

# 2 New Streets, Lots For 56 Homes On Hamlet Plan For Victoria Square

Plans providing for new streets, 56 new home lots and an increase in population of 52 people at Victoria Square, were recommended to Markham Township Council by Planning Board February 26. The present population is 181 people in 10 residential units.

This was the first in a monthly series of planning studies which has been ordered by Markham Township Council. Next hamlet on Planning Director Kuno Hidaka's list is Brown's Corners.

Planning Assistant Clifford Jones was responsible for the bulk of the work on the Victoria Square study.

If and when demand for lots becomes evident in Victoria Square, it is proposed that the township should permit development in 12-lot stages. When lots in each stage are occupied, then a further 12-lot stage would be permitted.

There is a note of warning in the report. Information is not on hand regarding the availability of a sufficient supply of ground water to service the new development and regarding the ability of the soil to accept septic tanks.

Planning Director Hidaka said soil tests would have to be performed to the satisfaction of the Department of Health before permits could be issued.

At best, enquiries in the area could throw some light on the water supply situation, but in the final analysis, only test drilling can provide the answer, said the planning report.

Mr. Hidaka said he thought the planning report's recommendations would accommodate Victoria Square's growth requirements for some time. It was about two years since the building of the last new house. He said the expansion and stages proposed were as much as would get approved by the Minister of Municipal Affairs.

The Victoria Square plan can be sent to the provincial authorities without waiting for completion of other hamlet studies, and the planning board recommended this action to council.

The proposed plan calls for extension of Mortson Road around to 18th Avenue with building being allowed in stages along it. The lots are one-half acre or more in size.

Next would come extension of Victoria Street southerly and then back to 18th Avenue in the form of a crescent. Some existing southerly lots on Don Mills Road could be provided with access from the other side, reducing traffic hazards. Albert Street is far too narrow to meet township standards, and might eventually be closed, also reducing traffic problems on Don Mills.

"The township Official Plan indicates for the future that the hamlet area under study will be traversed north to south by a major arterial road (Don Mills) having a right-of-way of 120 feet. Widening will be required whenever possible, to reach this objective. The Official Plan also indicates that the area will be traversed by an east-west minor arterial road (18th Avenue) having a right-of-way of 86 feet, for which widening will be required. Improvement of the intersection of 18th Avenue with Don Mills will also be required," says the planning report.

"The current Official Plan provides for a future population for the Victoria Square area of 474 persons. Following a close study of the area, and having regard to the existing and potential road locations for extended development, it is recommended that the northeast quadrant of the hamlet is most suitable. The Mortson Road allowance is to full lot at a distance from the main intersection so that traffic movement at the intersection would not likely be affected to any large degree, if at all.

"Extension of Mortson Road easterly and then southerly to 18th Avenue would be practical if the area permitted to develop was extended to include the lands up to the hydro property, this being a more logical boundary for the area, in that it represents not only a change in ownership, but is a fixed defined property which will remain into the foreseeable future.

"It has been assumed that new lot sizes for the hamlet area should be larger than the one-third acre now permitted, but smaller than the one-acre lots required as a minimum in the rural areas. Therefore, for the purpose of arriving at a suitable development pattern and calculation of future population, a lot size of 1/2-acre or slightly larger has been adopted.

"Future additional extension of residential uses in the hamlet area beyond the northeast quadrant would appear to be most suitable in the southeast quadrant. Again, the hydro property would be a more logical easterly limit. Access to 18th Avenue is available for a new road pattern and extension of Victoria Street southerly, easterly, then northerly to 18th Avenue. Development on this type of road pattern would produce some lots reversing onto Don Mills Road and could at some future date facilitate closing of Albert Street as access to Don Mills Road.

"Additional development to the west of Don Mills Road does not seem advisable for the foreseeable future, as entirely new accesses to and from Don Mills Road and 18th Avenue would be required. Farm holdings in this area extend from the existing developed properties for a considerable distance westerly, with no natural or artificial boundaries within which development could be contained," said the planning report.

Mr. Hidaka said the function of Don Mills Road will change very much with the construction of the proposed limited access Highway 404 to the west of Victoria Square. Don Mills Road would be like Highway 2, which now functions as a local service road in relation to the Queen Elizabeth Way, he said.

