

On Cedar Street

Okay Housing-Apartment Proposal

The green light was flashed on a proposed apartment, commercial and housing complex on Cedar Avenue Tuesday night of last week when Richmond Hill Planning Board approved an amendment to its un-official Plan.

An amendment to the Official Plan was required to change the designated area from industrial to residential. Final stamp of approval now lies in the hands of town council.

Developers are Julian Estates which first approached the board in June of 1969. Proposed plans are to erect five apartment buildings plus 26 semi-detached homes on Cedar Avenue. The proposal also calls for three stores.

Included in the project are three 30-suite apartment buildings on the southerly end of Cedar Avenue, a 64-suite one plus two 42-unit dwellings on the east side. The three stores will be located on the ground floor of the 64-unit apartment building.

In passing the amendment to the Official Plan, the board noted that the present water and sanitary services are adequate for the scale of residential development envisaged in this area.

The proposed residential development will be served by a new separated storm sewer to be provided by the developers. Children from the area will eventually attend the new school to be built in the town park neighborhood as indicated in the official plan.

Due to the excessive length of Cedar Ave. as a cul-de-sac street, Palmer Avenue will be extended from Lennox Avenue east to intersect with Cedar for a more convenient and orderly traffic flow pattern.

In order to lessen the impact of the CNR railway track on adjacent residential development, special restrictions will be imposed in the form of buffer strips such as landscaped sight barriers, double row of trees, increased yard setbacks. The parking will be adjacent to the railway.

The same developers are also proposing a combined 350-unit apartment-commercial building complex on Yonge Street North in Richmond Hill. The proposal has been tentatively approved by the board and will come up for closer scrutiny at its next meeting.

The project would comprise four acres and be located on the Dr. James Langstaff property on the west side of Yonge directly across from the A & P Plaza.

Paul Aims, president of Julian Estates, told the board last June that the complex would "be one of the most exciting projects north of Eglinton Avenue."

It would feature a 10-storey tower fronting on Yonge Street with another 19-storey tower directly behind it. The towers would be connected by a ground floor shopping mall.

The apartment units would be broken down into 241 one bedroom, 92 two bedroom, and 17 bachelor. There would be parking space within the complex for 514 cars.

Another 132,000 feet of landscaping will also be provided.

Illegal Basement Apartments Subject Of Controversy Again

The case of the illegal basement apartments in single family dwellings in Richmond Hill has reared its controversial head again.

Members of the Richmond Hill Planning Board received a letter of complaint at their Tuesday night meeting of last week regarding a home occupied by Henry Kooiman of 182 Ruggles Avenue.

The letter, signed by Mrs. Eugenia Schwan of 176 Ruggles Avenue, charges Mr. Kooiman with constructing an apartment in the basement of his duplex home without first applying and receiving a building permit to do so.

Mrs. Schwan claims that Mr. Kooiman and his wife moved into the basement apartment on September 1, 1969, "and are still living there."

The writer also notes that a previous occupant had built the home in 1962 and at that time had applied for a building permit to construct an apartment in the basement but his request was rejected by the local building inspector.

The planning board decided to refer the matter to the by-laws committee and request a report on the matter from Building Inspector Jack Hollowell.

It was also decided to have a report made on the earlier complaint that a similar situation existed on Elmdale Court.

At the time of the complaint in late 1969 the owners of the home were given a certain time length to make adjustments.

Planning Administrator Barry McKinnon observed that the time length had expired "quite a while ago" with the apparent change in the situation.

It was in late December of last year that the Richmond Hill Planning Board decided to crack down on illegal basement apartments and, if necessary, prosecute persons breaking By-law 1,000.

The spotlight was initially turned on a four-plex residence owned by Mr. and Mrs. Mathews Kristman on Elmdale Court.

Three other four-plex homes faced the same fate on Elmdale Court and all received notices from the building inspector that they were contravening the by-law and should cease to rent their basement apartments.

A six-plex residence, for example, would constitute an apartment building which would violate the zoning bylaw.

Solicitor Donald Plaxton, also reeve of Richmond Hill, represented Mr. and Mrs. Kristman when they made a futile bid December 17 to take their plight to the Richmond Hill Committee of Adjustment.

