

by Lynn Rhodes
Herald Staff Reporter

Living in Halton Hills

The apartment crisis

The phone rang... again. "Hello...no, no...I'm sorry...it's hard to say...try again in about a month...you're welcome..."

During my visits to some of the apartment buildings in Georgetown and Acton last week, I heard many similar conversations.

The apartment building superintendents in Halton Hills share one common problem: continuous telephone ringing. "I get at least 10 calls a week from people wanting to rent, and that's when I'm not advertising," said Eunice Roduck, superintendent of 200 Churchill Road South, Acton.

"My waiting list is six pages long," Sharon Hale explained. NO VACANCIES...that's the situation all over Halton Hills.

Demand exceeds supply. There are 28 lowrise apartment buildings in Halton, with a total of 364 rental units.

Local apartments differ from Toronto apartments in more than just size.

Only one of the buildings visited had leases; even some Toronto "rooming" houses require tenants to sign for a year.

Since many apartment dwellers are transients between the alter and a house—the "no lease" policy is sensible.

Rents are generally lower here than in the city, even if the landlords had the authority to raise the rent once a month in a "no lease" system, prior to the advent of the Rent Review Board.

For example, at Centennial Court in Georgetown, a two-bedroom apartment including parking for one car, is \$210. Six

years ago, the same apartment was \$145.

At 200 Churchill Road, South, in Acton, a two bedroom with parking which was \$150 four years ago is \$190 now.

Still, you get what you pay for.

None of the buildings I saw in Halton had pools, saunas, recreation centres, underground parking or any other luxury facilities which inflate the rents in city apartments.

Only River View apartments, just off Mountview Road in Georgetown, had a play area for children—swings and a slide.

"My kids have no place to play," sighed Mrs. Pam Cripps of Centennial Court, who takes her two toddlers to Wrigglesworth School park when she can.

"Apartment buildings are no good for children or pets," believes Mrs. Pat Rody, superintendent of Noble Towers, 40 Maria Street, Acton. "It's not fair to pen them up inside," she added, "and it's not safe to put little ones out on the balcony."

At the apartments which allow children, "no place to play" was a common complaint. Other recurring tenant beefs included: "I wish we could have a dog", "I miss a garden", "We can't decorate", "I feel closed in", "I'd like a basement for a workshop", and "We have to keep the stereo down low." In other words, "I wish we lived in a house."

Many young apartment dwelling couples live there on a temporary basis while

saving for a home. Some realize this dream; others don't.

One family moved from an apartment to a house, found it difficult to make the mortgage payments, sold the house and moved back into their original apartment.

Another couple, married for eight years, with three children, want to build a home, but their plans are financially unfeasible.

"I don't know anybody who has saved enough money for a house living in an apartment," said the wife. "By the time you put groceries on the table and feed the kids, there's just enough left to pay the rent."

Some people prefer apartment living. Even Mrs. Valerie Chappel, superintendent of 196 Churchill Road in Acton, a young woman who lived in a house up until the time she was married, wouldn't have it any other way.

"When I'm through my day's work, there's no responsibilities," said Phil Hayes, a Centennial Court tenant who's almost ready for retirement. "If there are any problems, you can just contact the superintendent, and it's your own fault if you don't ask."

Some of the superintendents are responsible for minor repair work, but professionals are always called if there is a major problem, with electricity, or plumbing, for example.

As well as collecting the rent and the bills for the owners, superintendents spend a great deal of time handling complaints.

"I like apartment living—there's not the wear and tear you have on a house," she said. "If the roof leaks, it's repaired; if the furnace goes, it's fixed...all at no expense to me," agreed Eunice Roduck.

"However, most complaints are minor. There is some vandalism at apartment buildings closer to the heart of

town—broken windows, damaged car tires, small fires, crude language written on walls—but nothing serious. It is generally believed that youths who do not live in the apartment are the vandals.

