

Eight houses built in 1966

# Housing shortage described as "critical"

The housing shortage in Milton is reaching the "crisis" stage, local real estate brokers report, and the brunt of the criticism is falling on town council for its reluctance to open up more land for subdivisions or apartments.

A Canadian Champion poll of realtors this week revealed some startling facts, including:

- (1) There are virtually no homes for rent in Milton.
- (2) Only a few homes are listed for sale on the market. Those available require large down payments and most potential home buyers cannot meet the down payment.
- (3) The three apartment buildings on Ontario St., totalling over 100 suites, are full and names are being added daily to long waiting lists.
- (4) The housing situation (or lack of housing) is forcing many professional people and highly skilled tradesmen to seek housing elsewhere in the Toronto-Hamilton-Guelph areas, and in some cases valuable employees are being lost by local firms

and institutions because they cannot find a place in town to live.

"Even another 100 homes would not meet the demand," realtor Mrs. Yvonne Christie of the Christie and Woods firm told a Champion reporter.

"The situation is very frustrating," added D. E. Kennedy, superintendent of Ontario School for the Deaf. "We have a lot of good potential staff members and we have even had some resignations from our staff, due to the fact they cannot locate a place to live here."

"There is a crying need for four-bedroom houses that would sell for about \$20,000," Mrs. Stella Parton of H. Keith Realtors Ltd. suggested.

"The shortage is forcing prices up. New homes that sold for \$14,000 a few years ago are being offered at \$19,000 today," another realtor explained.

Statistics provided by the real estate people were pretty well the same. Each firm reports virtually nothing for rent, and very few houses. Realtors concurred there is a very heavy demand for homes right now, as most firms are plagued with five or six requests per day.

Buyers have \$2,000 or \$3,000 saved up for a down payment, but the smallest down payment on any listings right now is \$5,000 or \$6,000," said Bob Cross of Brian Best Real Estate. "Young couples just can't afford to buy them."

There aren't any building lots available in town. There are a few but they are being held by their owners, and any large parcels are being forced to remain vacant by the town's "freeze" by-law that was recently renewed.

Recent discussions at the council level have dealt with two large parcels of land — one on Bronte St. near Heslop Rd. and Anne Blvd., and another north of Highside Drive — but development on both has been frozen. The property on Bronte St. is zoned for commercial and residential use and councillors have generally agreed the land can be opened for housing if and when the commercial section is developed to provide tax revenue to offset the cost of homes.

Planning Board has generally favored more development, on a limited scale, and has even considered higher per-lot capital charges against subdividers to help offset

the cost of additional school rooms and municipal services.

The town's recent annexation case provided some commercial assessment (Milton Plaza plus two gasoline stations in Esquesing) plus a large area of industrial land (the Johnson Bros. Trucking property on Highway 25), but it left very little room for housing areas.

Mr. Kennedy at O.S.D. was one of the school officials The Champion interviewed, who is having real problems in finding accommodation for new staffers. The school has attempted to locate houses and rentals for new people arriving in September, but with little success. "Some of them are commuting, not by choice, from western Toronto, Oakville, Streetsville, Georgetown, and all over the fringe areas," he said, because they could not find a place in Milton.

He noted that four or five years ago the school gave the town's planning consultant a projection of staff growth that indicated how much housing would be needed when the expanding school reaches its full complement of staff. Today the

staff numbers over 250, but the town has grown little since O.S.D. opened.

Compounding the situation are the people who have children attending O.S.D. and would like to live closer to the school. One real estate agent told about a family in Midland who wanted to move to Milton because their child attends O.S.D. classes, and the father was commuting from Midland to the Ford plant at Oakville. They were heartbroken when they learned there was nothing available in town.

William Tom, vice-principal of Milton District High School, also reports problems in finding accommodation for new teachers who will move here this fall. One teacher has been looking for a house for three months and to date has been unsuccessful.

While most high school teachers are married and have families, thus requiring a home, the situation is a little different in the elementary schools.

E. W. Foster, supervising principal of Milton Public Schools, said most new arrivals on his staff this fall are single people who have just graduated from Teachers'

Colleges, and they only required room and board. To date he has had no problem placing single teachers in boarding situations.

One married teacher arriving in Milton this fall was having trouble finding a home in Milton, and had almost decided to purchase a vacant lot in Acton when he fortunately found a home here, Mr. Foster said.

