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VOL. 95, NO. 34. RICHMOND HILL, ONTARIO, THURSDAY, FEB. 17, 1972 HOME PAPER OF THE DISTRICT SINCE 1878 PRICE 15c PER COPY

800 Tories Name Stevens York Simcoe Candidate

A solid wave of Tory Blue supporters waving Tory Blue Sinclair Stevens signs was a picture worth a thousand words at the York Simcoe Progressive Conservative federal nomination meeting Tuesday night of last week.

The story it told was that Sinclair Stevens was the unanimous, unchallenged candidate to run, under the Conservative colors in the next federal election expected this year in York Simcoe.

Some 800 spectators swarmed into the auditorium of Huron Heights Secondary in Newmarket to pay homage to Stevens who will be making his first bid as a federal candidate.

The 45-year-old lawyer from RR 3, King Township was trumpeted in by a host of old and young and every age in-between supporters — led by a band from King City Secondary.

Stevens then proceeded to do the expected by lashing out at the Trudeau Government in lusty fashion.

"The great tragedy today is that we have a government in Ottawa that is unsure, hesitant and vague in its economic planning for this country.

"It's motto is to introduce yesterday's solutions for today's problems," he said.

He said the Liberals under Trudeau have no idea what type of economy the nation should strive for 10 years from now.

"Sometimes they appear to not even care. They most certainly have none of the visions of those who founded and developed this nation. As a result, Canada today has the worst productivity record of any major country," said Stevens.

Speaker Stevens said that in his campaign he hopes to "speak positively of what can be done in Canada if we accept today's challenges. We are a great country, we have great resources and a great people."

He also threw in some kudos for Conservative Opposition Leader Robert Stanfield.

"Stanfield, unlike the present Prime Minister, is a team man. Given the support, given the votes, given the MPs, he will head a government that will reintroduce sound practical economic development to Canada."

"The Conservatives, led by Stanfield, will give to Canada what the Conservative party has given to Ontario since 1943 — good government," said Stevens.

He then took a final sweep at the Liberals:

- "The record of the Liberal Government has been unbelievably poor in the past six years.

- "Unemployment has jumped from 3.6 percent to today's 6.2 percent. Inflation has meant your dollar today buys 20 percent less than when Trudeau came to Ottawa.

- "Taxes have risen at a cumulative rate of 21 percent per year — more than twice as fast as your income," he said.

Stevens told "The Liberal" that he has been involved with the Conservative cause in "one form or another since my public school days."

He was a president of the Young Progressive Conservatives for York North in 1948. He has been practicing law since 1955 and received his Queen's Council in June of last year.

Co-chairman of the nominating convention were Councillor Donald Findlay of King City and Sam Nielly of Gifford.

Other platform guests included Art Evans, MLA Simcoe Centre; William Hodgson, MLA York North; Perry Ryan MP Toronto Spadina, and Elwood Madill, a former federal Tory MP and a candidate for the riding of Dufferin Peel.

Went Airplane "Joy Riding"