Deputy-reeve Anthony Roman wanted to know if there had been any staff consideration of a zoning provision for a possible future country store. Mr. Hidaka said the expected store requirements of the area could be accommodated under the existing zoning, and he didn't think this matter needed to be considered except in the unlikely event that the question was raised by some resident.

## BUTTONVILLE NEWS

CORRESPONDENT: MRS. F. H. LEAF  
R.R. 2, Gormley  
Phone 297-1741

**Drug Forum**  
A showing of films and a talk on the use and abuse of drugs will take place in Brown's Corners United Church at 8 pm March 19 sponsored by the Happy Timers, Unit 1, United Church Women.

Speakers will be Detective Douglas Tribbling of Markham Township Police and Lawyer Hugh Honsberger, formerly with the Department of Justice and now in private practice. Formerly a prosecutor for the crown, Mr. Honsberger has more recently had considerable experience in defending those accused of illegal possession of drugs.

Both speakers have a broad background in enforcement of laws pertaining to drugs and are much in demand as speakers at schools, churches and service clubs.

The evening is planned as a congregational event and there will be an opportunity for the audience to ask questions on drugs as they affect today's society. Refreshments will follow the discussion period.

**Neighborhood Notes**  
Isabel Hood is on a skiing holiday in Austria presently.

Last week was a busy one for Grace Rodick, whose marriage to Ted Early of London takes place at Brown's Corners United Church on March 21. On Monday the bride-to-be was guest of honor at a shower when friends from the church and the Hagerman area presented miscellaneous gifts.

The room was attractively decorated for the occasion by members of the Explorer group and the bride was assisted by Mrs. Don Reesor, Mrs. Jim Wolfe, her sister-in-law Mrs. John Rodick, and small niece Andrea Rodick. Refreshments were served by members of the U.C.W.

On Friday evening the groom's sister, Mrs. Leonard Haines of Toronto entertained at a miscellaneous shower when relatives and close friends were guests. Among those attending from this area were Miss Mary Rodick, Mrs. Morrison Sellar and Mrs. James Rodick.

On both nights the bride had clear weather for the long drive from London, where she is a staff member at a secondary school.

Mr. and Mrs. Charles Hooper returned home recently from a southern vacation.

Carolyn Copp's family expect to have her back home from hospital this week following recent surgery. We wish her a rapid recovery. She and her fiancé plan to be married early in May.

**Winner**  
Mrs. Harvey Swain took home the \$10 voucher, the grand prize for the winner of the five game euchre series sponsored by the Buttonville Women's Institute at Buttonville Hall.

The final game was played last Friday night with 18 tables of players present. Winners for the evening were Mrs. Russell Burr, Mrs. M. Chadwick, Mrs. A. Wood, Mrs. Harvey Swain, Lloyd Beatty, Bert Nichols, Rus-

## Gormley Neighborhood Notes

CORRESPONDENT: MRS. CHAS. MILSTED - PHONE 887-5445

Sympathy is extended to Max Hazel in the passing of his brother-in-law in Germany last week. Mr. Hazel left for Toronto International Airport at Malton Friday to be with his sister.

Mr. and Mrs. G. H. Dey who have lived for several years on Concession 3 of Whitechurch Township, north of the townline, moved on Thursday last to Vancouver, B.C.

We welcome Mr. and Mrs. Vern Clarridge who moved into the house vacated by Mr. and Mrs. Dey.

Richard Hodgson of RR 1, Gormley passed away suddenly at El Cajon, California, February 24. Mr. and Mrs. Hodgson had gone south last fall because of his health. Sympathy of the community is extended to his widow and to his sister, Mrs. Ian Reid.

Keith Hoover has been on a business trip to London, England for Air Canada.

Mrs. Ross Brillinger returned home from St. John's Convalescent Hospital, Willowdale on Friday last.

Eldon Brillinger has returned from a month's business trip to Western Canada.

Mr. and Mrs. Roy Brillinger and Mr. and Mrs. Peter Stickley attended the fiftieth wedding anniversary of Mr. and Mrs. Allan Meyers of Scarborough Sunday afternoon.

Miss Ivadelle Sudeyko, who is attending Emmanuel Bible College at Kitchener spent the weekend with her parents, Mr. and Mrs. Metro Sudeyko.

Mr. and Mrs. Paul Farmer and family spent last weekend at South River.

