

# Opposition to conversion of St. Andrew's as nursing home grows

Growing concern over the possible conversion of old St. Andrew's Hospital into a nursing-rest home has prompted deputations

to Simcoe MPP's and the drawing up of petitions opposing the move. Opposition to the conversion caught fire

last week with news from Douglas Wiseman, parliamentary assistant to the minister of health, that the ministry had

agreed to the contract of sale. The ministry has not approved licencing the old hospital as a nursing home and it is this final

move which opposition forces are trying to delay. "We're planning to fight it out in the open, to have an open meeting so everyone knows what is going on," Alec Jarlette, director of public relations for the Ontario Nursing Homes Association and operator of the Villa Nursing home in Midland said on Monday.

"What I'm fighting for is good care, for the way seniors live," Jarlette said. "We (the association) have a good nucleus of dedicated operators, willing to invest in new, bright nursing homes. We don't need someone moving into an old building and creating a senior's ghetto."

Swiss Nursing Homes, on February 15 put in a \$450,000 conditional offer to purchase St. Andrew's for conversion into a 28 bed nursing care facility, subject to the approval of the ministry of health.

Although Jarlette admits he has an interest in the situation - "I own and operate a nursing care home in town" - he maintains he is primarily concerned with the use of an old, in need of repair building and old equipment to accommodate seniors. "And once he (operator Walter Enns) is in, he'll cry the blues to the ministry that he cannot make a profit with only 28 beds and push for more beds," Jarlette said. Licencing of nursing care beds (subsidized by the province) is frozen at current levels and no Simcoe operators have successfully swayed provincial authorities.

Concerned also with the possible conversion of St. Andrew's are the Georgian Club, a seniors group in Victoria Harbour and area headed by Mrs. D.A. Rogers. "We feel it's not fair to renovate old buildings, to stick us in places which won't make the rest of our years pleasant," Dorothy

Rogers explained. In a letter to Wiseman, the Georgian Club has complained that the old building, old equipment, absence of balconies, spacious lounges, and homey atmosphere make St. Andrew's unsuitable as a nursing home.

MPP Gord Smith, in town Friday for the Sportsarama, indicated

he has taken the matter up with the ministry of health. "New beds should be in a new facility," Smith said, adding he would "hate to see the quality of the facility not be the best."

Although no one has approached Midland Council as yet, Mayor Lynn indicated he is personally concerned that

the sale not jeopardize the future growth potential of existing homes - "they're part of the economic fabric of the area", and that the quality, standard and type of operation is comparable to the levels of service offered by other homes in the Midland-Penetanguishene area. Council would deal with the matter if

representation to it is made, Lynn said.

Jarlette hopes to obtain more community support for his opposition to converting St. Andrew's into a nursing home, and is hopeful the hospital board and province will defer a final decision until there has been more input from the community at large.



Packed house

It was standing room only in Midland Council Chambers on Wednesday evening, when over 125 people showed up to watch the Ad Hoc Arena Committee's report to council on progress towards a new

arena. The audience was comprised largely of Midland Minor Hockey enthusiasts, and they had a chance to vocalize some of their views.

Staff photo

## Fire puts arena committee's budget in red by over \$23,000

Expenditures by the Arena Committee totalling \$23,932.00 brought about by the arena fire and preparatory work done on the roof, as well as a loss

of arena revenue, resulted in a \$16,755.11 arena committee deficit in 1976.

The statement of appropriations was forwarded to the Midland

Board of Park Management at its meeting Thursday night. Payment to Salter and Allison Architectural firm of \$12,995.63 for roof design and setting up contracts and tenders, constituted the major portion of the deficit. Contractor H.E. Gignac Ltd. received \$3,663.35 for preparatory work. Walker's Electric \$3,200.00 to remove electrical wires from the roof and C.D. Carruthers and Wallace \$2,256.43 to determine the structural soundness of the arena walls after the fire. The purchase of fencing to seal off the charred ruins of the arena after the fire resulted in a bill of \$1,000.00.

The loss of over five months of arena usage resulted in a revenue deficit of \$10,123.28. The expenditures would have been covered by grants and debentures if the roof had actually been replaced, and no deficit would have been incurred. However the fire came before financing had been arranged and thus all costs landed with the municipality.

The Parks Committee had good news to make public - they were \$9,912.47 below budget in 1976.

The major portion of this surplus was the result of a \$9,774.77 saving in the total expenditure in public parks.