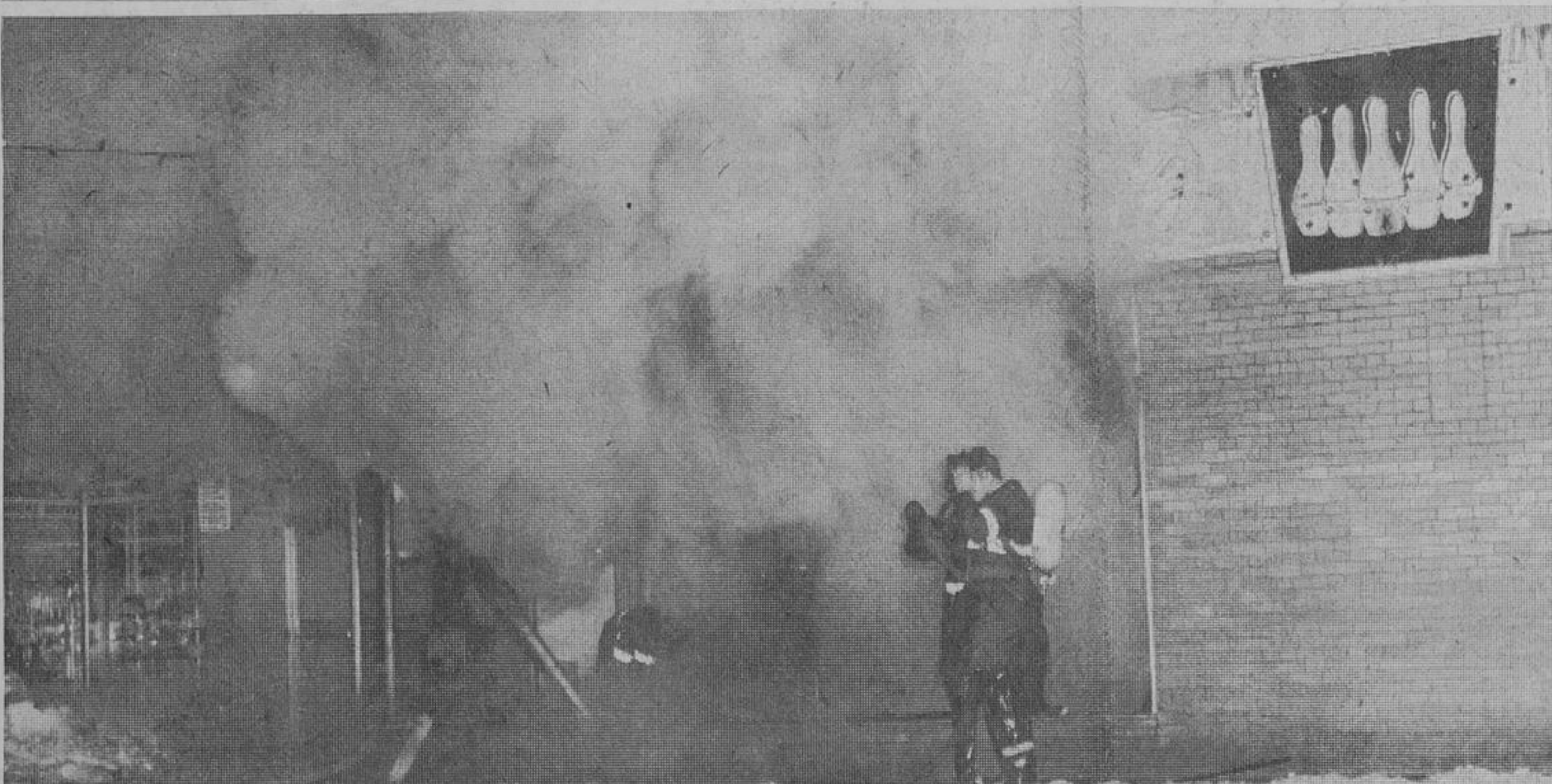
A Claremont man, already charged with armed robbery, has now been charged with break, entry and theft of an airplane.

York Regional Police said 21-year-old Gordon David Dean is alleged to have gone for a ride in a Cessna 150 around 2 a.m. January 5.

The plane was located at the headquarters of the Toronto Flying Club in King Township.

The plane was returned undamaged despite having been taken and returned in the darkness of night without benefit of landing lights.

Dean is presently facing charges in connection with the armed holdup and theft of \$119 from Fred's XL Service Station at Ringwood January 6.



\$260,000 Fire Damage Richmond Hill's Worst Ever

By HAL BLAINE

In the worst property damage fire in Richmond Hill history at 9 pm Thursday of last week an estimated 300 bowlers and spectators escaped the bowling alley in good order. For a time the flames threatened the second largest shopping centre in town, but firefighters had the blaze under control in 2½ hours.

Allencourt Lanes was destroyed by flames of still un-

known origin at a total cost to the shopping centre which Fire Chief Alfred Stong estimated may reach \$260,000. The Allencourt Plaza is at Bayview Avenue and Markham Road the bowling alley being at the east end of the line of stores.

Those inside the bowling alley reported only leaving their street shoes behind in a few cases, owner John Allen told "The Liberal". One fireman was overcome by smoke

and treated at York Central Hospital. He was Volunteer Frank Shadwell of 254 South Taylor Mills Drive.

