

Economist Sees Three Satellite Cities In Vaughan, Criticizes Politicians And Management

By MARGARET McLEAN

"Most of the trade and commerce of Canada must go through Vaughan or pass its fringes," states Don Mills Consulting Economist Charles W. Magee, Ph.D., reporting to the Industrial and Commercial Association of Vaughan on "the investigation and survey of housing and development in the North Metro Planning Area".

Mr. Magee was asked to do the study by the association in April of this year and submitted his 35-page report at the beginning of July.

A native of Toronto, he received his MA in mechanical engineering from New York University and his Ph.D. in economics from Louvek University in Belgium. He started his business as a consultant in 1952 but has been chiefly what he calls a "consultant's consultant", investigating the financial justification and feasibility of various projects, usually in land development or re-development or industrial locations. He worked on the rebuilding of downtown Calcutta, the building of Haldia, a new free port in India, at La Plata, Argentina and Georgetown, Guyana and in other parts of the Caribbean and Latin America.

Noting that the Toronto Star has chosen to locate its huge newspaper complex in Vaughan, he points out that over one third of Canada's retail market is within less than 40 minutes of the area. Within 50 miles is over 41% of Canada's retail markets. It is within 500 miles of 110 million Canadians and Americans or 61% of the continent's retail market and 55% of the continent's industries.

He notes too that the CN's

new national express terminal is the world's largest and most modern and is affiliated with a complete local, domestic and international rail, highway, air and marine transport operation.

In other words, Vaughan is where the action is and it should join in the development boom of "the fastest growth area in North America."

Vaughan is already the new plant site of over 25 national companies, he continues, its grade school education is "to the high standards of Ontario", York University is on its border and seven universities are within 1 1/2 hours travel; "with six river valleys that are almost completely greenbelt reserves, it is a good place to live and raise a family."

Dr. Magee is also consultant for principals who plan a three to four million dollar hotel complex proposed for King Township.

See Page 4 for a report of this unique project.

However, in other sections of the report he severely castigates the township's politicians and management. With reference to the Toronto Star plant he quotes someone, presumably a "Star" spokesman, to the effect that "The Toronto Star purchased in Vaughan for their new plant but two years later, at its own expense, the Star is still making presentations through the jungle of petty politicians and bureaucrats in an effort to have the land properly zoned for their use."

He then states "Vaughan is one of those municipalities

who claim to want industry and is offended when not believed. Actually Vaughan and many other municipalities are busy proving that they DO NOT want industry or commerce."

He continues, "The roads in Vaughan's and many other municipalities' industrial areas are a disgrace in comparison with their residential streets. There is usually little if any waste pick-up or other normal service amenities for industrial such as are extended to the residential taxpayer."

Under the heading "Conclusions" on Page CI, Mr. Magee further makes the statement of both Vaughan and Markham Townships, "Under their present organization and management ability, no sound industrial or commercial enterprises should seriously consider entering the area if any other reasonable location can be obtained, unless the industry or commerce can be first assured that their assessments will not become the tax victims of mismanagement."

However, Mr. Magee does not confine his criticism of politicians to only the local variety but claims that only 24% of the voters in the Metro Planning Area (which includes the fringe municipalities) are capable of discerning use of the ballot. "This is arrived at by an evaluation of 100 elected officials in the Metro Planning Area," he states. "Anyone who doubts this should see them in action and then decide just which ones they would employ in any normal business capacity."

At other levels of government, he concludes that "The

Canadian Politician is 14-18 years behind the people; the provincial politician is 10-16 years behind progress and municipal affairs are 8-12 years behind the intelligent voter."

"The ruralite," he continues, "is 11-16 years behind the times so they and the politicians are about on a par." As a result, housing and other urban interests suffer.

However, he spreads his criticism around quite impartially and blames "non-voters" as the leading cause of the present critical housing shortage and excessive housing costs. These non-voters he also describes as "non-people" and notes that the largest group of these is the apartment house dwellers but that as low as 3.7% of them have turned out to



DR. CHARLES W. MAGEE
Plots Vaughan's Future

vote. "By their lack of action, they themselves chose to be the chief victims of political and governmental mismanagement."

Dr. Magee sees industrial corporations as suffering too, however and notes that "industrial and commercial properties are the victims of a highly unsatisfactory electoral system that urgently requires correction which would lead to badly needed improvements in our deplorable municipal management." Municipalities try to attract such assessment, he states, then proceed to victimize it.