Although an apartment located close to town may be also close to trouble, tenants agree it's worth the risk to be close to services such as plazas, parks, and schools.

The apartments near the highway are convenient for commuters.

"A lot of my tenants work in Georgetown," said Val Chappel, Acton. Superintendents agreed that most of their tenants worked "out-of-

town" in Milton, Mississauga, Oakville, smaller towns in the region, or from Acton to Georgetown or vice-versa.

Why? Near their place of employment, no apartments are available.

"There's definitely a lack of sufficient rental accommodation within Halton Hills," stated assistant town planner, Ron Burnett, who added, "We're encouraging

development, but with the present market situation, it's not really economical for a builder to put up a rental unit."

Burnett said that McNally Construction Company had proposed building two 10-storey apartment rental towers, on Water Street totalling 209 one, two- and three-bedroom apartments.

Some tenants interviewed suggested the establishment of a local bus service, like the TTC, as well.

But, can people have their proverbial cake, and eat it too? Can the atmosphere of country living be integrated with city services and facilities, with the country evolving into a suburb, and the town expanding into a city?

NOTICE OF APPLICATION

TO THE ONTARIO MUNICIPAL BOARD BY THE CORPORATION OF THE TOWN OF HALTON HILLS FOR APPROVAL OF A BY-LAW TO REGULATE LAND USE PASSED PURSUANT TO SECTION 35 OF THE PLANNING ACT.

TAKE NOTICE that the Council of the Corporation of the Town of Halton Hills intends to apply to the Ontario Municipal Board pursuant to the provisions of Section 35 of the Planning Act for approval of by-law 76-12 passed on the 2nd day of February, 1976. A copy of the by-law is furnished herewith. A note giving an explanation of the purpose and effect of the by-law and stating the lands affected thereby, is also furnished herewith.

ANY PERSON interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the Clerk Administrator of the Corporation of the Town of Halton Hills notice of his objection to approval of the said by-law together with a statement of the grounds of such objection.

ANY PERSON wishing to support the application for approval of the by-law may within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk Administrator of the Corporation of the Town of Halton Hills notice of his support to approval of the said by-law together with a request for notice of any hearing that may be held, giving also the name and address to which such notice should be given.

THE ONTARIO MUNICIPAL BOARD may approve of the said by-law, but before doing so it may appoint a time and place when any objection to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk Administrator undersigned, the address to which notice of hearing is to be sent.

THE LAST DATE for filing objections will be May 27th, 1976.

DATED at the Town of Halton Hills this 12th day of May, A. D. 1976.

G. D. PRITCHARD, Clerk Administrator
The Corporation of the Town of Halton Hills, 36 Main Street, South, Georgetown, Ontario L7G 3G4

EXPLANATORY NOTE

AMENDMENT TO BY-LAW 57-91 BY BY-LAW NO. 76-12

Council for the Corporation of the Town of Halton Hills deems it advisable to amend Zoning By-law 57-91 of the Town of Halton Hills (Georgetown) by changing the zone designation of the lands shown on Schedule "1" to By-law 76-12 from Residential Third Density (R3) zone to Residential Fourth Density (R4-9) zone.