Owner Allen of 260 Markham Road said he tried to call an alarm when the telephone was dead. Apparently the telephone wires were already burnt off by the fire.

An inspector from the Fire Marshal's office was investi-

gating the fire at press time. to aid in the battle.

Chief Stong said the fire apparently started in the space between the false ceiling of the building and the roof. There were two gas fire heating units in the ceiling space but the fire didn't appear to have centered around either one, the fire chief said.

The fire occurred just at league changing time and there were two groups each of about 150 people present at the 16-lane automatic bowling facility at the time, said the fire chief.

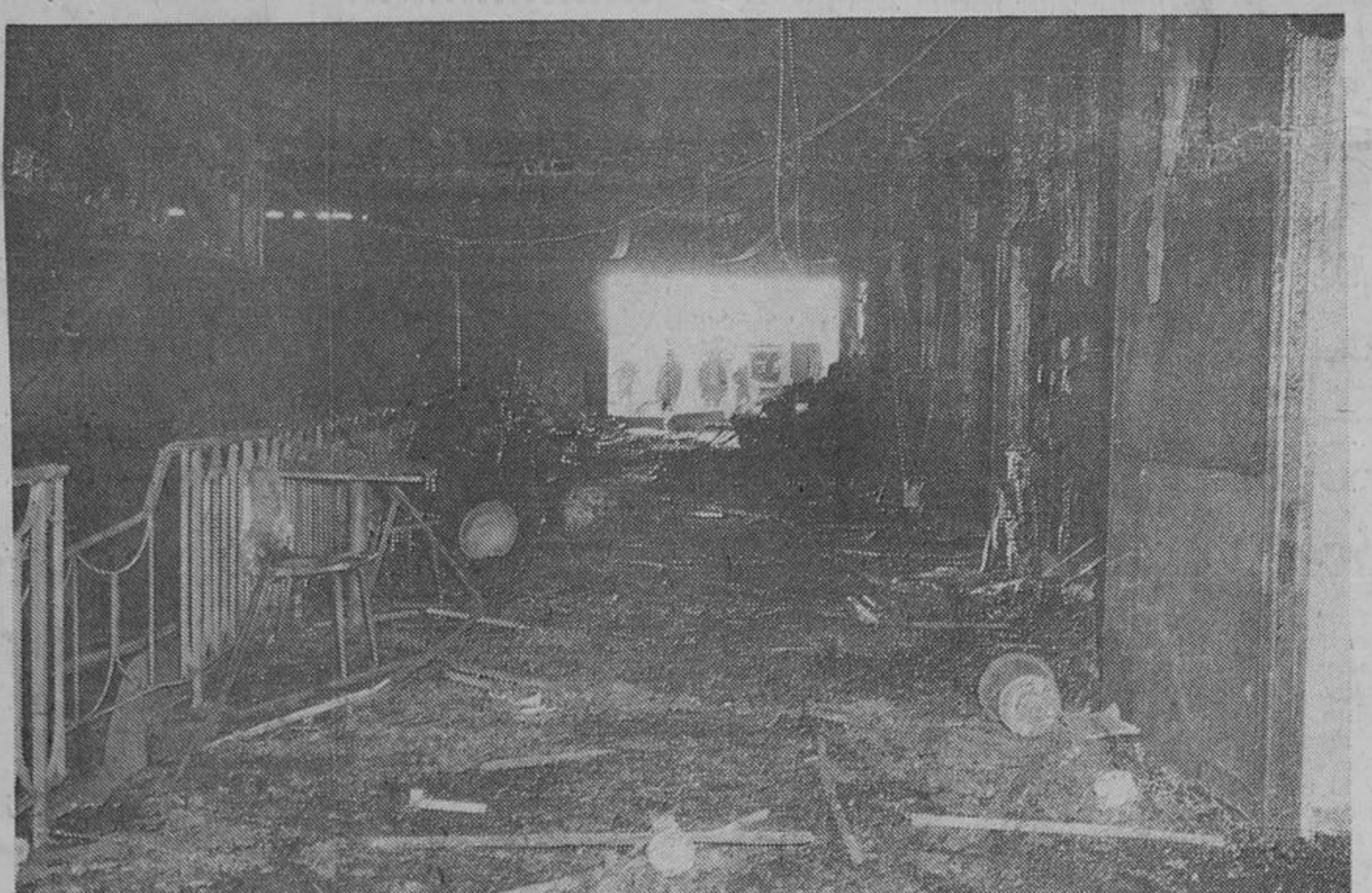
The bowling building contained a snack bar and office. It was insured. There was some fire damage to the roof of the adjoining "Embassy" Cleaners, and some smoke and water damage to this premises, officials said. Clothing in the building for cleaning was removed by two employees, Wilson Elliot of 1110 Weston Road, Toronto and Anthony King of 3896 Bathurst Street, Apartment 309.