Mr. Plaxton pointed out at the time that enforcement of the bylaw "could effect at least 150 residences in the town."

He said it wasn't practical to contemplate taking every violator to court.

"If you do it in one case," he said, "you have to do it in all and this municipality just hasn't got the money to take every single violator to a Supreme Court judge."

Mr. Plaxton said there were also social and moral implications stating that "you just can't turn people out of basement apartments in mid-winter."

He agreed that the town had an obligation to take action when a bylaw was broken but suggested that "in cases such as this a fine should settle the entire matter."

His argument was rebutted by Planning Board Member Howard Willans who said the town must "enforce its bylaws or there's no point in having any. Town council and its planning board is responsible for planning in the town. That's why you have zoning bylaws, to assure the municipality will be developed properly."

Yes Or No By Darcy McKeough May 6

By HAROLD BLAINE

There'll be a yes, or a no, from Municipal Affairs Minister Darcy McKeough, for York County May 6.

The Chatham head of local government affairs in the Roberts Cabinet April 15 in Newmarket hinted broadly that he is going to end the agony over the regional government question in York County.

He indicated he will reveal the government's decision the day after Premier John Roberts reveals the provincial blueprint for the 3,200 square mile region around Toronto.

Premier Roberts recently told the Legislature the Toronto region plan will be unveiled May 5 at a meeting in the Queen Elizabeth Theatre at the Canadian National Exhibition grounds.

Invited to the premier's meeting will be 1,300 representatives of municipalities, development councils, business, agriculture and other interested groups.

Mr. McKeough said the arrangements for the May 6 meeting on the York County region question were not yet complete.

The Municipal Affairs Minister said the Toronto region draft plan is the result of two years' work by provincial planners since the June 1968 publication of the Metropolitan Toronto and Region Transportation Study.

Involved in the Toronto centred region is the area between Hamilton and Oshawa and between Barrie and Lake Ontario.

Mr. McKeough was in Newmarket April 15 for a meeting sponsored by the Newmarket Progressive Conservative Association. Ernest Crossland, former King Township councillor, was elected association president for another year.

The minister was introduced by York North MLA William Hodgson and thanked by Newmarket Mayor Tom Surgeoner. Gordon Cook, warden of York County and reeve of King Township, was at the head table and welcomed Mr. McKeough to the County.

Whitchurch Township Reeve Stewart Burnett was also in attendance.

Discussion on regional government has been active in York County since April 1, 1969, when co-operation of the municipalities in studying structural reform was urged, said Mr. McKeough.

He promised there would be no dictatorial imposition of regional government where it wasn't wanted.

The subject of his Newmarket speech was the general question of local government reform.

Local government in Ontario, he said, is hampered on two counts, first a lack of financial resources, and secondly, having to operate under a system of organization that was 120 years old and made for a pre-federation society.

He said the road to reform will be rocky, because change inevitably creates some turmoil. But the government believes people who want good government stronger and more meaningful, he said.

Mr. McKeough said there are four fundamental thrusts to the government's long term program for municipal reform.

He said the first thrust of the reform program was in the area of provincial taxation. Greater amounts of money must be made available to the municipalities and the school boards.

He blamed the federal government's attitude on tax sharing for the inability of the province to move faster in providing the local governments with more funds. He also indicated he felt the federal White Paper on taxation indicated Ottawa was going the wrong way in this regard.

Mr. McKeough said the next thrust of reform was in the area of aid to local government. Half the revenue of the municipalities now came from the province, he said.

Third in the reform program was the overhaul of local taxation. It was proven the property tax was an inadequate source of municipal income. Property taxes in Ontario were the highest in Canada. He

praised York County for getting the monumental job of market value re-assessment done. If the rest of Ontario's municipalities had done as well, the provincial government wouldn't have had to take over responsibility for property assessment, he said.

The fourth area of local government reform, he said, was in the structure of local government. This reform was proceeding well. Regional governments had been established where broader based local government was requested, as in Ottawa, Niagara, Muskoka and at the Lakehead. In these places a more forceful governmental form has been provided to satisfy local needs, he said.