Local industries are also feeling the pinch of the housing situation. One man, for instance, had a good job lined up with a local industry and wanted to move to Milton. But because he couldn't find a place nearby to live, he gave up the job and headed back to Eastern Canada, a realtor told The Champion.

Real estate agents report receiving dozens of inquiries about industrial land in Milton and the district close to town, but the first question the prospective industrialist asks is about the housing situation. "We have lost several good industries simply because there is no room for their skilled employees to live," an agent summed up.

## The Canadian Champion

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### Year-end report

## Lions spend \$1,502 on service

At a year-end directors' meeting of the Lions Club of Milton, treasurer Lewin Sales presented a report on the club's activities, service and trust fund for 1965-66 which indicated the Lions spent \$1,502 during the past year on local service work.

From June 30, 1965 to June 30, 1966, the Lions raised \$3,415.60 from their fund-raising projects and miscellaneous donations, he reported.

Dispersals included \$210 on health and welfare; \$353 on majorities, minor sports, school bus shelters and other benefits for youth; \$144 on eye glasses, eye examinations and donations to the CNIB Camp at St. Joseph; \$367 on donations and contributions to charitable groups;

and \$427 on sundry other charities and community service.

The club transfers half its activities account proceeds (\$1,616 this year) to a trust fund called a "frozen account" which is reserved to launch a major project. This frozen account now stands at \$2,865.

### Back-to-school issue next week

In just 13 days, thousands of Halton County students will begin their annual fall back-to-school trek.

Next week, The Champion will present its annual back-to-school issue with complete news coverage on the reopening at Milton and district schools, and back-to-school messages from advertisers. Be sure to get a copy of next week's Champion.

### O.F.D.—Yippee!

Yippee! Old Fashioned Days returns to Milton beginning next Monday and lasting until Labor Day (Sept. 5).

Milton Chamber of Commerce urges residents to wear old fashioned clothes for the week, to help make the promotion leading up to Steam-Era weekend a successful one. Merchants are asked to offer good old style bargains and back up the event with window displays of antiques.

This will be Milton's fourth celebration of Old Fashioned Days.

### 28 here affected in railway strike

Wig-wags will be stilled and the shrill train whistles will be silent as of noon, Eastern Standard Time on Friday if the threatened rail strike goes into effect.

Despite last minute efforts to avert the strike, the unions involved have indicated there is little chance of an agreement being reached before the Friday noon deadline. Milton workers will walk off the job sharp at noon and it is firmly expected the strike will paralyze rail transportation throughout the nation.

It was estimated about 28 C.N.R. and C.P.R. employees in the town and area will be affected. This figure includes two station agents and 26 workmen.

## Council bans outside groups from using council chambers

Milton Town Hall's new council chambers on the second floor is reserved for council functions only, members of the council reiterated on Wednesday.

The decision was made earlier when the town was planning the Town Hall's \$62,051 interior facelift, and was reaffirmed unanimously last week when the council received a request to use the room for the monthly executive meetings of the Milton Senior Citizens' Club.

"Once you start, where does it end?" wondered Mayor S. G. Childs. Other councillors agreed, and Deputy-Reeve Charles Mengely explained, "I don't think the council chambers should be used for any other function than council."

Members agreed to let the Senior Citizens use the council's adjacent committee room for their meetings, at no charge. Even members of council use this room for committee meetings and other gatherings.



HOUSE CONSTRUCTION IN MILTON has slowed off this year and local realtors report, in a special Champion feature this week, that the housing situation is reaching the critical stage. This house being erected on Sydney St. is one of just eight built in town this year. Realtors report a growing demand for accommodations in town, and there is very little to offer them.

ADVERTISING THE STEAM-ERA REUNION and Milton throughout the world these days, are thousands of stamp cancellations processed at Milton Post Office. A sample is shown here, without the stamp. Postmaster Walter Bell said the Milton P.O. began using the stamp last August and in the month preceding Steam-Era weekend, about 70,000 pieces of outgoing mail were stamped in this fashion. He expects a similar amount of mail will bear the advertising messages again this year. Each piece of mail processed by the obliterator on the stamp cancelling machine carries the advertisement.

## Final Municipal Board order sets annexation boundaries

Eight months after the town's annexation of 216 acres in neighboring Esquesing Township and North Oakville took place, Milton Council last week received an official "final order" from the Ontario Municipal Board, setting out the boundaries of the annexed property.

Acting clerk Mrs. A. Brush informed councillors it was received, at their meeting Wednesday evening. The order pre-dates the annexation to January 1, 1966, but finally makes the annexation "official".