Evidently with more respect for the integrity of business firms than that of politicians and municipal employees, he states, "If business people could have more control over their taxes municipal management could not help but improve and all taxpayers, housing, etc. would benefit. Our multiple problems could be readily corrected if just a little honesty, fairness and integrity could be interjected into political affairs."

Dr. Magee's suggested solution to the problem is the establishment of a residential assessment per residential voter. This could be, he suggests, \$5,000 per residential voter. Also "The senior local official of each industrial and commercial property would have one vote for each \$5,000 worth of assessment which his interest paid taxes on."

Under such a system he states, "Our municipal mismanagement would immediately disappear."

Some of Dr. Magee's most scathing comments are reserved for "planners" and

planning boards. "Talking with planners," he says, "is a most unreal experience. It is like a 'happening' in a peculiar world."

Further on he suggests a way out of this difficulty. "The housing problem could be readily reversed by some high class form of welfare for planners. We would save an extensive amount of money and have enough homes for all if we paid the planners to stay at home or go and work elsewhere on our payroll," he states.

Planning boards he describes as "political dumping grounds" and insists that "They are programmed to be negative." Chief victims of the "god-like" planners are developers, Dr. Magee insists and asks "Why should any businessman be subjected to constant harassment from all governmental angles; why should he need to beg an audience with arrogant planners or planning board members and up to 50 uncivil civil servants in an effort to get some measure of logic into a development?"

Under the heading "Satisfic Hidden Factors" which increase housing costs, he cites as an instance that these are out of control the fact that one municipality had asked a developer to pay \$1,000 per family unit for unspecified costs. "And another was demanding lands for schools from the developers free of charge." Such varieties of "wide open vultural operations" are adding over 100% to the cost of housing, he insists.

In outlining how residential development would benefit Vaughan Township, Dr. Magee states that the CNR

has 2,500 employees at its new Maple yard and that these could mean a community of 25,000 people which would mean a direct demand for 25 million dollars worth of housing.

"Experience indicates," he continues "that these employees would purchase in their first 1 1/2 years \$2,750,000 worth of furnishings and appliances. These employees represent 7.5 million dollars a year in direct retail purchasing and experience has been that in a viable community this money is spent over 1.7 times in the local area meaning 12 million dollars minimum. Housing for those people supplying and servicing the CNR employees would create a demand for 11 million dollars worth of building and the minimum cost of the commercial buildings would be 3.5 million dollars."

However, Dr. Magee's assumption that CNR employees would immediately all move to Vaughan Township if housing were available there is apparently contradicted by a report of research he states he carried out in 1963 about travel by workers to places of employment.

Original intention had been to interview those driving 50 miles to work daily, but this was quickly raised to 75 and then 100 miles. In fact, he found one person who travelled 145 miles to work daily. He notes "These people were travelling by car from the home environment that they preferred to where they could work to the greatest personal advantage."

He notes that it is impossible to legislate where people are to live and "A more sophisticated people will be more selective and

critical and the volume of traffic will increase."

He even goes so far as to state (Page 19) that "We can expect that by 1970 labor contracts will be on an industry or trade wide basis plus a local cost of living index, plus a travel time bonus."

Dr. Magee foresees a time when short work hours and a short period of maximum productivity in each person's life with constantly changing jobs and education will "leave the home that he owns as the only stabilizing influence in the life of the advanced man". He concludes that good housing and mass public transport are therefore essential.

Dr. Magee's other forays into the future are equally illuminating. Noting that "The only method of establishing interim essentials to a sound growth (planning?) is an understanding of what will most likely be the mode of life and business in 1988" and that it is only possible to plan courses of action when this is outlined within over 80% probability, he predicts that high plant costs will force all types of learning to be in shifts and to operate on a year round basis.

"There will be two systems of education," he states firmly, "the public for the mediocre and private for the more aspiring. . . We can expect that the public education system will be of 'permissive' education that quickly eliminates the less able. There will be varied forms of 'continuous' or 'lifetime' education, with the public system continuing to follow hobbies and the private teaching advanced skills and abilities."

In order to bring about this

utopia, Dr. Magee brings forward what he modestly calls the "Magee Formula", succinctly described as aid, when and where needed, constantly and automatically by "a fixed schedule of governmental subsidies to municipalities" to be "permanently associated with the laws of supply and demand for different categories of housing."