There was also some smoke and water damage to the Allencourt Coin Laundry, James Loughridge of 148 Arnold Crescent, Richmond Hill, is the lessee.

Also at the Allencourt Variety Store there was smoke and water damage. The lessee here is Morris Salz of 132 Faywood Boulevard, Toronto, the man who telephoned the alarm to the fire department.

The next business in the line of stores in the Allencourt Shopping Centre was the Imperial Bank of Commerce where records and valuables were removed for a time for safety. But here also there was only smoke and water damage reported by officials.

Bowling centre owner Allen said he is planning to rebuild and re-open his business. He told "The Liberal" at press time it was impossible to give a very close estimate of damage so soon, but that damage to his business alone would probably range between \$180,000 to \$200,000.



(Photos by Stuart's Studio and Photique Studio)

Thirty men of the Richmond Hill Fire Department, aided by six Markham Firefighters, Thursday night of last week battled for 2½ hours before getting under control a \$260,000 fire that destroyed a bowling alley at the east end of the Allencourt Plaza, Markham Road and Bayview Avenue. For a time the line of stores in one of Richmond Hill's newest and largest shopping centres was threatened. Valuable files were removed from a bank branch several doors away.

The lower photograph taken the next morning shows the interior of the 16-lane bowling alley that suffered about \$200,000 of the total damage. The upper photograph was taken Thursday night at the height of the blaze as firemen with back tanks and face masks attempted to get at the blaze through high heat and heavy smoke.

All But Apartments Hike Taxes Bombshell On New Homes

By MARGARET LADE

If our local towns want to keep taxes to a minimum, they should allow only construction of apartments on new residential land, says a new regional council planning report which appears likely to land like a bombshell in our local communities and councils.

If the towns are willing to shoulder a little higher tax load for the privilege, the towns can allow new single family dwellings. Townhouses are more expensive for the towns, while semi-detached homes really bring a heavy municipal tax load.

The decision to allow apartment development, or any other development must be more than a "dollars and cents" decision, since it affects the structure and makeup of the whole community.

This is the conclusion drawn by planners of York Region. They have recently completed a survey of tax yields and municipal costs of various types of residential development in the region.

The 38-page report indicates that apartments bring in more tax dollars per unit than are spent in providing to the occupants municipal services, particularly education.

Single family detached homes produce a slight tax deficit, but row-house units (townhouses) and semi-detached homes cost the municipality considerably more than they produce in taxes.

The study was made at the regional planning committee following a request last April from the Markham Town planning committee. In the past five years there has been a significant increase in the applications for high density development in the region, particularly in Markham.

In 1966 just six per cent of all dwellings in the region were apart-

ments, but from 1968 to 1970 the Town of Markham accounted for 65 per cent (1,500 apartments) of the apartment permits issued in the region. These made up 49 per cent of all permits for new dwellings in Markham during that period.

The basic purpose of the study, it points out, is to provide information to aid municipalities in making decisions on the type of housing construction they will be able to afford.

A large number of local services are financed wholly or partly by the property tax. The largest single item, says the report, is education which accounts for over half of all costs financed by the local government level by the property tax.

Other costs to local governments include fire protection and police costs, public works such as roads, water, sewers, public health, welfare and recreation. The cost analysis in the report, however, deals exclusively with educational costs levied directly on property by the municipality.

For this reason said the study, much is omitted that is important. For example,

it does not consider the differences in cost to the occupant of different types of dwellings, rent, mortgage payments, etc.). Further it does not examine non-economic factors. Social aspects are only briefly touched on, and psychological, aesthetic and environmental considerations are omitted entirely.

