

It's called 'infill housing' and CMHC is high on it: report

Well-planned infill housing helps rejuvenate older neighbourhoods across Canada by adding population and new housing stock. Because the new population is able to use existing services, public costs are not necessarily increased. In fact, depending on the population that moves in, underused services like schools, libraries and parks may find a new lease on life.

These are some of the findings of a new publication released by Canada Mortgage and Housing Corporation. New Housing in Existing Neighbour-

hoods documents the growth of urban infill housing in Canada, explains its present popularity and advises on proper standards of planning and design.

Infill housing is becoming a common sight in older established neighbourhoods. Lots vacant for years are sprouting town houses. Large "white-elephant" mansions are growing third floor sundecks and staircases, and being converted into apartments. Rundown commercial sites are being redeveloped for housing. At its best, infill is a healthy form of urban renewal. At its

worst, it can add too many people, overtax services, congest roads and spoil the established character of the neighbourhood. New Housing in Existing Neighbourhoods is intended to help planners, architects, designers and developers take advantage of infill opportunities and develop them successfully.

According to the CMHC publication, infill housing development does not require the costly services needed by new suburban developments. Infill land, however, is more expansive than suburban land and is usually available in too-small quantities to

attract the large developer. It is the small developer interested in building from one to half a dozen units, custom designed and usually privately financed, who sees the opportunities of infill building.

Infill housing tends to be expensive and attracts professional people—singles or couples—and older "empty-nesters" who wish to leave their large homes but remain in an established neighbourhood. It offers the benefits of new housing as well as all the amenities of an older community—parks, trees, good transportation, established services and so on. Infill

can take the form of a single-family house, but it is more likely to be a multi-unit project.

Infill housing was one of the few kinds of construction to continue during the past recession. Its popularity will probably continue to grow as municipalities reap the benefit of its economies and actively encourage its increase. This may require some changes to density and other regulations.

If the character of established neighbourhoods, which is what attracts new development, is to be preserved, infill housing projects must be carefully planned and designed. Often, the sites available in older

neighbourhoods are not the best. They are odd-shaped or otherwise difficult to build on. Very often there is little room for street frontage, parking and outdoor living spaces for the new tenants. Often buildings of a higher density than others in the neighbourhood will be required because of site and financing restrictions.

New Housing in Existing Neighbourhoods draws attention to the problems of infill development and shows how they can be overcome.

It explains how to make the best use of restricted sites for multi-unit projects without abandoning the

amenities of off-street parking, outdoor living spaces and convenient pedestrian and vehicle access.

It emphasizes the need to maintain the character of the existing neighbourhood but shows how new units can be allowed their own identity at the same time. It is a book of practical advice on infill opportunities and proper development.

It contains over 147 drawings and photographs from cities across Canada that show how infill housing can be used creatively and imaginatively to provide housing for the needs of the 80s. It is available from Canada Mortgage and Housing Corporation. Price: \$6.

Crowd pleaser

Kitchener-Waterloo is lovely throughout the year. But in autumn, when splashes of colour transform the leaves, the season becomes a symbol of the contrasts offered by this unique area. From the languorous pace of a horsedrawn carriage, to the noisy fun of Oktoberfest, the region comes alive—as graceful trees don party colours to join the celebration.

Visit the area around Kitchener-Waterloo, and you may think you've stepped back a century in time. Mennonite farmers still drive horse-drawn buggies along the side roads. Dressed in traditional dark clothing and wide brimmed black hats, Ontario Mennonites are skilled farmers who live in their own communities.

The descendants of Pennsylvania German settlers who arrived in Ontario in the last century in Conestoga wagons, they have retained most of their old customs. Visitors to the area are still astonished by neat rows of horses and carriages lined up in parking lots.

Yet in the heart of this serene, pastoral region, ablaze in fall with red and gold maples, you can visit one of the most popular festivals in Canada—the Kitchener-Waterloo Oktoberfest. In sharp contrast with the pace of the Mennonites, it reflects the influence of later waves of German immigrants to Canada—mainly city-dwellers who arrived in the last few decades.

Modelled after the Munich festival held in Germany since 1810, Oktoberfest began in 1969 and has grown to enormous proportions. This year, from Oct. 7 to Oct. 15, the entire city will get involved. More than 20 festival halls and tents will attract upward of 600,000 visitors.

The word *gemütlichkeit*, meaning warm fellowship, sets the tone of the festival.

The accent is on beer and good food. During Oktoberfest, every hotel and restaurant serves Wiener schnitzel, thick German sausages, sauerbraten, kohlrüden, strudel and other German delicacies. Foaming steins of beer are served by cheerful waitresses in dirndl dresses and waiters garbed in lederhosen.

Beer drinkers are rated by their capacity. To become a Bier Doktor you must be able to drain a full stein. If half a stein is your maximum, you are a Burp Meister. Less than that and you are a Small Schlupper.

The theme song is always Ein Prosit. At first note, everyone jumps to their feet and joins in singing. Lock arms with those of your neighbours and sway in time with the music in the customary German manner and you don't have to speak the language to understand the sentiment. The effect is contagious. Strangers quickly become friends.

Activities scheduled for each day appeal to all age groups. They include a parade of marching bands, decorated floats and horse-drawn beer wagons. There is also a "Bogenschießenfest," an archery contest, and a "Kinderkochfest," or cooking competition, plus an airshow featuring Canadian Armed Forces Snowbirds jet aerobatic team.

Other events include Blooming Affair, which is a festival of flowers and fashions, an evening of ethnic dance performances by local groups, and an operetta—The Gypsy Baron. Throughout the week, local arts and crafts are demonstrated. But not all festivals in Ontario are as rambunctious as the one staged in Kitchener-Waterloo. In the surrounding rural areas and in small towns and villages throughout the province, fall fairs offer a more relaxed form of entertainment.

The fall fair, which in

Ontario has a long and honourable tradition dating back to 1792, was originally just a place where farmers and their wives gather to gossip about crops, the weather and local interests in general. But in recent years fall fairs have broadened in scope and now attract thousands of visitors. Even if you don't know one end of a plough from the other, a fall fair is interesting to visit. In addition to the livestock competitions which have always been a major attraction, you may now see pony and harness racing, dancers and musicians, beauty contests and cheerleaders twirling batons.

There are even contests for pie-eating, pounding nails into wood and (for wives only) throwing rolling pins. And there is always a midway with games of skill and chance, shooting galleries and rides. The contrast between show biz glitter and local events is enough to the family. Fall fairs are always fun in Ontario.



Ponies on display

Animals and livestock are always an important part of a rural fall fair, and Midland's rain-soaked fair was no different. This was the scene at the pony judging competition held at the fair on

Saturday. These ponies are always a delight to the visitors to the fair. —Photo by Andy Wicksted

1983 DEMO REDUCTION

1983 DODGE OMNI
5 dr hatchback, 2.2L, front wheel drive, auto., ps., pb., console, defrost, instrument pkg., styled steering wheel, stereo.
~~\$8,306.50~~ **\$7,471.50**



723 King St., Midland

526-3777



Town of Midland
1983

Municipal Taxes Final Billing

In accordance with the provision of The Municipal Act and pursuant to By-law No. 83-3, the final instalment of Realty and Business Taxes for 1983 will become due and payable on September 23rd, 1983.

All tax bills have been mailed prior to September 1st, 1983. Ratepayers who have not received their tax bills should enquire at the Municipal Office or Telephone 526-4275.

Failure to receive tax notice does not relieve the taxpayer from payment of taxes nor liability from late payment.

G.M. MORRISON, A.M.C.T.
TREASURER