Reserve decision on housing site

(Continued from Page 1)

Mr. Philbrook replied that it was a "stop beating your wife question" and to further inquiries that it was the best possible available site. Mr. Hollingworth asked if he had ever inspected the Cobble Hill

"Yes , this morning," replied Mr. Philbrook.

Asked if the O.H.C. had consulted with the planning authority Mr. Philbrook replied that O.H.C. representatives who are experts in the field had reported back to him on the site and found it acceptable.

Further examination revealed the average unit in Ontario was a deficit of about \$80 and it would cost the town approximately \$75 per year to absorb their 715 per cent of a deficit, if any.

afternoon and again Mr. Hurst was called to the witness stand. He produced a letter from planning board files which indicated planning consultants for the town were not satisfied with the Cobble

The hearing adjourned at this point to resume again at 1.15 in the

Hill site for senior citizens, but he also revealed that planning Mard and council had met jointly over the site and agreed to go ahead. Mr. Hollingworth asked why the town did not consider land in the

eastern end of town which would be available when regional government was introduced, and also asked if the taxes the people on Cobble Hill pay were not among the highest in town?

He felt that when regional government came more sites would be available that would suit senior units better.

Vice president and director of Headway Corporation, William Boyd, was next witness. He produced drawings of the Cobble Hill project which the chairman refused to accept saying sometimes the concept by architect was better than the actual results.

Mr. Boyd contended that it was the only site available for the project in the economical realm of the town and he personally examined other sites. He outlined reasons for their rejection stating that the company went by C.M.H.C. site plan criteria and also the requirements of Acton by-laws. He said there would be a galvanised chain link fence around the project; drainage was adequate and the contour of land would cause no problems. He said the company would take five feet off the west end to reduce the grade of the contour, also stating he didn't feel the hills were difficult to navigate. He said only Acton people were eligible for the O.H.C. housing.

"Acton residents used to climbing hills, I presume," quipped Mr. Braida. Mr. Hollingworth in his cross-examination asked Mr. Boyd if he replied. didn't have a definite interest in this thing going through. Mr. Boyd

admitted there was. Mr. Hollingworth charged that the Project Planners said that these buildings were incompatible to the contours of the land and the consultant said he was not happy to mix detached and semi-detached houses. He read from the letter which the planners had sent to the planning board stating senior citizens housing should overlook the amenaties of everyday environment and should be near parks, shopping and recreational facilities among other things.

"Do you agree with this?" he asked Mr. Boyd.

"h's a particular planner's opinion," was the answer." "Do you think this is a good location for a senior citizens project?" "It is a better than average location," was his reply.

"Do you think citizens could navigate in the summer, let alone the

"Yes," was the reply.

Next to testify was Edwin Watson, a merchant who lives at 60 Victoria Ave. Mr. Watson said his property backs on to the proposed project. He said he supported the O.H.C. housing project. "What we have now is weeds." He spoke favorably of O.H.C. housing in other Diaces.

He said housing would be a better asset than the weeds that are there now Questioned by Mr. Hollingworth, Mr. Watson said he both drove

and walked from his property on Victoria Ave. and did not find the hills hard to climb

Asked if the Park and Mill corner was not dangerous Mr. Watson replied that he exercised caution at the intersection. At this point in the proceedings there was a surprise when Mrs.

George Fryer, president of the Golden Age Club, under cross examination by Headway counsel Mr. Braids told the hearing she was not in favor of the present site for Senior Citizens housing.

"The hills are too much for the older people," the said. "There's hots of people in the club who couldn't use them

Mr Braids asked if many of the senior citizens in the Golden Age

club had cars. "No," was the reply. Mrs. Fryer suggested there were several better locations but named only the Orr property.

Mrs. Fryer told Mr. Hollingworth that many of the Golden Agers were disabled and over 80 years of age. Next witness was a Cobble Hill resident Walter Coe who said

present housing along Cobble Hill was of a good type and said the road had a very steep fall-off.

"How steep?" asked Mr. Braida. "About one foot to every three." was Mr. Coe's opinion.

Mr. Coe said he had no objections to the project on economic grounds and under question sold homes to the west of the area would be only a small percentage lower in value than on the south side of the road.

"Then you're only objection is based on the welfare of the people in this project?" asked Mr. Smith. "Yess" was the reply.

Described as a chief spokesman for the Cobble Hill residents. Trevor Forbes of 38 Cobble Hill Dr., was the next witness. He testified residents received no notification from the planning board of the rezoning application and produced an aerial photo, topographical map and several photos he had taken to show the position of the property. site.