It emphasizes that the study on its own should not be used to determine the suitability of residential proposals or proper distribution of housing by type and price level.

The study was based on a sample of dwellings constructed in the 1960's and 1970 municipal costs for education services.

Included in the study were 1,391 single family detached homes with an average assessed value of \$28,900. Education tax revenues averaged \$402. Tax supported costs averaged \$449, leaving a deficit of \$47.

Of 125 semi-detached houses with average assessed value of \$17,000 the deficit was \$321 each, the highest load of the municipality of all types of housing.

Row-houses in the sample of 263 units had an average assessed value of \$17,700, with services costing \$160 more than they produced in education tax revenues.

The 1,637 apartments in the study had an average assessed value per unit of \$10,500 and brought in \$67 per unit more than was paid out by the municipality. "Although test figures give a realistic picture of the financial implications of the four types of development during the past

(Continued on Page 7)

Hill Interim Tax Dates Set

Richmond Hill Town Council will issue an interim tax bill totalling 50% of the 1971 taxes this year to alleviate the large expenditure on interest necessitated by last year's delay in government approval of the final tax bill.

The interim bill will be due in two payments — the first on April 20 and the second on June 20, it was decided at the last council meeting.

All the days of grace are included in the above dates, so that the payments are absolutely due and payable April 20 and June 20.

Apartment Dwellers Unsuccessful In Plea Against Water Rate Hike

Owners of the 65-suite apartment building named "Laverock Apartments" at 60 Laverock Road, Richmond Hill, were supported last week by the majority of their tenants in an unsuccessful objection to Richmond Hill Town Council to the recent hike in charges for water services.

In December council decided to levy a minimum charge of \$9 per quarter for water for each residential unit. Before that, multiple family buildings such as apartment houses received only one bill each quarter.

The owners, Walter Kohn Holdings Ltd. and Benark Investments Ltd., said they would have to pass the increase on to their tenants in the form of a \$2 or more per month increase in rental fees.

Councillor David Schiller reported, "I have checked with a couple of people and these owners did not grant any decreases to their tenants to reflect the decrease in taxes that occurred last year. Instead they raised the rents on January 1."

"I have no sympathy for these owners," said Councillor Andy Chateaufort.

When Councillor Lois Hancey asked if there is not a special department of the provincial government dealing with rents and complaints of tenants in apartment buildings, Schiller said "Rents are one area where the act didn't give any authority to anyone. Under the legislation of Ontario the landlord has a free hand in setting rents."

Council took no action on the protest.

Gormley Area Estate Lots To Be Approved

Amendment 4 to the Official Plan of the Richmond Hill Planning Area received three readings and was passed at the February 7 meeting of town council.

This amendment is the first step towards allowing estate-type residential development on two properties on the southeast corner of Bayview Avenue and Gormley Sideroad. Before development may proceed, an amendment to the old Markham zoning bylaw and a subdivision agreement will be necessary.

Until now policies governing the land are those of the Township of Markham Official Plan — that is "Rural". The amendment adds a "Rural-Estate" designation.

Part of the property is heavily wooded and the amount of arable land of appropriate soil and suitable topographic conditions of sufficient size to permit agricultural production economically is said to be quite limited. Its scenic attributes make it particularly suitable for residential estate development.

The lots will be approximately two acres in extent and with individual wells and septic tanks. Minimum lot frontage shall be approximately \$200 feet. The lots shall be well-proportioned with access to individual lots from internal roads. All dwellings shall be of sufficient size so as not to create a financial burden on the municipality, it was agreed.

When the estate-type development was first proposed to town council and its planning committee, a meeting was called of all property owners in the area where the proposal was discussed at length. Because of this, the OMB decided not to require a further public hearing, it was reported at the council meeting.

Seek Funds From Federal Government, Private Investors, Domed Stadium

By MARY DAWSON

The proposal for a domed stadium on the Langstaff Jail Farm is very much alive, Richmond Hill Town Council learned at its February 7 meeting.

