

# Markham Planners Open Doors To Press, Advocate 2,000 Homes And Bigger Airport Zone

Markham Township recently took a big step toward improved public relations and to reduce the amount of public business conducted behind closed doors.

The deliberations of the Markham Township Planning Board were opened to the press.

At the meeting on the evening of February 5 the planning board cleared and recommended to council applications involving nearly 2,000 homes and apartments. The planners also favored an extension of airport zoning for the Buttonville Airport. Involved are lands purchased by Toronto Airways Ltd. to add to the existing property. The additional land includes 85.47 acres adjoining the airport on the south. This land is now zoned agricultural and would be zoned for transportation purposes.

Planning board made an important change in its policy on school sites in new subdivisions after consultation with Dave Sweezy, senior planner in the subdivision section of the Community Planning Branch, Department of Municipal Affairs.

The school site problem involved the 200-acre Bayview Summit Developments Ltd. subdivision application. The land involved is on the north side of Steeles Avenue East between a railway and the future Highway 404 right-of-way.

Planning board decided to recommend the application to council without the previously followed stipulation that the county school board must have been able to acquire needed school sites at acceptable prices. Instead land is to be zoned and reserved for high school, public school, and separate school uses in the planning board's recommendations to council.

Department of Municipal Affairs Senior Planner Sweezy said school boards have the power of expropriation to obtain school sites. He said the province also requires that schools boards must have capital funds available for needed schools before the Minister of Municipal Affairs approves subdivision plans submitted by the municipality.

Mr. Sweezy said it was desirable that local planning boards should co-operate fully with trustees in the matter of having school lands set aside in subdivision plans. But this was a matter for the judgement of the planning board members, he said.

Reeve Stewart Rumble said the township had the problem of an enraged developer on its hands. The school sites were to be set out on the map and reserved by zoning for school use. "But I don't think the planning board should act as an arbiter in the matter of

school site prices. The planning board shouldn't withhold approval as a form of blackmail," said the reeve.

Mr. Sweezy said the municipality could adopt a policy requiring that lands reserved for school sites could not be used for any other purpose for a certain number of years.

The Bayview Summit Subdivision problem was increased by the fact that an unusually large amount of land was sought for school purposes, including a 28-acre site for a high school, plus sites for public and separate elementary schools. These schools would serve many other subdivisions, it was said.

The Bayview Summit application was for 297 single family dwellings, 298 semi-detached dwellings, 340 town houses and 794 apartments.

Another application recommended to council was the plan of Thornhill Towers, Yonge Street, for 149 suites in an apartment building between the Toronto Ladies Golf Club lands and the Byron Ring Funeral Home, 7783 Yonge Street.

There are some older buildings on the site and planning board favored the addition of adjacent open space to the site to provide enough land to allow the apartment. The open space would have to be kept as

open park area on the site plan.

Also recommended was a zoning to (HRM 1 of lands between John Street and the CN tracks, belonging to S. B. McLaughlin Associates Ltd. The firm requested the zoning so the land could be sold to a developer for a townhouse condominium.

Planning Director Kunio Hidaka said the request was in line with the requirements of the township's Official Plan and was acceptable. The holding "H" will be removed from the land zoning when the developer is picked and site plans approved. The number of units for the site will not be known until then.

The township recently purchased nearby land from this firm for a reservoir.

The request for extension of the Buttonville Airport zoning was originally made last May, but was held up by planning board because the proposed flight path of new runways would pass right over Buttonville Public School.

The land to be rezoned adjoins the school site.

Donald Beveridge, solicitor for Murray Jones and Associates, consultants to Toronto Airways Ltd., said the runway alignment was moved east to avoid the school. There had been fear about noise and for the safety of the school.

Mr. Beveridge said jet airplanes have been banned from the airport because they are too noisy. He said top international consultants were retained to measure and plot the noise contours for the airport under new provincial regulations issued in October. He said the experience gained at the Milton airport area was now available to government departments and had given rise to the regulations.

