealistic and no objections had been given until two weeks after the by-law passed approving the change in zoning.

Asked by the Free Press if he would venture to predict the outcome, S. Philbrook, development manager of the Ontario Housing Corporation, declined, but he did say it was the most intelligent hearing he had ever attended and he had been at many.

The sultry council chambers saw a procession of witnesses troop to testify with charges and counter charges regarding incompetence and poor planning by the town. Mr. Hollingworth cross-examined all who appeared for the town but two old timers, Fred Kingsmill and Charlie Cuts, who enlivened the hearing with pleas that the housing be built so senior citizens could have a home of their own at money they could afford to pay.

Residents of the Cobblehill area made no objections to the proposed family units on the same property but Mr. Hollingworth charged elderly people and children would not mix. Mr. Braida declared it was just the opposite—sociologists recommended the two segments of society intermingle.

First witness to be cross-examined at the hearing was mayor Leslie Duby who gave a resume of developments concerning O.H.C. housing from March 11, 1967, when the development Commission requested literature regarding the project until January of this year with the passage of the by-law.

Mr. Duby stressed there was a great need for senior citizen housing in Acton, a need which he assessed through his personal associations and also with the Golden Age Club. Mr. Hollingworth cross-examined the mayor and asked why they had not consulted the planning authority on this. He was informed that Project Planners had disapproved of the site and Mr. Duby went on to explain that the town

had explored possibility of four sites before settling on the present property on Cobble Hill.

He said the Orr property had been turned down by the Central Mortgage and Housing; the Ransom St. property was almost as distant as the present site from downtown; the school board would not part with any property at the Robert Little school and property on the Campbell farm was further out than any other possible site.

"Did you ever consider the Church St. wooded area?" asked Mr. Hollingworth.

Mr. Duby replied that it was simply a matter of economics; the price of land was too high.

He also asked if the mayor considered the site the most desirable site. The mayor replied he felt anywhere in town was sufficiently accessible and desirable.

In further cross-examination by the counsel for the town the mayor revealed that sidewalks would be provided as soon as the project is complete. The cost would be borne by the general rate.

At this point in the hearing the chairman interjected asking if the town had made indication to the O.M.B. at the time of the last hearing about rezoning the Cobble Hill property. Mr. Duby replied that the town was still negotiating for land at that point but pressed by the chairman he admitted there was probably an oversight in not including some hint of rezoning in the town's case.

The chairman asked since the planning consultant had reservations about the site, why no documents with the consultant's view were presented to the hearing. The mayor replied to his knowledge there was no correspondence dealing with this matter from the planning consultant to council.

The chairman said he could not understand why the town had not shown some indication that a change of zoning would be needed and told the hearing there must be planning evidence to show a change of zoning is warranted.

Clerk Joe Hurst was next witness to testify and he said sewers and water were adequate and had been approved for the project. He felt that 24 senior citizens units could be filled. He also said there was a great demand for geared-to-income units based on the inquiries he had received.

Asked how long he felt it would take to walk from the Cobble Hill site to downtown Mr. Hurst replied "about seven minutes." Several spectators laughed. Mr. Hollingworth asked why ratepayers had received no notice of the zoning change until the by-law was passed and was told it was general practice for this procedure in Ontario. He also quizzed Mr. Hurst about recommendations from Project Planners about which the clerk had no recollection. Mr. Hollingworth read a report of an inquiry session at council from the Free Press which showed the matter had been discussed at council. He asked again was there any correspondence from Project Planners? The answer again was "no."

Mr. Hollingworth also questioned Mr. Hurst about the steepness of the grade for senior citizens of the Cobble Hill site and asked if the corner of Mill and Park would not be a dangerous intersection to walk? Mr. Hurst said he considered the grade was not particularly steep but he agreed the intersection was not up to standard.

Mr. Hollingworth also questioned the condition of other intersections which senior citizens would cross on their way from the Cobble Hill site downtown. "Wouldn't you agree it would be hazardous to walk along, Mr. Hurst?"

"No more hazardous than any other."

"Would you consider the land high?" he asked, "and agree many hills have to be navigated?"

Mr. Hurst replied it would depend on the person's opinion.

He also questioned the site's suitability for access to churches and schools, and called the condition of the Brock St. sidewalk into question.

Mr. Smith pointed out that no matter where the project was located the churches could still be distant.

S. H. Philbrook, development manager for Ontario Housing Corporation, was next witness. He outlined the steps his corporation had taken before deciding on the Cobble Hill site. He said the initial survey for O.H.C. housing in Acton indicated there was a requirement for 12 senior citizen units and 12 geared-to-income family units.

