

# Plaza plan meeting is packed

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he decided to try and make the proposal more attractive to the town by further revising its dimensions. If the plaza is approved, he said, its commercial development would be limited to 8.7 acres, with actual floor space trimmed by more than 19,000 square feet. That area would instead be landscaped in readiness for possible future development "if and when the Acton East proposal goes ahead," he said.

**NO FASHION STORES**  
Acton East is the name given to the residential development proposed for the area but since rejected as being premature. The Landown plaza was initially proposed as a component of that subdivision.

As a concession to the merchants of downtown Acton, Mr. Sprackman also offered to prohibit fashion stores at the plaza, along with similar outlets which he contended "belong downtown."

The many Acton shoppers who attended last week's meeting showed by their reactions to Mr. Burnett's presentation on behalf of the downtown merchants that they do not believe the Landown plaza will have any serious detrimental effects upon the community's downtown business core, as Mr. Burnett contended.

Asking the board to maintain its opposition to the plaza scheme, Mr. Burnett cited increased interest being taken in revitalization plans for downtown by the provincial government. Provincial funds being allocated to such co-operative programs as the Business Improvement Area (BIA) plan, of which Acton is a part, are indicative of the government's belief that the dozens of downtown cores falling victim to outlying commercial developments should be financially assisted toward recovery, he said.

Mr. Burnett contended that the Landown plaza proposal "flies in the face" of the official plans for the former town of Acton and the former township of Esquesing. The board of directors for Acton's BIA, he said, support the intention of the Acton official plan to restrict future commercial development to the downtown business section, where land is designated for commercial use.

**IN CONJUNCTION**  
As for the development of open space on the communi-

ty's eastern boundary, Mr. Burnett said, planning must be done "in conjunction with what surrounds it" whether it is rural land, as is the case now, or residential land, as was proposed for Acton East.

Mr. Burnett told the board that there is "sufficient commercial space" available in downtown Acton to accommodate additional growth and to meet the shopping needs of the public. With extensive plans underway for the beautification of the downtown core, he said, any commercial growth in the outlying areas at this time would sound the "death knell" and signal the "ruination" of Acton's downtown.

Landown consultants Henry Joseph and Jerry Jaque challenged Mr. Burnett's assertion that the introduction of outlying commercial development has already endangered

the economic viability of many downtown business cores in Ontario.

**STILL THRIVING**  
While he did not attempt to rebut Mr. Burnett's remarks concerning the financial trouble being encountered by downtown Barrie, Mr. Jaque claimed that other communities mentioned, including Goddard, Orangeville and Tillsonburg are, if not still thriving, at least not expected to collapse. Mr. Joseph commented that downtown Barrie has not "packed up and died" but has had to adapt its character to new developments.


Criticizing Mr. Burnett for making "serious accusations that are not supported by fact," Mr. Jaque noted that the commercial adequacy of Acton's downtown section to meet consumer needs has not been proven. Consumer surveys,

however, have documented the "high outflow" of cash from Acton to other nearby communities "that would typically be spent in a small community."

Mr. Joseph estimated that \$3 million worth of business is leaving Acton and going to Georgetown in the form of Acton shoppers looking elsewhere for merchandise they cannot find in their home community.

In his own brief presentation, Mr. Sprackman predicted that the Landown plaza would attract 7,000 shoppers to Acton from other communities every weekend, to the benefit of downtown merchants as well as the plaza merchants.

The plaza proposal was referred to the town planning department for further consideration, with a report due for release at the Feb. 14 board meeting in Acton.



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**ACTON DISTRIBUTORS WHOLESALE/RETAIL**

# Planners review condominium plan

Plans for the construction of a six-storey condominium apartment building on Hall Road in Georgetown have been referred to the town planning department for review and a recommendation.

Several local builders looked keenly interested last Tuesday as developer Al Pilutti outlined the proposal for the planning board on behalf of O and P Construction Ltd.

Part of a larger residential development planned for an area on Hall Road south facing vacant land owned by the Georgetown YM-YWCA, the apartment building would feature 40 two-bedroom suites and 20 one-bedroom suites, the latter averaging 600 square feet in area per unit. The upper two storeys would be penthouse suites complete with fireplaces.