An extensive report, plans and maps of the airport site and the new runways were supplied to planning board. Mr. Beveridge said the noise contours indicated only one farmhouse would be in what was considered a seriously high noise area in the proposed runway flight paths.

Reeve Rumble remarked that the new flight paths would send the aircraft right over his house. But he did not oppose board members who favored the airport zoning change. The consensus was that Buttonville was the best private airport in Canada and an asset to the municipality.

Mr. Rumble said the last time the airport issue came up, the big objection came from the surrounding residents, not the school board. "Some of the neighbors to the airport don't agree with Mr. Beveridge's definition of noise," he said.

Reeve Rumble added that he almost always has in his pocket a letter of complaint

about airport noise. The matter was decided in council before, and that was probably the place to settle it again, he said.

Planning Board Chairman Napier Simpson Jr. said the main concern was that the school board should be satisfied about Buttonville School.

Approval of a variation in setbacks for the 324-lot Bayview Fairways Subdivision was favored by Planning Director Hidaka and recommended to council by Planning board. This subdivision is on the south side of John Street, east of Bayview Avenue. It lies between two CN railway lines, north of Bayview Country Club.

This subdivision will have a feature new in the township. Homes will vary in distance from the streets from 20 feet to 35 feet, according to a predetermined plan. Representatives Sam Wilson and Allan Wright of Costain Estates Ltd. said the idea was to eliminate the corridor effect along streets and to provide a grouping effect for the homes. The development could also be better adjusted to the terrain. The originally approved lot sizes are not reduced.

The previous setback requirement was 27 feet.

A protest about new two acre lot size requirements in residential estate develop-

ments was heard from William Blainey, Q.C. solicitor for Richard Person Realty Ltd. This firm owns property now described as park lands in the Cachet Subdivision area, including Buttonwood Golf Club. This land is included under the Devil's Elbow Secondary Plan the township council has already sent to the Department of Municipal Affairs.

Planning Director Hidaka said it was unlikely provincial authorities would approve anything less than the two acre lots now required throughout Ontario. Nevertheless the planning board agreed to recommend the firm's request for one acre lots because in this case it is to complete a development already started on that basis.

Solicitor Blainey said the late owner of the firm was a pioneer in estate lot development in the township. His death had interrupted the firm's affairs and the estate managers had no previous knowledge of new regulations being processed on the basis of two acre lots.

He said the firm had extensive holdings not yet subdivided, but these lands were provided with main access roads off Don Mills Road. Experience was that one acre lot development was successful. Two acre lots were tried in 1956 and didn't go.

The firm was nearing the point where the balance of the Cachet property lots would be sold. It also owned

the Buttonwood Golf Club land. The club lease had run five years and was subject to three, 5-year renewals. The club didn't make economic sense as an operation, and would likely close up in another five years because it occupied highly valuable land and wouldn't be able to pay its own way.

The firm would like to continue with development on the existing successful lot size basis. It didn't want the two acre provision on the Buttonwood lands and lands owned west of the hydro lines, he said.

Three 12-storey apartment towers are to be built in North York across Steeles Avenue East from Markham Township at the southeast corner on Bayview Avenue. There are to be 606 suites and 34 town houses.

Builder is Belmont Construction Ltd. A hearing of the Municipal Board on RM6 zoning for the site was scheduled in North York for later this month, but Markham Planning Board decided not to recommend that council oppose the project.

There had been concern one of the apartment buildings was going to be moved 35 feet closer to Steeles Ave. Markham Township previously hadn't opposed the project when the setback was 135 feet. Representatives of the firm said that for a time there was a proposal to enlarge the project's interior

court by moving one building closer to Steeles, but his idea had been abandoned. The only change since Markham's original approval was to reduce the density from the 640 apartments and 40 townhouses originally proposed, he said.

Township council had planned a special meeting if planning board recommended opposition to the project.