Mr. McKeough said the province intends to propose regional government only where it is urgently needed.

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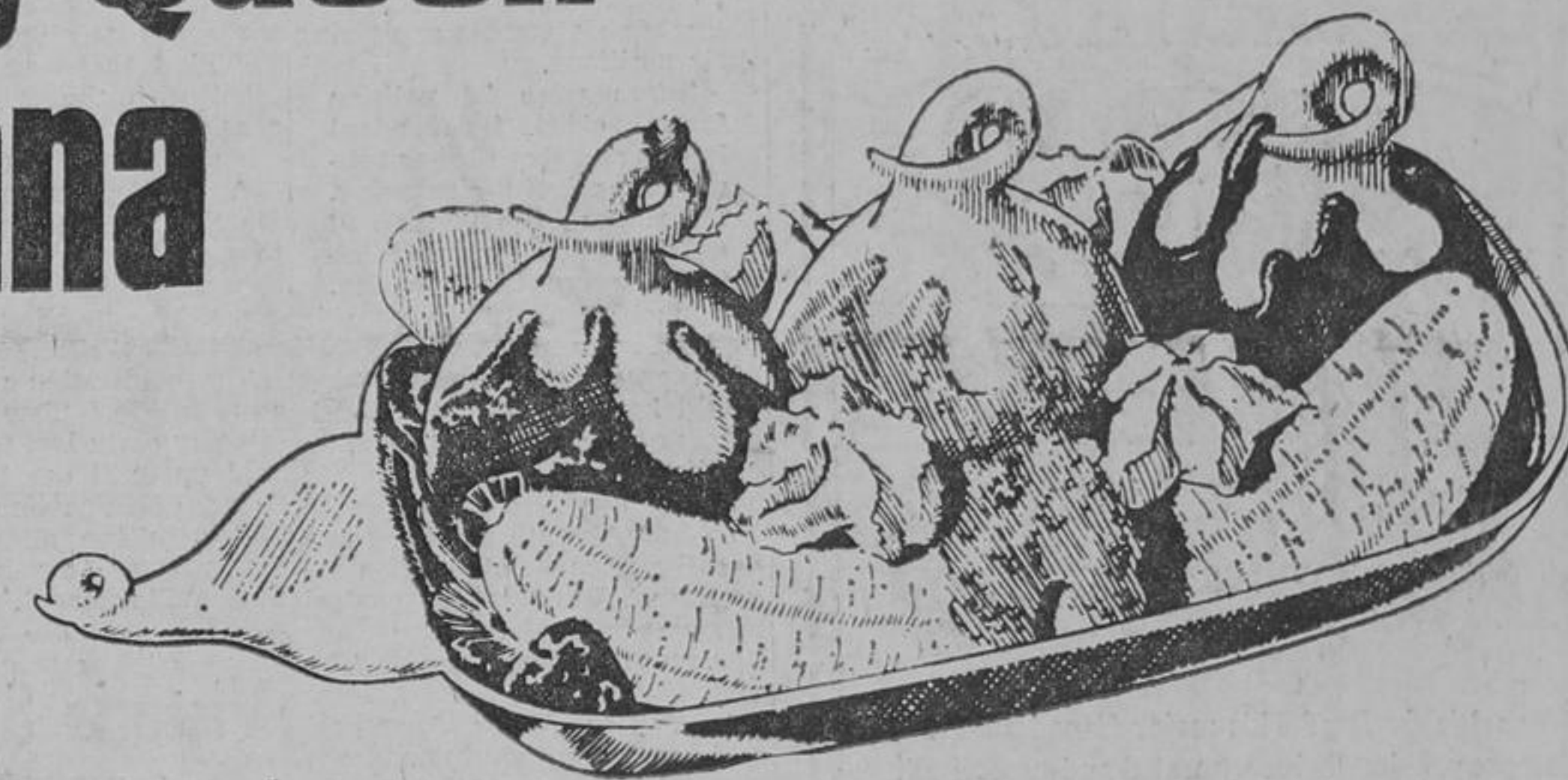
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