

# Court Of Revision Hears 250 Appeals 1969 Richmond Hill Assessment

Yonge Street frontage in Richmond Hill has been assessed at \$500 per foot and land in that area at \$10,000 an acre, it was learned by appellants at the Court of Revision held Thursday, Friday and Monday mornings on the 1969 York County assessment.

Approximately 250 appeals were heard more time for further study. The three days, Thursday sittings ran from 10 am to 6:30 with a lunch break, Friday they stretched from 9 to 6 with a lunch break and Monday started at 9 am and ran right through the noon hour and until 6:30 pm.

Area in the Newkirk industrial area has been assessed at \$8,000 an acre.

In residential areas land and house valuations have been based on actual sales in the area.

The court's presiding officer Herbert Simpson of Whitchurch Township assured appellants on several occasions that "if your assessment is up three and a half or four times, our information is that you will not be hurt." Other members of the court were Ross Clark and Norman Johnson of Aurora.

Mr. Simpson also pointed out that market value assessment is "orders from Queen's Park." "We are not experts," he stated, "but we are here to hear your appeals and we will use good common sense in arriving at our decisions."

Most decisions were reserved until the court had time to consider the arguments presented and, if necessary, take a look at the properties involved.

A few examples of the types of appeals are:

**BUS LOOP**  
Representatives of the TTC contended that the assessment on the bus loop opposite Leventale Road of \$69,700 plus \$17,425 business assessment was too high.

They described this as a rectangular piece of land purchased in 1931 for \$870. At that time it had a frontage of 230 feet. In 1953 17 feet was taken by the Department of Highways for road widening at 10c per square foot. This reduced the frontage to 213.19 feet.

The TTC representatives reported that an offer of \$48,000 in July 1967 had been turned down, not because of the price but because it is an operating loop and an alternate location is not available.

County Assessor Wayne Dewsbury reported the loop was assessed at 66 acres, but the TTC figures indicated it contains only 519 acres. Therefore, he recommended that the assessment on the land be lowered to \$47,600. It was noted that the business assessment would also be reduced by the same percentage.

**RONALDS FEDERATED**  
A representative of the large Ronalds Federated plant on Yonge Street North, reported that his firm's assessment had been increased a little less than three times and was told by Mr. Simpson, "Then, according to the information given us, you will pay less taxes." "After listening to the assessor's explanation I am inclined to agree with you," the representative stated.

The plant built in 1964 to the firm's specifications for a specific purpose cost \$591,000. The present assessment is \$579,000 compared to \$437,000 last year.

**WILLIAM NEAL**  
Former Mayor William Neal won a recommendation for reduction of assessment on land he purchased last year on Yonge Street North, when he pointed out that he had been assessed on 240 feet frontage and the actual frontage is only 200 feet.

He told the court he owns the car show room and garage to the north, which is leased to the Chrysler Corporation. On October 28 an eighth of an acre was expropriated from this property for widening of Yonge Street and a daylight corner, which changed the frontage and depth. This had forced him to buy the adjacent property to give Chrysler the amount of land that company requires.

Mr. Neal also was appealing the assessment on the 1.799 acres of land occupied by the Chrysler dealership, which is \$121,100. He quoted the assessment on the Ford Motor Company land across Elgin Mills Road, which contains 7.05 acres and is assessed at \$293,200.

**FORD MOTOR CO.**  
Representatives of the Ford Motor Company strenuously objected to assessment on these 7.05 acres, which they stated were purchased in 1966 for \$160,000. Fifteen feet of the most valuable part of the property, the frontage, has been expropriated by the DHO this year at 97c per square foot. The new assessment is at the rate of 96c per square foot for the entire property.

After expropriation only 6.8 acres remain. Only 200 feet of the 490 foot frontage is used by Twin Hills Mercury Sales Ltd., it was claimed. It was also pointed out that this is unserviced land — no water, no sanitary sewer and no street lights.