The plan is for three double "Z" shaped towers on 17 acres Hidaka said.

A high rise apartment complex was the aim of an Official Plan and zoning change application by Rickenbacker Investments Ltd. The application was presented to planning board by Planner Dan Coote of Marshall, Macklin and Monaghan Ltd., consulting engineers.

The site is north of the CN railway tracks and west of the proposed Highway 404 on Don Mills Road.

Chairman Simpson told Mr. Coote the township had no way at present to provide services to properties north of the railway. At present there was no way buildings could function there. Consideration of the application would have to come after planning work was done on other areas. These other areas had priority because sewer and water services were available. The Rickenbacker Developments land is now zoned agricultural.

## Richvale District News

CORRESPONDENT: MRS. ANNE WHITE - PHONE 889-3806

### Neighborhood Notes

Congratulations to Miss Monika Fleiner of 119 16th Avenue who was one of the five finalists in the Snow Queen Contest at Richmond Hill's Winter Carnival this year.

The mixed district bowling team of Branch 375, Royal Canadian Legion were the winners in a tournament held in Richmond Hill Legion Court recently. They were entertained afterward with a roast beef dinner and dance. This Saturday the mixed district tournament will be held in Richmond Hill followed later in the evening by a dance, with all proceeds of the day going to the sports fund.

The library has added many good books to its shelves during the month of January. In the adult fiction section to mention a few - "A Place Called Saturday", "An Empty Room", "The Case of the Diamond Eye", "Fire From Heaven" and "Mrs. Beneker". Non-fiction works include "The Leaking Arrow Showroom by Canada's own Alex Barris", "Straws in the Wind", "The Unjust Society", "Who Killed the Red Baron?", "French Canadian Nationalism", "Concrete Boatbuilding",

"The Story of World War I", "The Scientific American Book of Projects for Amateur Scientists", "Victoria in the Highlands" and "Tigers in the Rice".

The ladies' auxiliary to the 1st Langstaff Scouts and Cubs will meet at the home of Mrs. Elizabeth Hunter Wednesday (tonight) to make final arrangements for the father and son banquet planned for March.

First Langstaff Scouts and Cubs are requesting your help in collecting newspapers. Bundled in 25 pound lots, they may be taken to 15 Orion Crescent where they are stored in the garage. These boys depend on the money raised from the sale of the papers to finance their activities and to pay the insurance for their den, etc. Support them in their efforts by bundling your newspapers instead of throwing them out.

The Lions Club will hold its next meeting March 2 at 6:45 pm in the Lions Den 31 Spruce Avenue and this will take the form of a ladies' night. Members were proud to initiate into the club, Jim West "The Unjust Society", "Who Killed the Red Baron?", "French Canadian Nationalism", "Concrete Boatbuilding",

President Clare Greenfield whose wife, Norma gave birth recently to a baby boy, Kevin Victor John, and Dave Meredith whose wife presented him with a boy also, Dwayne Edward.

The Lionettes will hold a euchre on Tuesday at 8 pm in the community hall on Spruce Avenue.

Members extend best wishes for a speedy recovery to Lion Norman Lenton.

The Lions Valentine Dance was most successful, every ticket being sold, and a good time was had by all.

At 11 am on Sunday, Christ the King Lutheran Church will hold a special Brownie church parade, when the service will feature Brownies and their parents as guests for the Service of Worship.

## South Thornhill And Bayview Glen News

CORRESPONDENT: MRS. MAY BARBOUR - PHONE 889-5205

### Neighborhood Notes

Congratulations to Don and Judy Lishman, Grandview Avenue on the birth of their son, Paul Kenneth, at Toronto General Hospital February 9.

There will be a Walt Disney movie, "Love Bug" at Thornhill United Church February 21, sponsored by the Venturers. They will be in charge of the refreshment booth, also.

