

# The Liberal

"In Essentials Unity; in Non-Essentials Liberty; in all things Charity"

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## Plan 400 Modular Homes For North Bayview Avenue Richmond Hill Site

An answer to the shortage of reasonably priced housing in this area was proposed to the planning committee of Richmond Hill Council October 10 by Conroy Dowson of Harvey Anderson Associates, a former York County Planner. The proposed modular home development by Bayview Estates Limited would be situated on the north side of 19th Avenue just east of Bayview Avenue.

The principal of Bayview Estates Limited is Ward 5 Councillor William Corcoran, who sent a letter (read to the meeting) declaring his interest in the proposal.

The proposed site contains 66 acres and is located in a fairly undeveloped agricultural area with a number of homes on Bayview in the vicinity. Approximately 400 units are planned, with the first phase being 150. The homes are modular units which would come on to the site on wheels, be set on concrete piers, and the wheels and axles removed. The development would feature twin units giving a square footage of floor space of approximately 1,000 with the outer dimensions 24x48. Each site would have a frontage of 48 feet and an area of 4,300 square feet. For this type of housing CMHA requires 3,500 to 4,000 square feet, it was reported.

It is proposed to serve the development, if approved, from a communal central well and the developer, Mr. Dowson said, would like to investigate a force main into the town's sewerage system. If this is not feasible, the alternative would be a sewage lagoon.

### HOMES TO BE SOLD

The homes would be sold to the residents but the lots would remain under unified ownership and leased to the unit owner. The park owner would be fully responsible for grounds and landscaping, water, sewage disposal, garbage disposal, snow plowing, road maintenance and street lighting, for a central telephone service and post boxes.

The park would be oriented toward adults, with only those over 16 accepted as residents bringing total population to about 1,000. A 3,000 square foot community

centre with kitchen, hall, billiard, card, table tennis and fitness rooms, and coin laundry built in a U-shape will focus on a 40-foot swimming pool. Pedestrian linkage would be provided to that area from all parts of the park.

Revenue to the town from modular housing units can range up to \$20 a month for an occupied unit according to the Municipal Act, Mr. Dowson said. In lieu of realty tax. Added to this the town would be deriving tax revenue from the land and a business tax from the owner of the park.

### SEE BARRIE AREA

Mr. Dowson suggested that if members of the committee and council wished to see a modular home park which has been established, Sandy Cove on Cook's Bay, near Barrie, would give an at-hand idea of this type of housing. He noted that the density there is slightly higher than that proposed by Bayview Estates Limited.

Ken Murray and Mel Craig, representing Commodore of Canada Ltd., which produces modular homes and whose product would be sold at Bayview Estates, showed colored slides of similar parks in Florida. Commodore has been in business 22 years and has four plants in Canada to ensure that their units are built to Canadian standards and their product is CSA approved, they said. The units for the Bayview Estates park would be built in Preston (Cambridge). The units are electrically heated, they reported. Canadian sales were up 34% last year and represented 17% of home starts.

**SINGLE UNITS \$12,000 UP**  
The CFB at Moosonee purchased 15 homes for personnel two years ago and 200 are going into the new James

Bay project at Fort George. Other parks are located in Kingston, Timmins and three in the Windsor area (Tecumseh, McGregor and Essex). Another has just been approved in Hull, Quebec.

In response to a question by Councillor Graeme Bales, the Commodore representatives reported that "ball park" prices for a single unit would be \$12,000 to \$14,000 and for twin units from \$17,000 to \$22,000, including all furniture and draperies. CMHA payments for principal and interest on a \$20,000 home (less a \$2,000 down payment) would be \$160 per month, with probably \$75 a month payable to the park owner for the site rental.

Committee Chairman David Stephenson asked if any provision had been made for a store and the answer was no, because of its proximity to the shopping areas in town. No formal application has been received by the town, Mr. Dowson stressing the fact that the presentation was only a preliminary and that his client wanted the input of the town's technical and planning staff, of the planning committee and council as well as the public before finalizing plans for the project.



(Photo by Dave Barbour)

## Wind Wrecks Trees In Thornhill

A "twister" at about 2 am Sunday in Thornhill was blamed by residents for strewn broken branches about and knocking down trees in the Riverside Boulevard area. Here Mrs. Nora Franklin of 23 Riverside examines the damage she found when she woke up Sunday morning.