This was subsequently amended to 18 family units and 12 senior citizens units.

He said a team of property agents came to acquire a site for the project but due to the extremely difficult site situation in Acton they were unable to do so. Then the O.H.C. called developers of property to see if any would be interested in providing a site. Again there was no response. Finally the Headway Corporation made a proposal to the O.H.C. which was suitable both for the corporation and province.

The O.H.C. inspected four sites with the C.M.H.C. rejecting the Orr property because of the railway, they also investigated renovating existing units but it was decided this would reduce the number of residences in Acton, which would compound the problem.

In each case investigated they couldn't acquire a suitable site, said Mr. Philbrook.

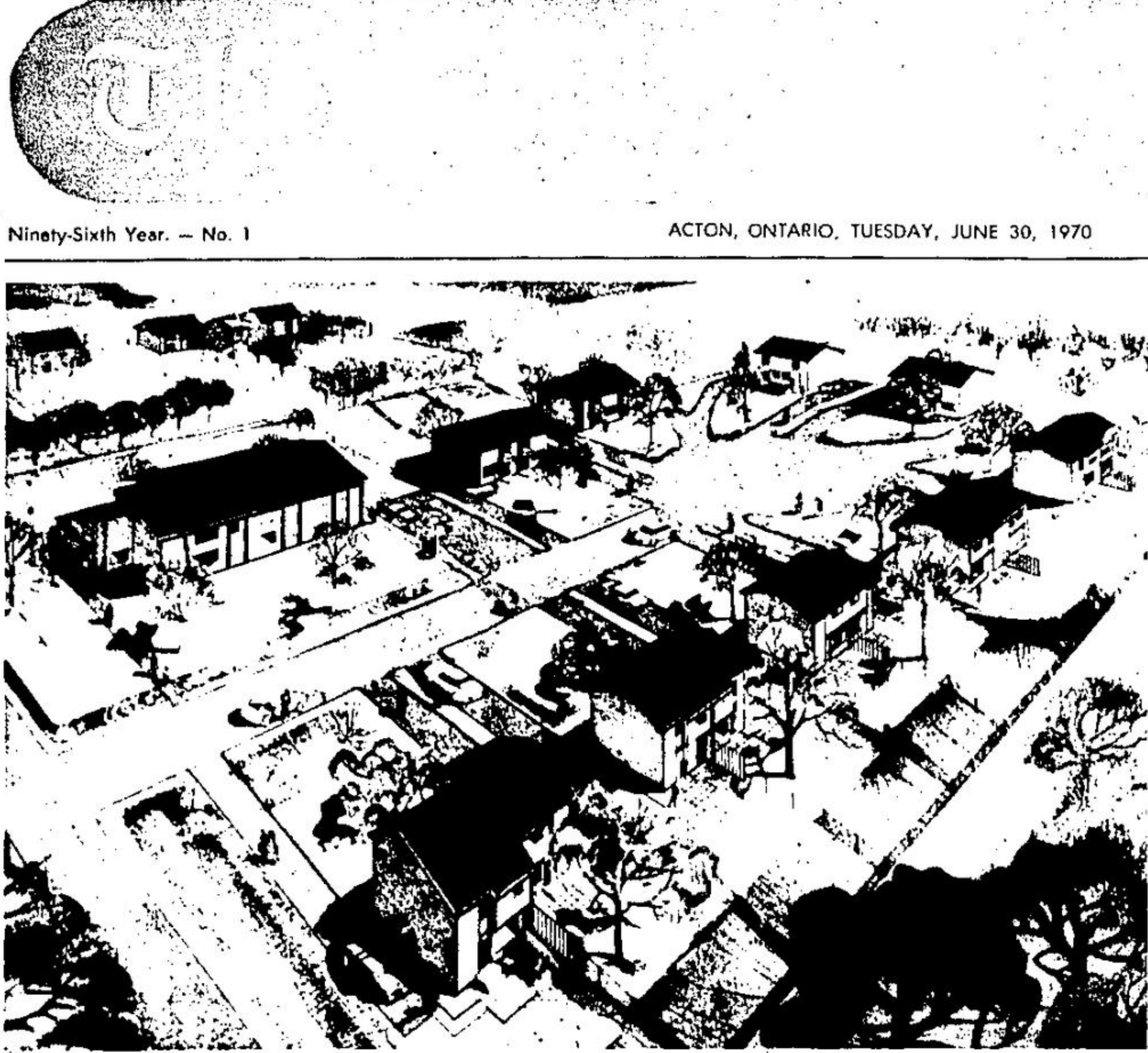
He said the present site meets all municipal by-laws and conforms with all requirements. The O.H.C. endeavors to acquire a site as close to all amenities as possible. He said all four sites inspected have been rejected either by the O.H.C., the federal housing people or both.