"The program of predetermined subsidies would be based on an annual inventory taken December 1 by each municipality. The census would be published before January 10 of the following year. It would define the finished occupied and unoccupied family units within each square footage category of demand and in this manner establish the vacancy ratios for the varied categories."

He continues, "The subsidy would be according to the vacancy ratio in the demand category and would be payable to any municipality for housing completions within 14 miles of the borders of the municipality that the claiming municipality is using as the criteria."

Dr. Magee then presents a suggested schedule of subsidies ranging from \$100 to \$1,750 per family unit and insists that such a schedule would force the co-operation of all governmental and municipal agencies. "If this formula were combined with a clean-up of iniquitous legislation there would never again be a housing shortage."



(Photo by Stuart's Studio)

Century Old Home Gets New Lease On Life

Harold Keffer Realtor has opened a real estate office at the corner of Yonge Street and Thornhill Avenue, opposite the fast growing residential area at the north end of Thornhill. His new Thornhill office is located in this beautifully restored more-than-a-century-old storey and a half home.

The property on which the house stands was owned by the Wright family for 91 years. The Tutt family purchased it 27 years ago and lived there until this February.

As it begins a new era in its life, the old home remains as a link with this area's pioneer days.

Mr. Keffer has a head office at Yonge and Finch Avenue in Willowdale.

D. Fulton Leads York North Poll

A mail poll conducted by York North Federal Tory Association last week, showed E. Davie Fulton an easy winner in the party leadership race with 58 votes, compared to 20 for his nearest rival, George Hees. A national leadership convention will be held in Toronto this September.

Members received ballots asking them to indicate their choice of the nine announced candidates, plus three added ones, Party Leader John Diefenbaker, Ontario Education Minister William Davis and Former National President Dalton Camp.

Neither Mr. Davis, former Agriculture Minister Alvin Hamilton, nor Brockville businessman, John McLean, received any votes.

Donald Fleming, whose campaign manager, Richard Rohmer, will contest York North in the next federal election for the Conservatives, received only five votes.

Other results: Robert Stanfield, 12; Duff Roblin, 11; Diefenbaker, 9; Senator Wallace Mccutcheon, 5; Camp, 3; Michael Starr, 1.

York North delegates to the September leadership convention are: James H. Timmins, Thornhill, Jack R. Dunsford, Markham Village, Mrs. Mary Rudd, Willowdale, Robert C. Sherwood, Markham Township and John Graves, Richmond Hill.

AURORA: Over strong objection from Reeve James Murray, Aurora council last week agreed to ask Ontario Municipal Board approval of a \$224,800 railway museum for the north-east part of the town. Reeve Murray felt sewerage, paving and debenture debts would be too great a load on taxpayers.

AURORA: Wilfred Rosner, 9, of Aurora, plunged 110-feet to his death August 18 in a gorge at Watkins Glen State Park in New York State.

Schuyler County sheriff's deputies said the boy was camping in the area with his family.

His father, Werner Rosner, reported the boy missing shortly before the mishap and officials were about to organize a search when a tourist reported the accident.

Deputies said four persons in the gorge witnessed the fall near Rainbow Falls about a mile from the main gate.

KESWICK: Linda Sedore, 17, will preside as Miss Trade Fair at the first annual Jersey Businessmen's Trade Fair to be held at Keswick Arena August 24, 25 and 26. Reeve J. O. Dales will speak at the opening at 8 pm from the many cars advertised in "The Liberal" Used Cars Column.

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Unsupervised Children In Schools After Hours, Custodians' Problem

Unsupervised children wandering around the interior of the schools after classes have been dismissed for the day and all members of the teaching staff have left the building, are interfering with the carrying out of regular duties of the custodial staff, Vice-Chairman John Pennyfather reported to Richmond Hill Separate School Board August 15.

"Our schools are used practically every evening, from 7 or 7.30 on and the custodians have limited time in which to do their work," he pointed out. "There should be no youngsters in the classrooms after the teaching staff has left."

"Properly supervised extra-curricular activities are planned for, but I am told by the custodians that some of these children go home and then return to the school to roam around," Mr. Pennyfather continued.

The matter was referred to a meeting of the principals to draw up regulations which will eliminate this problem. "To the men working in our schools, this is a real problem," the vice-chairman commented.

He also reported the maintenance program proceedings, with "gallons and gallons" of paint having been applied at Our Lady Help of Christians School. Heavier repairs are now being dealt with.

Business Administrator Jack

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