Although the assessor made no recommendation on this appeal, he told the court that based on frontage assessment on what is being used and the balance at \$10,000 an acre the assessment could be \$164,600. "The decision is yours," he told the three members of the court, who decided they need-

used car lot at 163 Yonge Street North, but appealed the \$29,300 on buildings. Last year the building assessment had been \$1,705. He felt that an assessment between \$6,000 and \$7,000 would be nearer the 1967 market value.

The assessor pointed out that the sales office and quonset type building accounted for \$7,204 of the new assessment. The remainder was for asphalt, lights, sign floodlights, compressor, etc.

Mr. Little also reported that he had been assessed \$4,120 for a house on the lot for three years after it had been removed. "It was overlooked by someone in my organization," he stated. But examination of the assessor's drawing revealed the house had not been included in this year's assessment.

**MARK EVERARD**  
Mark Everard appealed his assessment on two abutting properties on Elka Properties in the area have installed basement apartments which add to their value in sales. "There are eight or nine houses with basement apartments within 100 yards of my property because the town is not enforcing its bylaws, and four have been sold in the past two years. They have a larger intrinsic value." He stated his assessment had gone up 3.3 times.

"I don't feel you are going to be hurt, from what we have heard," Mr. Simpson told him. The assessor also told Mr. Everard that the assessment department is not governed by the town bylaw. "A representative of the department was through every house two years ago. If there is a basement apartment, it is assessed," he declared emphatically. "If it is going to bring a higher price, it will be assessed higher."

Mr. Everard also asked that the school support be changed from separate to public.

**Brewers Extend Hours**  
Open Six Week Nights

In anticipation of the rush of business over the holiday season, Brewers Warehousing Company Limited has announced extension of the hours of sale at the Brewers Retail Store, 133 Yonge Street North in Richmond Hill.

Effective November 24, the store will stay open until 10 pm Monday through Friday and to 8 pm on Saturday. It will open as usual at 10 am each morning.

There are now 57 Brewers Retail stores in the province operating on these same early opening, late closing hours of sale. For further details see the official advertisement on Page 9.

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(Photo by Stuart's Studio)

## Texas Instruments Celebrates Growth In Richmond Hill

Texas Instruments celebrated the sixth anniversary of its operation in Richmond Hill on November 4. More than 350 employees were invited to sample a six foot cake and refreshments in the company cafeteria. Pictured above right, General Manager William Peirce prepares to cut the first slice as staff members look on.

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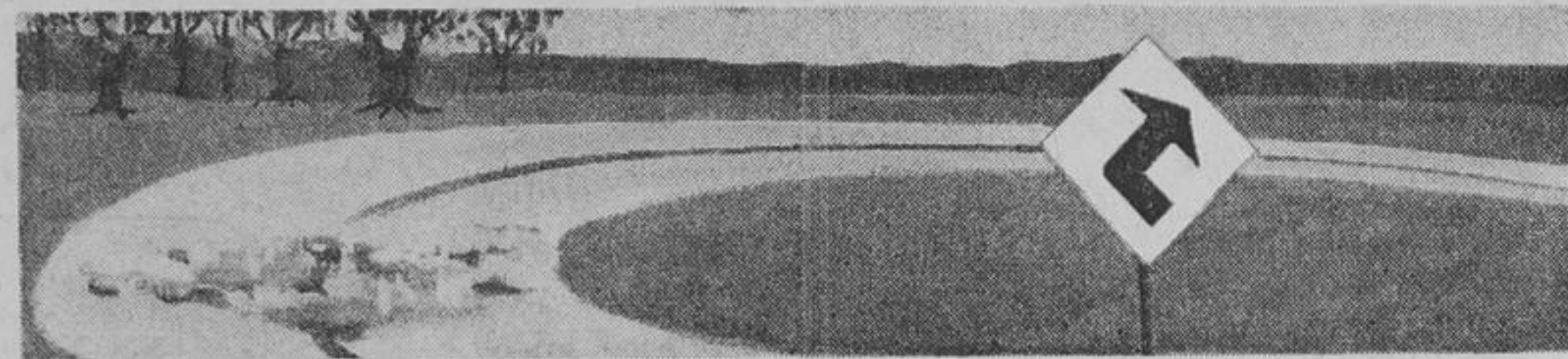
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