

# 'Practicality' catchword in BIA report

By CHRIS AAGAARD  
Herald Staff Writer

Stressing that their plan is as practical and reasonable as possible, consultants attempting to secure the business futures of the Acton and Georgetown Business Improvement Areas (BIAs) presented the final phase of their six-month study before a public meeting.

"We've tried to be as reasonable and functional as possible," Peter Walker of Walker, Wright, Young and Associates Ltd., the Toronto planning firm which conducted the \$62,500 review-told BIA reps from both communities and concerned residents who crowded the town council chambers.

"We've come up with what we think is a practical plan... even if it means some build-

ings may have to go."

The detailed plan, which was enthusiastically received by Acton and Georgetown business people, has predicted substantially different futures for the two BIAs. Since the consulting firm began holding public meetings, it has maintained that downtown Georgetown no longer forms the vital retail hub of the community as does Acton's BIA.

However, Mr. Walker reiterated last Tuesday night that downtown Georgetown can become a municipal and professional centre if the town's proposed central administration building is located in the BIA, if office space is encouraged in houses in the area and if a major attraction such as a supermarket is built in the core.

Indeed, Mr. Walker said,

downtown Georgetown should be the heart of the community, adding that it "is an easy thing to say and not easy to do."

"We must find other uses besides retailing in the downtown core. We don't think that it's unreal to make those proposals. If anything is going to happen (additional food stores, for example) it should be in the downtown area."

TOWN HALL

A "special development" area has been designated within the Georgetown BIA, bordered by Main Street and Mill Street and partially by Back Street. Landscaped with trees in the plan, this, the consulting firm said, would make a good location for the town hall and possibly a new foodstore if the opportunity arises in the future.

Unlike proposals for Acton's downtown core, Georgetown's recommendations encourage high density residential development, in the Mill Street-Park Avenue area already highlighted by the highrise Silver Creek Towers apartments.

Development close to the centre of the community, the consulting firm said, automa-

tically provides the BIA with a local retail base. Although one resident at the meeting expressed concern that high density development might lead to an increase in vandalism, Mr. Walker said his firm had not considered the prospect because it believes that vandalism is more readily attributed to economic conditions and the lack of community attractions which might

discourage that kind of activity.

Meanwhile, the consulting firm has defused a potentially contentious issue affecting residents living in the James, George and Draper Streets area of Georgetown northwest of the downtown core. During the last public meeting Sept. 1, the consultants suggested the area is especially suitable for infilling, or adding houses on

some of the larger lots should severance applications come forward in the future.

SMALLER LOTS  
Neighboring residents were quick to react to the proposal, drafting a petition to oppose any suggestion that council should support smaller lot sizes and land severances in the quiet, older section of the community. Mr. Walker

described the issue as stemming from an "unfortunate choice of words" and assured residents Tuesday night that his firm had not meant to single out the area for infilling.

Other residents were concerned with a proposal to eventually connect Market Street in Georgetown with Draper Street, providing an alternative route for traffic in case of

emergencies or when Main Street is closed for repairs and market days.

There is still time for the public to comment, in writing, about the study. Letters should be sent to the town's administrative offices on Trafalgar Road. A final presentation on the proposal will be made before council in about a month.

## Studies applauded, costs concern town

By CHRIS AAGAARD  
Herald Staff Writer

Members of the Acton and Georgetown Business Improvement Areas (BIAs) may be anxious for town council to act on the recommendations in the now completed study of the downtown cores, but Halton Hills planning director Mario Venditti has indicated that there's still a long way to go before the study's suggested policies become part of the town's official plan.

He told BIA merchants, residents and members of the planning board last Tuesday that policies concerning the downtown cores will have to be thoroughly reviewed and then go through a series of public meetings before they become part of the official plan, which is currently being polished by a special council task force.

In the meantime, Mr. Venditti said, town staff will look for an "agreement in principle" from council to proposals made in the six-month study prepared by Walker, Wright, Young Associates, a Toronto municipal planning firm. Along with pointing out that Georgetown and Acton bias will have entirely different economic futures, the study has suggested ways in which council can bolster the areas as attractive places in which to do business and has proposed extensive physical changes ensuring that they remain the heart of their respective communities.

Suggesting that the recommendations for both BIAs be phased in over a period of 20 years, Peter Walker acknowledged that his firm estimated what council might spend for the proposed changes but declined to give the figure at the meeting.

However, Mr. Walker said, the town and the BIA must form a partnership if the recommendations are to work. The BIAs should not be expected to carry the major portion of the capital expenditures proposed, he added.

## H and H Video meets viewers' needs

Continued from page C4  
from \$800 to \$2,000. Mr. Humenicki said he and his business partners have sold about ten machines in the three weeks H and H Video has been open.