Mrs. Franklin and husband Pierre slept through the wind storm but a neighbor told them of watching the wind strike first from one direction then from the opposite direction. The Franklin home was saved from serious

damage when a Silver Maple deflected the falling Willow branches away from the building.

The Franklins woke up Sunday and opened their livingroom drapes to a sea of smashed greenery. Cutting up and removing the willow was expected to cost \$80 and the damaged Silver Maple was also probably going to have to be removed. The eavestrough of the house was smashed. A birch tree on a neighboring property was also knocked down.

## Police Building To Be In Hill Complex

The site of the York Regional Police divisional headquarters for the Richmond Hill-Vaughan and Markham areas will become part of the proposed civic centre at the southwest corner of Vaughan Road and Yonge Street.

Approval to the plan was given by York Regional Council at its meeting of October 11, following a recommendation of its engineering committee headed by Mayor Tony Roman of Markham plus a lengthy debate on the matter, in which council haggled over the appropriateness of the site.

Original site selected by Police Chief Crawford and Engineering Commissioner Robert Hodgson, was at Bayview Avenue and Markham Road, straight east from the new locale, and just opposite the present provincial court house. The area is zoned agriculture.

However, according to the engineering committee's report, negotiations with the owners "revealed the price and conditions demanded by them to be excessive to what could be reasonably recommended." The report said that two meetings were held with Sander Developments Limited, and it was proposed that Sander sell approximately 2.88 acres of land at the southeast corner of Vaughan Road and the proposed southerly extension of Arnold Crescent to the region at the rate of \$35,000 an acre.

The region, in return would sell about 0.22 acres at Vaughan Road and Yonge Street to Sander at the same rate.

The Town of Richmond Hill plans rezoning about 60 acres at this location for a civic centre complex.

Richmond Hill officials have indicated their general approval of the recommended site and the incorporation of the police building as part of the civic centre development.

Besides asking for approval of the agreement with Sander Developments, the engineering committee asked that the police commission be given authority to hire architects for the preparation of designs, plans, and cost estimates for the construction of the proposed headquarters.

**NEED MORE ESTIMATES**  
Mayor Robert Forhan of Newmarket said that council wasn't familiar with the site offered; also, it was important council get "two or three" estimated designs of the building.

Councillor Ray Twinney, also of Newmarket, and a member of the police commission, said the land in question "was the only land we could find compatible with what we want." He said they hoped to have the building finished by 1975 and didn't want to see it held up any further.

Councillor Lois Hancey of Richmond Hill said she couldn't see what the problem was. "I'm satisfied the committee has investigated many sites and has finally come up with one," she said. "Nobody knows how much money is to be expended for this building yet. I think the police commission can come before council and ask for approval," said Mayor Roman.

Councillor Twinney said the costs were in the preliminary report: \$1,500,000 for the building and \$60,000 for architect's fees.

**DEBATE REDUNDANT**  
Mayor Roman said he was in agreement with the report, but didn't approve the figures.

Councillor Robert Pollock of Georgina thought the debate redundant. "I believe we approved this," he said. The police commission was given authority to hire an architect

when the approved expenditure of \$175,000.

This summer council approved a recommendation of the engineering committee that the commissioner of engineering be authorized to proceed with negotiations for the land. At that time the land, along with legal and architect's fees, plus various tests, was estimated at costing \$162,000.

Mayor Roman said he felt approval for the expenditure of the \$175,000 had been given to the engineering committee to get an architect.

**Vie Gates!**  
Gruesse Aus Deutschland.

Or as they say in transatlantic calls from Germany, "How are ya, Garf, buddy?"

That may not be quite a literal translation of the call York Regional Council Chairman Garfield Wright received from Councillor Gordon Rowe and Mayor William Lazenby of Richmond Hill last week at a meeting of council, but until the chairman releases a transcript, it will have to do.

Mr. Wright took the call from abroad towards the end of Thursday's meeting (October 11) but only shared its chuckles and not its content with the rest of the gathering.