The York Central Nursery for Retarded Children, held in Richmond Hill, needs volunteers from 9:30 to 11:30 Mondays to Fridays. You may choose your own day. If you can help, call Mrs. P. Buchanan at 889-6040 for further details.

Trudy Johnson, Woodward Avenue, on leave from Wellesley Hospital, Toronto, entertained friends and former neighbors February 16. The reunion was a great success.

Included amongst the guests were Greg, Grant and Mary Anderson, Gord Salt, Terry Yuzwack, Roslyn and Joanne Ritchie, Phil, Regis and Paul Trudel, Mr. and Mrs. Bill Harris, Mr. and Mrs. Ken Ross, Mr. and Mrs. Lee Webster. Fourteen members of the Doncaster Community Ladies' Club enjoyed a pot luck supper at the home of Mrs. Muriel Malinski, Proctor Avenue, February 13, to celebrate the 24th birthday of the club.

Instead of a March meeting members will be helping with the "White Elephant" auction on March 12 at Thornhill United Church.

Friends and neighbors of Tony Hutton, Sprucewood Drive, are sorry to hear that he is in Toronto General Hospital for surgery. We hope he will soon be able to return home.

Cubs, Scouts and Venturers are busy completing entries for the York Summit District Hobby Show to be held at Bayview Secondary School, Bayview Avenue at Markham Road, Richmond Hill, February 28. It is open to the public afternoon and early evening.

The Toronto Leprosy Mission thanks all in Thornhill United Church who have supported their projects. In 1969 over \$8,200 was raised to equip a hospital in India. This year all monies will assist in constructing and outfitting another hospital in the same country. You can help by saving all used stamps and leaving them at, or mailing them to, the church on Dudley Avenue.

The CGIT girls enjoyed a toboggan party February 13 at the home of former leader, Mrs. Jean Bruce, Bathurst Street.

Doncaster Bible Chapel will hold a pot luck fellowship supper in the chapel February 28 at 6:30 pm.

Don't forget the white elephant auction at the United Church March 12. For further information call me at 889-5205. Donations of used household articles, tools, toys or books, can be left at the home of Vi Johnson, 43 Woodward Avenue; Mrs. Zella Edgar, 11 Sprucewood Drive; Mrs. Rose Fox, 126 Glen Cameron Road; Mrs. Marguerite Hill, Grandview Avenue, or at my home, 136A Henderson Avenue. All proceeds will be used to continue our Indian project.

Guides And Brownies The 1st and 4th Thornhill Guides and Brownies are holding their annual mother and daughter banquet at St. Patrick's Chapel, Willowdale, February 28. The girls are in charge of the evening's entertainment for their mothers.

School News Henderson Avenue Home and School meeting was held February 16. The speaker was Norman Best, assistant superintendent of the curriculum division of the Department of Education.

It is reported that the children in the area collected \$270.57 for UNICEF on Halloween. The staff of the Henderson Avenue school has prepared a

program of electives to be offered to students of grades 4, 5 and 6, during the winter term. These classes will be held Friday mornings from 10:45 to noon. Activities offered include: geography, collectors' club, literary club, science, physical education and music (guitar).

This year there are 80 members in the junior choir. They practice twice a week during noon hour under the direction of John Wilson.

Busloads of students are transported to the Burlington Outdoor Resource Centre for personal experiences in natural surroundings. Three full-time instructors at the centre join the classroom teachers in providing meaningful activities. During the day the pupils gain practical experience in natural science.

Some of the activities are: mathematics, geology, orienteering, river surveys, animal tracking, forest conservation and survival exercises.

The one-room schoolhouse, situated northwest of Kleinburg was the learning centre for the children of that part of Vaughan Township for more than a century. With renovations and additional equipment it has taken on a new importance as classes move outdoors.