## AHOP/HOME program

### \$7,650 income and less will buy a home

by Dagmar Kanzler  
The provincial and federal housing authorities have joined forces to make it possible for more low income families to purchase their own homes.

The new program integrates the federal Assisted Home Ownership Plan (AHOP) and provincial Home Ownership Made Easy (HOME) and provides for an additional \$750 grant (maximum) in the first year for homeowners whose mortgage-income ratio may have made them ineligible for AHOP assistance.

Prospective homebuyers in the Midland, Penetanguishene and Elmvalle areas looking at a \$39,000 home could therefore earn as little as \$8,224 if they have a 25 year mortgage and \$7,650 on a 30 year mortgage and still own a new home. Buyers looking at lower priced homes could earn proportionately less and still qualify for AHOP assistance.

The maximum a new home can cost to qualify under the AHOP/HOME program is \$39,370. Under the old AHOP program, the AHOP assistance - an interest reduction loan to bring the mortgage rate to 8 per cent and the \$750 subsidy (or portion thereof) - was given only if the AHOP assistance served to bring mortgage payments down to 30 per cent of an applicants household income. The addition of a maximum \$750 provincial grant, which would be decreased in following years, means individuals who previously may not have met the 30 per cent guideline will now qualify.

AHOP/HOME assistance is available for a maximum of five years, interest free but at reduced amounts each year. The loan can be repaid in a lump sum at the end of the sixth year or the homeowner can repay the AHOP/HOME loan in installments on which interest at the Central Mortgage and Housing (CMHC) going will be compounded.

Statistics obtained from St. Clair Trainor, director of CMHC in Barrie, show that 171 units in Midland were approved for AHOP assistance in 1976, while 30 approved units were sold under the AHOP program.

Positive effect  
"The AHOP program has had a great influence in our area," Trainor said. "It has had a positive effect in changing the trend from large, expensive housing

to smaller, modest housing, and that is what it is intended to do."

Walter Dean, chairman of the Midland Real Estate Board, pointed out that the AHOP program has had a tremendous impact in the Midland-Penetanguishene area where most families or couples are earning good incomes but unable to save the \$10,000 and up traditionally required for down payments. "Now for \$2,000 or less (the minimum down payment required under AHOP/HOME) you can get into a brand new, fully CMHC guaranteed home," Dean said. "The AHOP program has stimulated building in the right price range, builders have had to focus attention on areas of greatest need."

An interesting side effect, Dean explained, is that present homeowners who were unable to move into larger, newer quarters because of the high down payments are finding they can do so under the AHOP/HOME program, creating more than an ample supply of economical resale homes. (resale homes do not qualify under the AHOP program). In the final analysis, it is a good situation for the real estate broker. "Prices are not skyrocketing, there is a good, comfortable over-supply of homes and it is a real stimulus to the real estate market," Dean said.

Builders are also building with a great deal more efficiency to bring their homes (for which there is a growing demand) in under the AHOP maximums, Dean continued. "We still have a lot of frills which are not needed but we are getting closer to meeting the needs of people in the lower income ranges."

## Midlanders to direct fashion show

Two Midland residents are among 23 Georgian College students who will be presenting a fashion show of styles from the past and for the future at the College Theatre in Barrie on Friday, March 18.

Margie Bingham of Seventh Street and Mary Montgrain of Bay Street are among several fashion directors involved in the show.



## ONTARIO MUNICIPAL BOARD

In the matter of Section 14 of The Municipal Act (R.S.O. 1970, c. 284) and

Corporation of the Town of Midland for annexation to the town of part of the Township of Tay, in the County of Simcoe, described in By-law 76-40 of the applicant corporation.

## APPOINTMENT FOR HEARING

The Ontario Municipal Board hereby appoints Tuesday, the 12th day of April, 1977, at the hour of one o'clock (local time) in the afternoon at the Municipal Building in the Town of Midland for the hearing of this application.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Dated at Toronto this 13th day of December, 1976.