Asked his definition of a senior citizen Mr. Philbrook said anyone qualified for senior citizen housing at age 60. Cross examined by Mr. Braida Mr. Philbrook said application for the housing is processed on a point system and family units are done with a similar method. There are no income restrictions and rent is based on income.

He told the hearing that all senior citizens apartments are self-contained and experts from all branches of the Housing Corporation had looked into each site before deciding on Cobble Hill as the only suitable site available.

Asked by Mr. Hollingworth if the Cobble Hill site was not less than ideal Mr. Philbrook replied he considered the site acceptable. Mr. Hollingworth was not satisfied with the answer and pursued the point.

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ARTIST'S CONCEPTION of Headway Corporation's housing proposal for Senior Citizen and Geared-to-Income family units on Cobblehill Rd. Top left is the 12-unit Sr. Citizen's apartment. The other 18 houses are semi-detached family units. They would be located on a cul-de-sac with a chain link fence around

the area. Many residents of the area object to the site for senior citizen housing, claiming steep hills and distance from the business section, post office, and library make it unsuitable. The town defended the choice of site claiming it was the only suitable available one at Monday's O.M.B. hearing.

Fireworks, display for Dominion Day

Dominion Day will be vividly celebrated here tomorrow since the firefighters came up with a program to fill the usual Acton holiday void.

They're planning a hot and cold running demonstration of firefighting techniques first and then a lavish display of fireworks.

Fires will be set in the park under careful supervision, of course, and the brigade will demonstrate various methods of dousing the mock-emergency fires. They'll be running lines from the lake as well as using chemical extinguishers.

Explanations will be given over the public address system. The trucks and demonstrators will be assembled at the far end of the park.

It'll be dark enough, after the display, for the fireworks which will really make a fine display, according to the organizers.

Price of the fireworks will be covered by admission charge. There will be parking in the park, and those who walk in will also be charged admission. Those who watch from the Lakeview shore will also be canvassed to help pay for the Dominion Day celebration.

Secondary school teachers settle for 9.4 per cent hike

Halton County Secondary School teachers have accepted an average 9.5 per cent salary hike, it was learned at the Halton County Board of Education meeting in Oakville Thursday.

The increase represents a median increase of \$1,000 while the increases ranged from \$600 to \$1500. Secondary school teachers in their first year and in group one will be paid \$7,100 a year. Salaries for first year teachers range from \$7,100 to \$8,800 depending on qualifications. A teacher with 15 years experience will receive up to \$15,100.

Principals will be paid from \$20,000 to \$23,000 a year with four increments of \$750 while vice-principals receive from \$17,000 to \$19,500 with three increments of \$700 and one of \$400.

Trustee Bill Lawson expressed some dissatisfaction with the pact because it was on a different scale than the elementary teachers. He said the secondary school teachers had used the last available hours to get more money. Trustee Lawson along

with D. Goodin opposed the package settlement.

Mr. Goodin said it exceeded the six per cent guideline requested by the government and indicated the board should be setting an example. He said the total increase for secondary and elementary school salaries would rise by approximately \$2,000,000.

Trustee Bill Priestner noted the amounts paid were within the budget allowed and below what some neighboring boards are paying.

Paul Martindale, president of Halton Division, Ontario Secondary School Teachers' Federation told the Board 56 per cent of the teachers had voted to accept the package and noted he felt the teachers had become more "meaningfully involved."

The teacher-pupil ratio had been one of the most controversial items in the discussions leading up to the settlement. In the end it was decided a depth study would be undertaken and recommendations would be brought to the board.

Start on arena

Local contractors regret

Acton Recreation Committee with Dalton Engineering and Construction for the first stage of renovations at the arena.

Rotating strikes hit Acton again

Second in a series of rotating strikes called by the postal unions struck Acton post office Thursday and Friday of last week, in conjunction with strikes in Toronto and suburbs.

Acton postal workers didn't report for work on either day but returned Saturday morning for the regular shift. The 48-hour strike created a huge backlog of mail which the city post offices were still working on early in the week.

The deluge of mail hit the Acton office Monday. The staff faced huge piles of mail when they reported for work but by Monday evening the first class mail had been sorted.

The hit-and-miss strikes have caused confusion and delays in

the service as well as a drop in the amount of mail handled. Postmaster General Eric Kierans has threatened to lay off 4100 employees if the strikes continue to cause the public to stop using mail service. Mr. Kierans said the volume of mail has dropped to the 1966 level when 4,100 fewer employees were required.