A description of the class visit to the new Science Centre in Toronto, by Patricia Tonks of grade 4, reads: "Boy, what fun we had. We had a mighty good time. "First we went to see the Great Hall. It had blue rugs, not only on the floor, but on the walls. I knew I'd like it better if I went on, so I did. "Second, we saw the auditorium. It was decorated in orange. There was a large screen. A movie was shown later about space men and their space ship. "Next we saw a man who was called the electrical magician. He made people's hair stand up by static electricity. It was called the electric hair-do. "I learned many things on that glorious day at the Science Centre."

The school champions in the girls' co-ed hockey were: Cathy Cowan, Susan Barrett, Tina Schliekendanz, Anne Savage, Carolyn Barrett, Donna Low and Jill Galer. Although the above girls were the school champions, they lost out to the Marauders.

Push ball for girls is now well underway. There are seven teams in the league which began playing in mid-January. The games are played during noon hour. The championship should be decided in February.

A free calisthenics club has been organized for the girls of grades 5 and 6 who are interested in this area of gymnastics. The boys' winning soccer team included: Captain Jim Stewart, Viktor Parasars, Tim Leitch, Charles Wilson, Robbie Van Dyke, Gene Goldring, Tom Wingfield, Scott Hayes, Gary Fleck, Robbie Smith, Ben Goerner.

In touch football, school

champs were: Captain David Johns, Jeff McKnight, Robbie Smith, Doug Heron, Brian James, Ian Lusk, Greg Lingenman.

Seventy-eight boys from grades 4, 5 and 6 are at present in a co-ed hockey league. There are nine teams and games are played at the lunch hour.

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## ANNUAL MEETING

of Members of the York Central Hospital  
Association will be held in the

## YORK CENTRAL HOSPITAL

### TUESDAY, the 24th Day of February, 1970

at the hour of 8:00 p.m. to:

- (a) Receive and consider the Annual Report
- (b) Elect Directors
- (c) Transact such other business as may properly come before the meeting or any adjournment thereof

Dated at Richmond Hill this 19th day of  
February, 1970, by order of the Board of Trustees.

MRS. F. C. JACKSON, Secretary

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### NORTH RICHVALE NEWS

CORRESPONDENT  
Mrs. Rhona Wehrns  
130 May Avenue  
Phone 884-4333  
(Evenings)

Mr. and Mrs. Joe Masters and their four daughters of Milliken, were weekend guests of Mr. and Mrs. Roy Masters, Weldrick Road.

Congratulations to Mr. and Mrs. Clarence (Norma) Greenfield, Yongehurst Road, on the birth of a son, Kevin Victor John, two pounds, 12 ounces, at York Central Hospital, February 1. The baby is still at the Hospital for Sick Children.

Birthday greetings to Elio Quintile, Weldrick Road, February 23.

Mrs. Arthur Rickard, May Avenue has left for Florida to visit her son Roy and family who are now residents at Daytona Beach.

### LANGSTAFF NEWS

CORRESPONDENT: MRS. GEOFFREY COOK  
84 Garden Avenue, Phone 889-4553

Neighborhood Notes  
Richvale Lionettes have all preparations made for another of their euchre parties at the community hall, 31 Spruce Avenue, February 24 at 8 pm. This monthly affair is usually well attended because the patrons know there is fun, good prizes and refreshments for everyone.

Church News  
The social action group of the ACW of Emmanuel Anglican, led by Anne White in conjunction with the social committee, held a most successful pancake supper on Shrove Tuesday. Everyone who attended agreed that it had been worthwhile to come out on such a blustery night.

This same social action group recently wrote to our MP, Barrett J. Danson, in connection with the White Paper on Taxation and some of its proposals dealing with child-care deductions. The group received a very nice letter from Mr. Danson thanking them for their concern and promising to pass on their suggestions to the committee studying the paper.

The recent elections held by the men's association of Emmanuel gave Les Walters the presidency, Harold Smith the vice-presidency, David Rhind the secretary's post and the position of treasurer to Robert Pool.

A weekly series of Bible study discussions will be held at the home of Mr. and Mrs.

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