He said the topographical map indicated that the creek bed on Main St. was 1100 feet above sea level and the elevation of the site was 1200 feet indicating 100 foot further elevation for residents to climb.

"Why are you objecting to this?" he was asked. Mr Furbes replied that he felt it was incompatible to the elderly. He said his mother in law who was in fairly good health at age 65 was reluctant to go down town because of the topography, the spring runoff, ppor walks and other reasons. Mr. Forbes said he had talked to Mrs. Brown, the original owner of the property before Headway Corp. had purchased it, and she said she was sorry that they were going to put an old people's home there.

"You're not concerned about the economic effects of the development?" "No," was the reply.

Mr. Braida questioned the reading of the map and Mr. Forbes' 100 foot difference between the creek and the site. He called K. W. McLellan, the consulting engineer for Headway Corp. who testifled that the property site for the project fulls 30 feet. He said the grade as he recalled it was 10 per cent - one foot in ten.

"Is it a steep hill?" "It is the accepted maximum gradient for a local street," he

The sweltering council chambers perked up when 85-year-old Fred Kingsmill of 10 St. Alban's Dr. rose to speak in support of the town. We've lost a lot of time here today, with all these objections. I'm the oldest man in the room and probably the oldest man who has applied for a senior citizens unit. My wife has passed away and I have a house with six rooms I can't look after. The senior citizens unit would be suitable for me.

He questioned the suitability of questions on sidewalks. "You could go anywhere in Canada, in the west, in the Sioux, and find plenty to complain about."

He said he walked to the project property last spring, before the ice was off the sidewalks and had done it in just under 15 minutes by Victoria Ave. and Park Ave., and returned in 20 minutes. He referred to questions earlier which showed the town did not clean the sidewalks off, stating the town had a by-law which made it mandatory to clean sidewalks. Mr. Kingsmill said he had walked to the site Sunday and felt it was suitable for the purpose.

Any one with any common sense would know that if no other sites were available it is imperative that the town develop this one. He said that he couldn't see where the Orr property was any better place to locate, but if the government was going to wait to please everybody they're going to wait a long time!

Mr. Kingsmill said he was one of the first to sign up and he was not nearly ready for a home yet.

He was going to the post office every day. "Ask the ladies there. They meet me there every day As to the churches, how many go to church anyway. As to the schools, I haven't any kids and don't thing I'll be getting any now."

He sat down to applause. The next witness was Reg. Olsen, Victoria Ave., who said that he supported the application if the pine trees on the property were left as

they were. The chairman replied this would be up to the builder. Final witness was Charlle Cutts, Bower Ave., treasurer of the Golden Age Club.

Mr. Cutts said he was for the project and felt Mrs. Fryer shouldn't have spoken for the Golden Agers. He said he had lived in this area for

not perfect, but no place is perfect, he said.

"Yes. They're a pretty gay hunch, believe me! The replied. summation from the various counsels.

The town solicitor Paul Smith was the first to sum up the town's recommendation that the site by rezoned and used as intended. The commute on foot. resolution was acted on and the by-law enacted. He felt the people on council and planning board were in a good position to evaluate the unhappy because of the environment and everybody feels there is a needs of the citizens. Planners did not agree, he said, and a year after need of a place for senior citizens where they can enjoy life. the proposal had gone to council a letter to planning board rejected the

He suggested that persons here would not be present if they had to sait to find a site which corresponded to Project Planners' requirements. Citizens of Cobblehill road any they do not object to this on an economic standpoint. He suggested that the project would be an asset to the area. People who wouldld move into these self-contained units would be people who could look after themselves.

Mr. Braida asked the O.M.B. to consider the availability and accessibility of the site and the important thing was that it was the only site available in Acton.

He said council and planning board have a responsibility to the pioneers of the town. He also suggested ed that the senior citizens would sell their houses and move into the units making their houses available for other families. The need is here, he stressed He also pointed out a letter from Project Planners objecting to the site had not appeared on the scene until a year after the original by law had been passed. Governments were willing to finance in spite of a few drawbacks, he concluded.