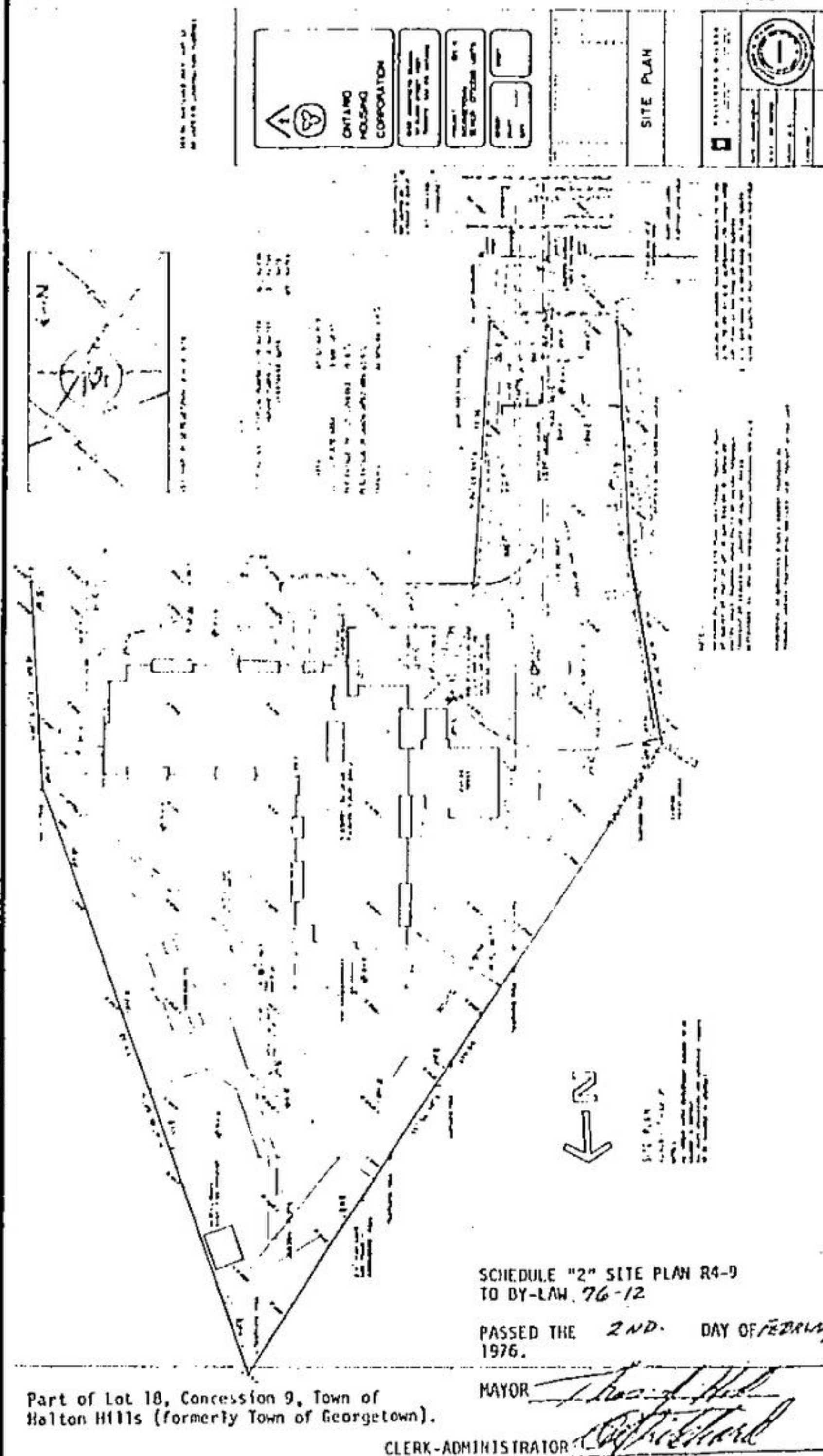
If By-law 76-12 receives the approval of the Ontario Municipal Board the lands shown on Schedule "1" to the By-law may be used for the erection of an apartment building containing a maximum number of 89 dwelling units. Provisions are contained in By-law 76-12 providing for the front, rear and side yard setbacks of the building to be erected on the lands, and in addition the height of the building is restricted to a maximum of 50 feet. Schedule "2" to By-law 76-12 is a site plan designating the place on the lands where the apartment building is to be located. The present uses which may be carried out on the property are set out in section 5.2.3.1 of Zoning By-law 57-91 for the Town of Halton Hills (Georgetown) and include the following uses:

"single family detached dwellings, public, separate, and high schools, churches, parks and playgrounds operated by the Town of Halton Hills."