Under Section 58 of the Assessment Act, Milton must next pass a by-law effecting the 1966 assessment of the properties annexed. "Some have already paid their Milton taxes and some have paid part of them," Mayor S. G. Childs explained.

He said the order covers exactly the lands the Municipal Board described in its interim decision on the annexation case last fall. This includes the Milton Plaza property in Oakville, plus two service stations, part of the Harrop farm and the Johnson Trucking property in Esquesing Township.

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## Stolen car is recovered

A car stolen in Buffalo, New York, was recovered on Highway 401 Friday by Constable J. Terryberry of Milton O.P.P. detachment before the official report of its theft was received.

The four occupants, two from Toronto, one from Gadskill, and one from Woodstock, have been charged in connection with the theft.

## Conservation conference delegates to visit projects in Halton County

Delegates attending the 10th biennial conference of Conservation Authorities in Hamilton's Holiday Inn in late September will be visiting one of Ontario's best conservation park sites, the Kelso Conservation Area near Milton, on September 29.

The Halton Region Conservation Authority, developers of the popular 400-acre playground near Milton Heights, will host about eight busloads of visitors that evening to a tour of the Authority's projects in Halton, followed by a barbecue and bean roast at Kelso. Members of H.R.C.A. will guide the tour of projects.

In brief business at the August meeting, members:

- Established the Scotch Block reservoir project as Scheme No. 14 and applied for provincial approval. Costs of

the project, declared to benefit each municipality, will be raised on the same basis as the administration levy is obtained.

Learned the Halton Consultative Committee on Education was interested in a natural science school, and offered assistance.

Welcomed Miss Betty Ritchie as a visitor to the meeting. She is the secretary to the newly-formed Hamilton Region Conservation Authority.

Asked a solicitor for legal advice on reclaiming \$2,088 owing from the bankrupt Glen Eden Ski Club, which operated a ski resort in Kelso Conservation Area for several years. Ski club officials reported they are \$7,000 in debt and attempting to interest new backers in the project.

Agreed to purchase a used water truck for \$450, to be used to keep dust down on the roadways at Kelso.

Decided there was little the Authority could do about several North Oakville farmers' complaints of a dam blocking the flow of a branch of the 16 Mile Creek near Drumquin. Members agreed the Ontario Water Resources Commission had apparently granted a permit for the taking of water from the stream and the only solution seemed to be putting a rush on the Scotch Block dam, which will provide a better flow of water in this area.

Authorized the field officer, Dave Murray, to investigate prices on colored postcards featuring scenes of Authority projects. He supplied prices from one firm and reported a big local interest in having them for sale.



THERE'S FUN FOR EVERYONE at the daily vacation Bible school. Nearly 70 healthy, happy youngsters have been attending the Bible school for the past week and a half and closing exercises will be held on Friday evening at 7 p.m. in Grace Anglican Church. The school is organized through the co-operation of Grace Anglican, St. Paul's United and Knox Presbyterian Churches. Mrs. J. Foster heads the Kindergarten staff and she is assisted by

Mrs. H. Schuyler, Mrs. D. Aselton, Mrs. P. Gould-Corney, Mrs. G. Stansfield, Margaret Elliott, Celeste Schofield, Ann Weiss, Anna Denboer, Anita Provaznik, Donna Heatherington and Tanis Wildfong. Mrs. D. Graham heads the primary class and she is assisted by Mrs. D. Skinner, Mrs. I. O'Dell, Mrs. J. Merkle, Mrs. I. Chase, Mrs. H. Foster, Mrs. D. Brodie, Susan Graham, Diane Thomson, Susan Thomson, Laurie Sinclair, Jo-Ann Skinner, Mary Pickolt,

Karen Overend, Norma Overend, Carol Tyrer, Beth Wilton, Norma Wrigglesworth and Wendy Williamson. Mrs. L. Reichert leads the Junior class for children nine years of age and over. She is assisted by Mrs. N. Holland and Joanne Wilson. Mrs. L. G. Smith is chairman of the school this year. Jim Schofield is secretary and Mrs. G. A. Langridge is treasurer. In the photo at the left, Mary Lynn Fay shows Debbie Wilson and Terry Aselton one of her

colorings. In the centre photo, Judy Willoughby, centre and John Kats, right, await instructions from a leader while another youngster works quietly on his own. At the right, Terry Aselton describes the size of the fish he caught, while Mary Lynn Fay and Debbie Wilson look on.

—Staff Photo