Secretary

## SCHEDULE "A" TO THE FOREGOING APPOINTMENT FOR HEARING

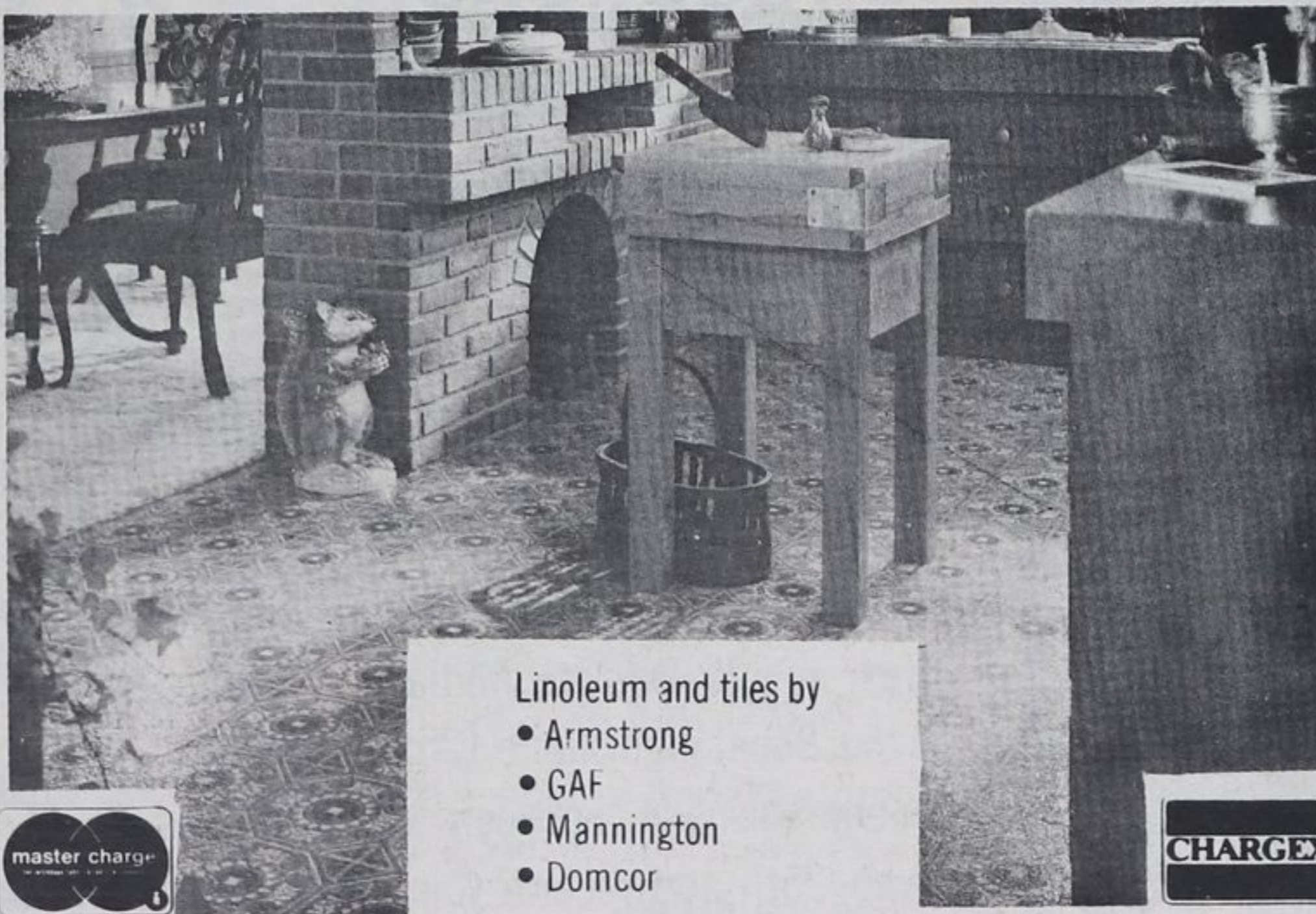
All and singular those certain parcels or tracts of land and premises, situate, lying and being in the Township of Tay, in the County of Simcoe and Province of Ontario and being composed of part of

100 in Concession Two and part of the Road Allowance between Concessions 1 and 2 in the said Township of Tay, all designated as Part 1, shown on a Plan of Survey made by Charles P. O'Dale, Ontario Land Surveyor, dated the 16th day of September, 1974 and deposited in the Land Registry Office for the Registry Division of the Land Registry Office of Simcoe (51) on the 24th day of June, 1976 as Plan 51R-5866.

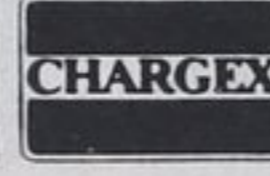


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