Mr. Hollingsworth, in his summation, said Mr. Braida's statement about a few drawbacks was the understatement of the year. Residents did not see the application and council and the planning board did not talk to the O.M.B. about it because they were afraid of being turned down. They didn't consult planners, waffled for a year or so and didn't call in planning opinion. The planning was atrocious, he claimed

Planning board passed a resolution but without consulting Project Planners which Mr. Hollingsworth said was highly significant and the

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53 years and he didn't know of a better place to put the project. It is whole matter was open to criticism. He suggested there was no evidence of concrete efforts to obtain another site. He said planning "Would a number of people in the Golden Age Club move there?" consultants' opinions should be taken seriously. It was all right for Mr. Boyd because he was the chief beneficiary, he suggested. He said the The chairman called a five minute recess before hearing a planning consultant's complaint about the horizontal scale and the claim the project would be bad for the area, should carry weight.

HIS CLIENTS WERE NOT OPPOSED TO THE SENIOR case. He asked the board to bear in mind why there was a hearing, as a CITIZENS' HOUSING, Mr. Hollingsworth stated. He said the mayor result of the conscientious effort of the council and the planning board chained there would be sidewalks installed but the clerk said they to meet the needs as they saw fit of senior citizens and lower income were not cleared off. He suggested there were all kinds of possibilities people. He asked the O.M.B. to remember that small towns like Acton. In Acton, naming the woods on Church St. as one. He also felt Mrs. could not afford a full-time planning consultant and they had to rely on Fryer's opinion should carry a great deal of weight and she was not outside advice such as comes from the O.H.C., Headway Corp. and satisfied with the site. It was a half a mile to the post office, library O.M.H.C. He said planning board reviewed the plans, then made a and schools. There was no transportation by bus line and impossible to

The best we have is no way to approach it. People would be

He also said he didn't think senior citizen units and family units Several people in the room started to clap and the chairman remonstrated saying sometimes they would prejudice their case with outhursts. "We have no applause meter to decide the best arguments", he sald

The final plea was given by Mr. Braida who stated Mr. Philbrook had checked the sites and concluded the Cobblehill site would best serve the purpose. Project 'planners' letter said senior citizens should be near this type of development since young and old relationships interrelate socially.

It has been said there are better sites but there is no evidence to show where, or better price, MR. Braids said. He said it was wrong to cust asperaions on planning board and council who have looked into the matter thoroughly.

The chairman concluded the hearing by stating the O.M.B. would review the evidence and arguments and arrive at a decision—he later told the Free Press "within the next two months." The hearing ended at 3.25 p.m.

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EIGHTH SEASON - COMBINED SUMMER SERVICES

EDEN MILLS

Dr. Metz graduates returns to U. S. A.

By Mrs. R. Wright Congratulations to Mr. and Mrs. Harold Buchan on their 25th wedding anniversary, also to Mr. and Mrs. Ed Jennings on their 35th wedding anniversary.

Eva Stevenson will spend the next month in New Brunswick with her brother and family, Dr. and Mrs. Bert Stevenson. Visiting with Mrs. Funk were Mr. Len Glauser and son John.

St. Petersburg, Florida. Mrs. Mellow and daughter Elizabeth from Hamilton were guests of Mrs. Beryl Wright last week.

Guests for the next month of Mr. and Mrs. E. Jennings are Mrs. M. Bidgood from Worthing, England and Mrs. Joyce Milton, Hurtford, England.

Dr. and Mrs. Metz and family have left Eden Mills to take up practice in veterinary work in Rhode Island, Dr. Metz graduated recently from the university in Guelph. Attending his graduation were his parents Dr. and Mrs. Metz Springfield, Mass.; Dr. and Mrs. Bennett, Springfield and a brother Dr. Metz , Penn.

Barbara Marshall went with Dr. and Mrs. Metz to Springfield for a few days holiday and will return by plane.

Several birthdays were celebrated at Mrs. Mochrie's recently; attending were Mr. and Mrs. Ken Quarrie and family, Guelph; Mr. and Mrs. Robert Mochrie and family, Guelph; Mr. and Mrs. Wayne Mochrie, Toronto; Mr. and Mrs. Alian Mochrie, Cooksville; Mr. and Mrs. Claude Lafond, Toronto; Mr. and Mrs. John Turner and son Tom, Eden Mills.

Mr. and Mrs. Bill Doughty, Barrys Bay; Mrs. Fred Ernterman and Miss Elsie Ernterman, Chatham; Mr. and Mrs. Fal Lewis, Santa Anna, California; Mr. and Mrs. Patterson, Guelph were guests of Mr. and Mrs. R. Wright.

Mr. and Mrs. Mansel Lowrie were in Toronto visiting relatives.

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