Progress in negotiation between the postal unions and the treasury board have been described as almost hopeless with both sides refusing to give in. The unions are asking for a 60 cent an hour raise and a two year contract. The government has offered 40 cents over 2 1/2 years.

A government conciliator has recommended a 50 cents an hour raise.

Reschedule work on Highway 25

Reconstruction of Highway 25 between Acton and Oshawa has been rescheduled "for the earliest possible implementation" by the Department of Highways, according to a letter received from Wellington-Dufferin M.P.P. John Root.

The minister of highways, George Gomme, advised Mr. Root that after notice was received that the Everton dam and reservoir would not be built in the immediate future, the Highway 25 project was rescheduled to begin soon.

The department is having to do a considerable amount of re-design to accommodate an economical, low-level crossing of the Eramosa River and to extract the costly high level structure, according to Mr. Root.

The department expects to have pre-contract engineering sufficiently advanced for award of a clearing contract this fall. Preparation of the follow-up construction contract will take longer. Hydro and telephone lines have been rebuilt and moved back along the route of the Highway over the past few months.



To investigate cutting problem

Parks board vice-chairman Bob Laughlin is concerned about the amount of time it takes to mow grass in both Sir Donald Mann and Prospect Parks.

At Thursday night's board meeting Mr. Laughlin asked if there wasn't more efficient equipment on the market than what is presently being used.

Chairman Peter Marks assured Mr. Laughlin there is, but reminded the vice-chairman machinery costs money and "We have none for extras."

After discussing the problem for some time, the board authorized property committee members to investigate and come up with a solution—part time help if necessary.

Suggests fencing

Parks board vice chairman Bob Laughlin suggested the erection of a fence on park property on the north shore of Fairy Lake at Thursday night's board meeting.

Mr. Laughlin felt a fence should be erected on the land adjacent to Elizabeth Drive as soon as grading is completed, to keep drivers from using it as a place to turn cars around.

The vice-chairman also said he would like to see grass sown on the land.

Property committee member Art Gordon said he thought the board would be able to go ahead with the erection of a fence this year.

CAMP CHIEF Gord McCann of Acton is thoughtful as he goes over competition results for the annual district scout camporee held over the weekend on property owned by Mansell Nellis, on the Blue Springs line. About 100 scouts and leaders from Acton, Limehouse, Georgetown, Ashgrove and Norval attended. See inside for more pictures.—(Staff Photo)



MARIE TIMBERS



MARK HURST



CHERYL LEE



NANCY MORRIS

Four A.D.H.S. Ontario Scholars

For the past three years, Acton high school has doubled its number of Ontario scholars.

This year's grade 13 results show four Ontario scholars—Cheryl Lee, Mark Hurst, Nancy Morris and Marie Timbers. Last year there were two, Katherine Sinclair and Susan Perry, and the year before just one, Trudy Morris.

Ontario scholars attain over 80 per cent in their grade 13 subjects.

Highest percentage was obtained by Cheryl Lee, daughter of Mr. and Mrs. George Lee of Churchill Rd. S. She averaged

85.1 per cent on five papers for eight credits: English 82, math 95, chemistry 81, physics 81 and French 80. (Languages and math are double credits).

Cheryl hopes to be attending the University of Guelph to take food science.

Mark Hurst came just .1 per cent behind Cheryl with 85 per cent in five subjects for eight credits. His marks are history 92, French 87, English 80, German 81 and biology 87.

The son of clerk-administrator Joe Hurst and high school teacher Mrs. Nan Hurst, Arthur St. he will be going to

York University and hopes to major in history and political science.

He is the first male high school student to become an Ontario scholar here.

Third highest percentage goes to Nancy Morris, sister of A.D.H.S.'s first Ontario scholar, with 82.4 per cent in six subjects for eight credits. She received 91 in history; biology 90, math 80, English 79, chemistry 78, physics 76.

The daughter of Mr. and Mrs. Harold Morris, Elizabeth Dr., she hopes to take household science at the University of Guelph.

Marie Timbers took six

subjects for nine credits, receiving 81.1 per cent. Her marks are biology 90, physics 88, French 80, chemistry 75, English 79 and math 60.

The daughter of M. and Mrs. Carl Timbers, she hopes to take art and science at Western University, London, and transfer to physiotherapy.

The four students are consistent prize winners through their five years at high school. Principal Ted Hansen, leaving the school this year, is justifiably proud of the four top scholars among the two dozen