

South Thornhill Area

Markham Twp. To Get Apartments

Site plans and agreements for three proposed apartment developments in South Thornhill were approved by Markham Township Council last week. In a recorded vote only Ward 3 Councillor Charles Hoover voted against a motion calling for the reeve and clerk to prepare an amendment to Bylaw 2237, which controls the area.

This bylaw was vigorously opposed by Thornhill taxpayers before an OMB hearing last May, which followed several public meetings and considerable study. At this hearing, Mrs. Jean Smith, 99 John

Street, who appeared numerous times before council during the couple of years to speak against high-rise apartments, presented a petition bearing 357 signatures of those in opposition. Objections were based on excessive traffic on the village roads and overcrowding of schools, which it was forecast would result from extensive apartment development in the area.

Bylaw 2237 provided a holding category on apartment zoning which requires a bylaw to remove. It was approved by the Municipal Board early in June this year.

The site plans approved last week are for three of 15 possible apartment sites designated for the South Thornhill area.

One is at Yonge and Elgin Streets, including the property which was the site of Holy Ann's Well. The plans for this will include 262 suites in two buildings, both seven storeys high and were submitted by Bayview Summit Development Ltd.

Another, at Steeles Avenue and Dudley Street (on the north side of Steeles) across from the bus loop, will contain only 68 suites in a seven storey building. These plans came from the Valencia Construction Co.

The third is for 278 suites in two seven-storey buildings on Yonge Street, north of Clark Avenue. The property continues through to Dudley and is south of the present York

Farmers' Market. Developer is Flaven Construction Co.

The amending bylaw, which will permit these three proposals to proceed, will be circulated to property owners within 400 feet of the sites. If there are objections an OMB hearing will be held.

As each approval came up for discussion, Councillor Charles Hoover said, "I do not agree, Mr. Reeve." He stated he had made a summary of the ratio of residential and commercial assessment in the township and found that residential development stands at 80% on an average, which he felt was too heavy. "There are 68 suites in one of these apartment developments, 262 in another and 278 in the third. That won't help our heavy residential assessment."

Councillor Anthony Roman said that according to studies carried out in respect to apartments, assessment is considerably higher per suite than on single family dwellings. "There are demands in today's economy for multiple housing. If Markham is to grow we have to have the proper type of development. School children from apartment suites are 200 to 300% less than for the same number of units of single family housing," Mr. Hoover still demurred.

Deputy-reeve Sidney Gadsby declared himself in favor of apartments. "Markham Township, if it is after industry, should be able to provide all types of homes. Unless we provide for this type of development, and have proper control, then it is possible that owners of the land could go to court and have undesirable development approved. Without this plan anything could go in there."

Although Ward I Councillor Allan Sumner, who represents the area in which the apartments will be built, made no comment, he answered in the affirmative when the recorded vote was called.

NEWMARKET: The Newmarket Rotary Club's fifth annual travel and adventure series presentation Tuesday evening at Huron Heights Secondary School was on Mexico. Curt Matson was the narrator.

Town Council To Further Consider Proposed Cedar Avenue Rezoning

A recommendation by Richmond Hill Planning Board that the east side of Cedar Avenue be rezoned to match the zoning on the west side will be considered at a future meeting of town council.

Council had earlier referred to planning board an application from Master Brick Limited and the G. C. Romano Construction Ltd. to store equipment on property on the east side of Cedar in February 1968. The board's report to council also recommended that council consider acquiring lands on the east side for residential purposes when the opportunity arises. Council was advised that under the proposed zoning bylaw this area will be classified as a holding zone.

Planning Consultant Max Bacon had also recommended extending Palmer Avenue to Cedar to break the length of the present cul-de-sac. His suggestions for the east side of the road included a commercial strip at Markham Road, backed by two circles of semi-detached homes (to balance the semis on the east side). Further south would be row housing, low density, medium and high density apartment development. Cedar Avenue would be widened to 66 feet. To the east there would be a 10-foot buffer strip between the housing and the railway right-of-way.

Councillor Ivan Mansbridge agreed that the present industrial use of the east side of Cedar is not blending with the neighborhood itself. "I think it very wise of planning board to make these suggestions."

Councillor Lois Hancey maintained that development of

such a plan would benefit the people living on the street, the landowners and the town itself. "The advantage of added homes, added assessments and cleaning up an area which has caused us great concern, in my opinion warrants consideration."

Reeve Donald Plaxton commented that the plan provided for high density development, "and we have been discouraging this in the past." My chief concern is not that it is zoned industrial but the type of industry that is presently permitted.

Cautioning against making snap decisions which might not be to the advantage of Richmond Hill taxpayers, Mayor Thomas Broadhurst said, "I can't for the life of me see anyone who would want to cut a railway track." But Councillor Mansbridge maintained however that throughout Metro there are countless examples of apartment buildings abutting railroad tracks.