"You'd be surprised at how many people have their own machines," he said.

The new business is catering to the 9 to 5 working crowd. It's not open during the day, only in the evenings, and plans are in the making for the business to be open Sundays.

From adult movies to "Rod Stewart in Concert" to Walt Disney films, the video craze is definitely providing competition for the local movie theatre.

Hunting and fishing trips often take place in isolated areas, far from emergency aid. In addition to the safety equipment required by law in every boat, the Canadian Red Cross Society recommends that you carry the following: a complete change of warm clothing stored in a waterproof container, a flashlight, matches, first aid kit, whistle, rope and knife, and high-energy foods such as chocolate, nuts and raisins.

indicating that planning for the downtown cores should be reflected in the town's 1982 budget if possible.

Both Lynn Barnard, chairman of the Georgetown BIA, and Paul Nielson, an Acton BIA member and part of the study's steering committee, praised the consulting firm and its advisors for their research. Mr. Nielson and Acton businessman Ted Tyler urged council to begin budgeting for downtown redevelopment immediately.

"I compliment the consultants for a workable and very attractive plan," Mr. Nielson said. "The ball is in our court. We support this (study) and I think the consultants have done a very good job for us," Mrs. Barnard said. "As business people we need to offer a lot more to the people and make the downtown area the heart of our community."

Once the recommendations have been added to the town's official plan, the town will be eligible to apply for special downtown improvement grants from the provincial

government, up to \$150,000 for each BIA. A raft of other grants, including funds from the Ontario Heritage Foundation and Wintario, may also help in the future.

While sharing in the enthusiasm for the study's proposals, town budget committee chairman Harry Levy warned that council won't commit itself to the entire list of recommendations until it has "some idea of what it will cost".

Ratepayers may face larger tax increases next year if council decides to embark on the redevelopment recommendations in both downtown cores immediately, he said.

"We must consider the taxpayers as a whole," Coun. Levy stressed, rather than any single group.  
Mr. Venditti told the meeting that he expected the study would be used as a guideline for redevelopment in the downtown cores, in much the same way the town uses its Master Parks Plan and Highway 7 Corridor Study for planning in these areas.



## CHRISTMAS CRAFT CLASSES

- Nov. 23rd, Monday, 2 to 4 p.m. — Pinecone Wreath
- Nov. 26th, Thursday, 2 to 4 p.m. — Nut Tree
- Nov. 30th, Monday, 2 to 4 p.m. — Pinecone Wreath
- Dec. 3rd, Thursday, 2 to 4 p.m. — Brooms and Mats for the Holiday Season
- Dec. 7th, Monday, 2 to 4 p.m. — Nut Trees

Only 10 Persons per Class

Register in person only

Fee \$2.50 per class

All Materials Available at:



47 Main St. S. Downtown Georgetown 877-8336

## 20% OFF

Wed., Nov. 18th — Sat., Nov. 21st Only

- SNOWSUITS • WINTER COATS
- SWEATERS • BOOTS & SKATES

See our selection of handknit sweaters, mitts and toques. Ask us about selling winterwear and skates for you!

### Penniesworth Children's Consignment Shoppe

98 Main St. S.  
Downtown Georgetown  
877-1242

## JUST ARRIVED

**ROHDE**

Another shipment of exclusive, new 1981 Fall and Winter styles. Super comfortable, fits like a second skin. Come try them on!

- Genuine Comfort
- Original Styling
- Smart Looking
- Excellent Value

Available in Sizes 5 - 11 Prices Start at **\$30<sup>00</sup>**

## WESTERN BOOTS

For the lady wanting style and comfort — quality leather — latest styles — stacked, smart walking heels — 'micro' stitching

**ONLY \$74<sup>98</sup>**

Don't miss out on these popular styles!

# STEPRITE

## SHOES

Your Naturalizer Store for Fashion and Comfort!

39 Main St. S. Downtown Georgetown 877-1263

CHARGE VISA

HOURS: Mon. CLOSED  
Tues. & Wed. 10:00 a.m. - 6 p.m.  
Thurs. & Fri. 10 a.m. - 9 p.m.  
Saturday 9 a.m. - 5:30 p.m.

## WIGO TV's . . . Storewide CLEARANCE SALE

Including:

- BEDROOM FURNITURE
- ROCKERS & RECLINERS
- GAS RANGES
- VACUUM CLEANERS
- CLOTHES DRYERS
- TV STANDS
- CAR STEREOs
- MATTRESSES & BOX SPRINGS
- PANASONIC TV
- COFFEE & END TABLES plus much, much more . . .

# SAVE UP TO 50% OFF

# WIGO

TV, FURNITURE & APPLIANCES

40 Main Street South DOWNTOWN GEORGETOWN 877-3376