Mr. Pilutti explained that final design details have not been worked out for the apart-

ment interiors since the company is aiming for a custom-built format to suit the individual needs and wishes of prospective tenants to whom the units will hopefully be pre-sold.

As a result, he said, the site plan placed before the board has not restricted floor space in the individual apartments, for which "five or six" different variations would be available.

"We want to give the buyer a chance to add onto the basic design," he said.

Seeking municipal approval for a 46-car outdoor parking lot and a 44-car indoor lot beneath the building, Mr. Pilutti estimated that a standard apartment in the proposed structure would cost between \$42,000 and \$48,000, with prices escalating

to \$60,000 for the more luxurious bachelorette or studio suites. Town approval is also needed initially for a number of proposed amenities, including an outdoor pool, indoor saunas and a day care centre.

The suites will be advertised for sale in the near future.

Mr. Pilutti commented that the company believes there is "a great demand for condominium apartments of this type"

verment.

"A lot of corporate leaders are concerned about Canadians becoming too dependent on government," he said.

**APPROPRIATE EVENT**  
Mr. Ramsay also emphasized the "Year of the Child", proclaimed for 1979 by the United Nations, as a worthwhile and appropriate event.

At the meeting, Chris Sanke, an Acton and district high school student announced the Mug, which is the coffee house located in the basement of the Murray Memorial YMCA building, will be open every Saturday until the summer instead of every other Saturday.

# Acton YMCA expansion plan

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maties will not be available for two weeks, Mr. Robbins said a "ballpark" estimate of the cost of the addition is \$60,000 to \$70,000.

At the annual meeting guest speaker Gord Ramsay, vice-president of the financial department of the Metro Toronto Y, emphasized the important of the volunteer aspect of the YMCA.

"I think we have to focus a lot more on the fact that we're a volunteer organization," he said.

Mr. Ramsay said the Y, which is a worldwide volunteer organization, encourages people "...to do things for themselves rather than have someone else like government do it for them."

He said the Y is a preferable alternative to relying on go-

The Mug will also vary its entertainment from strictly folk music to various types such as rock, new wave (punk rock), jazz, and even classical. But one Saturday a month will be devoted to folk music, since folk music is the traditional bill of fare for the Mug.

Mr. Robbins said the Mug is "a badly needed project" and commended the Acton high school students involved in the project which is an excellent contribution to the town. The Mug is operated by Acton and district high school students.

**NEW DIRECTORS**  
At the meeting, Lynda Ruse and Jack Meinen were officially appointed as new directors of the Murray Memorial YMCA. Other directors are Lloyd Broostad, Gordon Chapman, Carol Clark, Ken Grugbe, David Hunter, Lyla Luelo, Bill Mainprize, Bev Owep, Dod Hedekop, Keith Robbins, Sue Robbins, Tom Roduck, Carl Rosenquist, Helen Van Slicker and David Whiting.



**FORTIETH ANNIVERSARY**

A former Esquesing reeve, Campbell Sinclair and his wife, Ada, celebrated their 40th wedding anniversary at a surprise party in the Limehouse Hall Friday evening with about 35 relatives and former neighbours.

The couple were married from the bride's home on January 21, 1939 by the Rev. Douglas Davidson. They operated the family farm on the eastern edge of Georgetown until it was sold in 1954 and the Georgetown Market Centre now stands on the property. The

couple then moved to the 5th Line north of Limehouse where they farmed until 1974 when they took up residence on Church Street in Georgetown. The couple's son, Carl, his wife Cathy, and daughter Laura, as well as the bride's sister Aileen Bird of Toronto were present for the gathering. Mr. Sinclair was an Esquesing councillor, and reeve in 1960 and 1961.

The financial statement for 1978 listed income at \$12,896.19 and liabilities at \$19,532.46.

Helen Van Slicker said one of the highlights of 1978 was the registration of the deed to the Y from Halton Hills for the Murray Memorial YMCA property.

"Now we do own it: 100 per cent," she said.

(Herald photo)

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