The stadium committee — composed of Regional Councillor Gordon Rowe, Councillor Shaun Beggs and Architect Douglas Allen — sought council's co-operation in issuing a brochure on the stadium. The brochure would also be intended to serve as good public relations literature for the town. It would cost \$4,800.

Council agreed in principle and will consider the matter further at budget time — not long in the future.

Regional Councillor Rowe gave a brief history of the jail farm property. The 640 acres of land was assembled between the years of 1911-15 by the City of Toronto from several different owners at a total purchase price of \$114,600. It was used by the city as a jail farm and then for several years dur-

ing and after World War II as a mental hospital. The buildings have been unoccupied since 1958, although the land is farmed, he said.

The committee, said Rowe, considers the property an ideal location for a domed stadium because of its proximity to major existing and proposed highways, with GO Transit available and two airfields within a short distance.

The city pays a grant of \$6,500 in lieu of taxes each year, according to an old agreement with the Township of Markham. The jail farm, was formerly in Markham township but is now in Richmond Hill.

Councillor Beggs said he discussed the proposal with several people in the sporting education field and discovered there is a great problem arising from the lack of sports facilities for Canadian athletes.

"To bring the federal and provincial people into the picture, this has to be a complex — with diving pools, swimming pools, evaluation

centre, etc. Federal Minister of Health and Welfare John Munro has made it clear he definitely approves of such a centre somewhere in Canada, said Beggs.

"This would be an ideal situation within the mass of population and the mass of athletes. We've had considerable consultation with Sports Director Lloyd Percival, who has offered to donate his time and research materials," he said.

"The purpose of the brochure is to see if enough interested parties can be contacted to make things move with the federal and provincial governments and private individuals," said Allen.

"Would this be geared for professional sport or for amateur sports?" asked Councillor Lois Wainwright. "I wouldn't want to see any of my tax dollars going to support professional sport."

"We hope both aspects could be dovetailed together. We think they can both be incorporated," answered Regional Councillor Rowe.

"Cost to the town's taxpayers would be the \$4,800 for the brochure," assured Mayor William Lazenby. "Money to develop the stadium would come from private enterprise."

Architect Allen told "The Liberal" that the committee has as yet no way of estimating the cost of such a facility on the jail farm. "The program hasn't been written, so we don't know what it will include. Whatever the cost, we don't intend that it will be paid for by the Richmond Hill taxpayer, but rather by senior levels of government and by private enterprise."

It was announced Thursday of last week that Buffalo's domed stadium, to be comparable to Houston's Astrodome and to be ready for use in 1974, will cost \$53 million. This is to be raised through private funds.

"Has anyone approached Toronto as yet as to the availability of the land?" asked Councillor Lois Hancey.

The answer was "No" although Rowe said he talked to Toronto Mayor Dennison and Controllers

Rotenberg and Puccini, "who all want the stadium within the city."

"The only way to bring any pressure to bear on Toronto is to get federal government involvement," said Beggs. "If we can get Mr. Munro in, we will get the stadium."

"It could be a centre where athletes are brought in from B.C. and from Newfoundland and given a few weeks' intensive training. They would then take their new skills back to their home cities to pass it on. This would mean a physical education program for the whole of Canada," said Rowe.

"I don't think Richmond Hill can become involved too heavily financially. We will have to get it from other levels," said Rowe. "I would back my judgment that the stadium would be a great thing as a tourist attraction."

"It's not producing any significant revenue at present," said Councillor Stewart Bell. "It seems a shame to have it sitting there idle when it could be used to such great advantage. Maybe we are not looking for direct

tax dollars, but the indirect benefit can be tremendous."

"It is not my intent to be a wet blanket," said Mrs. Hancey. "But I think this should be a budget item. It needs to be considered in the light of other priorities council intends to make for the benefit of the community. There's some talk the basic shelter exemption will be forthcoming this year, which would mean an increase in taxes to almost everyone."

"I would be a lot happier about it if I knew of any indication by the City of Toronto that they are willing to give up this land. We are dealing with another municipality which also would like to establish a similar facility," cautioned Councillor David Schiller.

"But they're not the same," countered Councillor Beggs. "The Toronto proposals do not contain any provision for the needs of Sports Canada, any approach to Mr. Munro, or any thought of putting private capital and government money together to pro-