Miss Sara Gibson of Ottawa spent the weekend with her parents, Mr. and Mrs. Ed Gibson. Susan Gibson, who is attending University of Western Ontario at London, also spent last week at her parents' home.

Mr. and Mrs. Roy Hedges, former residents of Gormley, were involved in a car-snowmobile accident in the north on Sunday. Mrs. Hedges suffered two broken legs and Mr. Hedges was also hospitalized.

Mrs. George Duncan of Dundalk, Mrs. David Fanning and two sons of Scarborough, and Mrs. Eidon Gooding of Richmond Hill were dinner guests Thursday of Mrs. Charles Milsted.

Mr. and Mrs. Russ Elias have returned from a three-week holiday in Florida where they visited their uncle and aunt.

A large crowd was present in the fellowship hall of the Missionary Church Friday evening for the miscellaneous shower for Miss Helen Ann Taylor and Harold Taft. The happy couple received many lovely gifts.

The WI met Wednesday afternoon at the home of Mrs. Charles Milsted with nine members and four visitors present. Mrs. Norman Brown told the story of the birthstone, "The Amethyst". District President Mrs. George Richardson was the guest speaker.

## VICTORIA SQUARE NEWS

CORRESPONDENT: MRS. W. SANDLE  
R.R. 2, Gormley - Telephone 887-5421

**Neighborhood Notes**  
Birthday greetings to Mrs. Herb Nelson, Mrs. Fred Walker and Miss Shirley Nelson all on March 6, Mrs. Wilbur Brumwell, March 9, Jim Barker, March 10 and to Terry MacDonald on March 11.

A speedy recovery is wished for Miss Ruth Frisby, who is suffering from the mumps.

Mr. and Mrs. Alec Knight of King City were visitors at the church service Sunday morning.

Mrs. Alice Perkins, Mrs. Mrs. Ralph Boynton and Mrs. Jim Barker called on Mrs. Boynton's sister, Mrs. Ross Nichols at the Willows Nursing Home, Aurora, Wednesday of last week.

Miss Mabel Sanderson was a dinner guest on Thursday last of Mr. and Mrs. Herb Sanderson of Richmond Hill.

A speedy recovery is wished for Cecil Nichols who underwent surgery at York Central Hospital, Richmond Hill last week.

Recent visitors with Miss Mabel Sanderson were Mrs. Ella Ratcliffe of Stouffville and Mr. and Mrs. Bob Mills of Bloomington.

Mrs. James Magee of Toronto, and Mrs. Paul Charlebois of Weston spent Friday with Mr. and Mrs. Ralph Boynton.

Miss Mabel Sanderson had dinner Friday evening with Mr. and Mrs. Ralph Boynton.

Saturday callers at the William Muirhead's were Mr. and Mrs. Jim Muirhead, Thornhill and

## Bramalea Aims For Spring Start In Markham Township Subdivision

Bramalea Consolidated Developments Ltd. hopes to start construction in the spring on its 69-lot Village-in-the-Valley Subdivision in Markham Township, says Vice-President Murray Hardisty.

The homes will likely be available for sale this summer and they will be in a similar price range to existing homes in the Varley Village neighborhood.

The subdivision is east of Jeremy Drive, Varley Village, and covers about 16 acres. Homes will likely be mostly three-bedroom, with possibly some four bedroom units. All are single family zoned. Building plans are not yet final.

Bramalea owns more land in the area and has submitted its ideas for a master plan of development for its own and adjacent properties. The firm's detail plans for its own property will be ready for submission to Markham Township in a few weeks, says Mr. Hardisty.

Recently the township planning board and council approved final terms for the initial 69-lot subdivision. The firm is now waiting for approval from the Department of Municipal Affairs.

Council agreed February 16 that no sewer levy of \$125 per lot would be required, and that Bramalea could pay \$18,000 to the township in lieu of the required 5% donation of land for public park purposes. Other township charges to the developer include an \$800 lot fee, \$65 water meter fee, and agreements for streets, paving, curbs, trees, sidewalks, water mains, sewer easements, etc.


Mr. Hardisty says Bramalea plans to build most of the homes itself on the Village-in-the-Valley 69 lots. A few of the lots were already committed to individuals by the previous owner of the land, however.

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P.S. The coffee pot is still on.

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