Mrs. Hancey stated, "I think we should investigate this proposal thoroughly and discuss it at an early date. I wouldn't like to see it delayed too long. This isn't empty land, the present occupants have been there for a considerable length of time. Under the new bylaw they would become non-conforming uses, so there wouldn't be rapid re-development right away."

"With the present shortage of available serviced land and housing," she continued, "it might be to the advantage of the industrialists to develop according to the proposed plan."

ELGIN MILLS - JEFFERSON

CORRESPONDENT: LEONARD LOMAS
Telephone 884-3000

Church News

The evening congregation from St. John's Anglican Church last Sunday travelled to Aurora and attended the evening service at Trinity Anglican. The service next Sunday at 11 am will be morning prayer and the litany.

The young people's group enjoyed an evening of bowling Saturday.

Neighborhood Notes

The mothers' auxiliary of the Jefferson Scouts, Cubs and Brownies met last Wednesday evening at the home of President Mrs. D. Workman on the Gamble Sideroad.

They had a short business meeting and afterwards presented Jennifer Ensor with a wedding gift. Mrs. Workman's mother Mrs. Evelyn MacNab showed seven oil paintings and told a story based on them. About nine ladies attended the meeting. There will be no meeting in December.

The annual Christmas Tea

and bake sale, sponsored by the community club, will be held at the school December 2 from 2 to 4:30 pm. A special feature this year will be the television showing of the Grey Cup game in one of the classrooms, so that fathers need not worry about missing this football classic by coming to the sale. Five hundred lucky draw tickets are on sale for door prizes.

The November meeting of the community club will be held this Wednesday evening at the school at 8 pm. Principal James Hansen will be speaking on the new report cards which will be in use this year.

November 20 the grade 1 pupils in Mrs. W. Walwyn's class went to Christmas Fairyland at the automotive building at the CNE. From all reports this event is bigger and better than ever, this year.

Birthday greetings are extended to Kim Perry whose birthday is on December 6.

Your Legion Reports



Branch 375, Royal Canadian Legion

By Eric Chapman - 884-0086

Problems affecting membership, the sports program, the poppy campaign, and other national activities were discussed at a meeting of presidents and secretaries of the ten provincial commands at Legion House in Ottawa recently.

Unlike Confederation of Tomorrow Conferences (of which Quebec Premier Daniel Johnson said might hold the only seeds of hope that Canada will remain united) Legion meetings of this kind are held every second year, and provide an opportunity for the top officials of each provincial command to get together and compare notes on administrative matters. Such meetings prove extremely beneficial, and the recent gathering was no exception.

Dominion Chairman Chester Merriam presided over the meeting which was attended by Dominion President Ron MacBeath, 1st Vice-President Bob Kohaly, 3rd Vice-President Art Adams, Past Dominion President Fred O'Brecht and twenty one provincial representatives.

Of deep concern to the representatives was Ottawa's delay in taking action on the Legion's request for an increase in war disability pensions. A strongly worded letter was prepared at the meeting and sent to Prime Minister Lester Pearson over the signature of all provincial presidents.

Another subject of concern was the Centennial fund campaign. Although Prince Edward Island, New Brunswick and Saskatchewan had reached their provincial quota, five other commands had not exceeded 65%. The total amount was still about 25% short of the \$1 million target. While optimism was expressed that most commands would reach their quota by the end of the year, it was agreed that a special effort would have to be made in the closing months if the goal was to be reached.

The Legion's Centennial project, to raise one million dollars, was endorsed at the 1964 national convention in Winnipeg, and it required a donation of \$4 from each of 250,000 Legion members. Purpose of the project was to establish a fund. The money would be invested and the annual interest received would be used to further the Legion aims of service to the community. It would, in effect, be an investment in the Legion's future.

The fund now stands at \$756,000 and nearly 1,300 of the Legion's 2,000 branches have met their individual targets. Many have received valuable assistance from their ladies' auxiliaries, and it will be recalled that branch 375 met its obligation of \$2,000 in the early months of this Centennial year.

Last year there was a marked reduction in the quality and the number of essays submitted by the respective commands, and at the meeting of the National Poppy Advisory Council in Ottawa last April it was suggested that a committee should introduce ways and means to stimulate interest in the contest, to give it a new look and place it on a higher level, so that the winners of the contest would warrant the honor of representing the nation's youth at the annual Remembrance Day ceremony.

A committee under the chairmanship of Judge Redmond Roche, Dominion 2nd vice-president, took on the responsibility of endeavoring to revitalize the contest. It made its recommendations following discussions with prominent members of the teaching profession, and these were announced in October. From reports it would seem that student writers are once again in short supply, and consequently there is to be no contest at local zone level. Instead, all branch winners will go directly to district competition. Entries from Richmond Hill and area students will be received by the public relations officer at Legion Court up until midnight this Saturday.

The newsletter of the Canadian Cancer Society, "Progress against Cancer", brings its readers interpretation of research advances, news of new methods of preventing and treating cancer. It keeps those interested in close touch with all activities of the Society. It will be mailed on your application to any unit of the Society.

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