The uses which are made of properties in the immediate area of the land to be rezoned include residential, commercial and institutional uses.

If By-law 76-12 should be approved by the Ontario Municipal Board the proposed use of the property is in conformity with the Official Plan in force for the lands under consideration.

G. D. PRITCHARD, Clerk Administrator
The Corporation of the Town of Halton Hills, Municipal Offices, 36 Main Street South, Georgetown, Ontario L7G 3G4



SCHEDULE "2" SITE PLAN R4-9 TO BY-LAW 76-12
PASSED THE 2ND DAY OF FEBRUARY 1976
MAYOR [Signature]
CLERK-ADMINISTRATOR [Signature]

THE CORPORATION OF THE TOWN OF HALTON HILLS BY-LAW No. 76-12

A By-law to amend Zoning By-law No. 57-91, as amended, of the former Town of Georgetown, now the Corporation of the Town of Halton Hills.

WHEREAS, Council of the Corporation of the Town of Halton Hills deems it necessary and advisable to provide the requirements for the erection of a Senior Citizens Apartment House on certain lands known as Part of Lot 18, Concession 9, Town of Halton Hills (formerly the Town of Georgetown).

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. Schedule "A" to By-law 57-91 is amended by changing the zone designation of those lands outlined on the plan attached to this By-law as Schedule "1" from Residential Third Density (R3) to Residential Fourth Density (R4-9).

2. By-law 57-91 is further amended by adding to Schedule "C" a site plan R4-9 of Schedule "C", a copy of which is attached to this By-law as Schedule "2".

3. By-law 57-91 be and the same is hereby amended by adding thereto Section 13.5 which said Section shall read as follows:

13.5 GUELPH STREET: BETWEEN MAPLE AVENUE AND DURHAM STREET.

13.5.1 Notwithstanding any provisions of this By-law as amended to the contrary, the lands described in Section 13.5.1 hereof (herein after referred to as "the lands") may be used for the purposes of a Senior Citizen Apartment House provided such development complies with the following provisions:

- 13.5.2 Number of Dwelling Units:
Maximum: 89
- 13.5.3 Area of Lands Covered by the Buildings:
Maximum: 13,300 square feet.
- 13.5.4 Front Yard:
Minimum Depth: 40 feet
- 13.5.5 Rear Yard:
Minimum Depth: 50 feet
- 13.5.6 Interior Side Yards:
Minimum: 30 feet
- 13.5.7 Landscaped Open Space:
Minimum: 65 percent
- 13.5.8 Number of Storeys:
Maximum: 5 Storeys.
- 13.5.9 Height of Building:
Maximum: 50 feet
- 13.5.10 Parking:
Minimum: 24 spaces.
- 13.5.11 The lands referred to in Section 13.5.1 are described as follows:

Part of Lot 18, Concession 9, Town of Halton Hills, (formerly the Town of Georgetown). The lands are situated fronting on Guelph Street, west of Maple Avenue and east of Durham Street.

13.5.12 Notwithstanding any provisions contained herein to the contrary the following provisions shall apply:

(i) No building or structure shall be located on the lands other than in accordance with the provisions and specifications set out on the plan attached hereto as Schedule "2", and,

(ii) The notations and references set out on said Schedule "2" shall form a part of the provisions requirements for the development of said lands.

4. This By-law shall take effect on the day it is passed by the Council of the Corporation of the Town of Halton Hills, subject to the approval of the Ontario Municipal Board.

BY-LAW read a first, second and third time this 2nd day of February, 1976.

THOMAS J. HILL
MAYOR
G. D. PRITCHARD
CLERK ADMINISTRATOR

BY-LAW read a third time and finally passed this 2nd day of February, 1976.

THOS. J. HILL
MAYOR
G. D. PRITCHARD
CLERK ADMINISTRATOR

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Part of Lot 18, Concession 9, Town of Halton Hills (formerly Town of Georgetown).

CLERK-ADMINISTRATOR [Signature]