According to Mayor Anthony Roman of Markham, Mr. Rowe is the one official delegate of council at the international roads convention in Munich, and Mayor Lazenby is over there on his own. However, in a letter to council last week on another matter, Mr. Rowe said that both he and the mayor will be out of the country "pursuing regional business."

Mr. Wright didn't say if the call was collect.

The meeting, however, approved the engineering committee's recommendation that authority be given to the police commission to hire the architects to draw up plans for the building.

**Board Says No To School Site**  
An attempt by Trustee Donald Cousens of Markham to defer a staff recommendation ruling out a school site in a proposed condominium project in Markham, was turned down by a meeting of York County Board of Education last week.

The project would cover 9.6 acres in the Yonge Street - Royal Orchard Boulevard area; and would have 140 condominium apartments.

Projected elementary school enrolment would be 38, with 13 secondary school students expected.

Accommodation for the former would be available at Baythorn Public School, and for the latter at Thornlea Secondary.

In asking that the board defer the motion, Mr. Cousens said he wanted to discuss the overall plans for the area with the trustees first.

Trustee Doreen Quirk of Markham said she didn't think that was necessary as there were 172 places available at Baythorn and 345 at Thornlea. Also Stornoway Public School had just been opened.

Trustee John MacKay, also of Markham, concurred, but said he would also move that the trustees meet with the planners.

Mr. Cousens asked that he add the rider that no other proposals be brought before the town before the proposed meeting, and the motion was carried.

## Apartments And Town Houses Planned For BAIF - Cadillac

Eleven buildings of stacked townhouses containing 204 units and three 12-storey apartment buildings containing 462 units are the next development to come in the BAIF holdings, Richmond Hill's Planning Committee learned October 10. The site is at the southwest corner of Weldrick Road and Yonge Street, with a large park located immediately to the west. Architect Uby Dashkin told the committee. He said the zoning would permit 60 units to the acre, but this has been reduced to 49 units with the result that only 666 units will be built out of a possible 814.

It will be a condominium development and will be of brick construction. NO PROFILE CHANGE  
By means of a sketch, Mr. Dashkin showed members of the committee that the apartment towers would not make any significant change in the

distinctive profile of Richmond Hill as seen from the south.

**DISAPPOINTED**  
Councillor Andy Chateauvert reported that he is reluctant to approve the sketches since he had discovered that the finished product in the Cadillac-BAIF project did not compare favorably with what had been sketched in the previous developed areas. "I have been down there and I don't like what I saw. I am so vastly disappointed, but I know we are legally bound to continue because the zoning is there."

"The first phase of town houses was quite different," Mr. Dashkin explained. "We have taken into account comments of this committee and the director and densities are going at much less than allowable. In this case the buildings have been purposely designed down to suit the

site. Mr. Chateauvert also attacked the quadrex homes on corner lots, which had looked good on paper. "Because there are no back yards, the front yard has become a tool shed and a barbecue pit. In all the parkland donated there isn't one with land suitable to put a building on. It's one thing to look at a picture, it's another to see it in fact."

**INNOVATIONS**  
"We are trying to innovate and bring housing to people in the best way we can. The quadrex was one way," replied Mr. Dashkin. "Is Cadillac-BAIF willing to enter into a site plan agreement for this development?" asked Regional Councillor Lois Hancey, and the answer was "Yes."

**FENCING**  
Councillor Graeme Bales showed an interest in fencing, reporting that many people already settled in BAIF have found a fence desirable for many reasons and have found that it is costing them about \$200. "This could well be the last straw since they have invested every penny in their home."

He was assured that fences would be provided in the townhouse development on two sides, leaving the rear open for maintenance purposes. "As a condominium, rules will be set by the people themselves. From previous experience Cadillac has found that where there is a low number of units at ground level there should be no pets from day one. The builder lays down the rules at first until the condominium sets up its committee," the committee was told.

**RECREATION**  
The sketch plans showed a swimming pool, two tennis courts and large playground areas throughout the area. Councillor Charles Stewart wanted to know if any provision had been made for a meeting hall in the complex. He was told this could be provided in the lower level of one of the apartment buildings.

The committee agreed to ask the planning staff to prepare a site plan agreement for submission to council. Discussions will be held with Cadillac-BAIF about a common room, landscaping, a day care centre, enclosed area for winter recreation, etc. before the agreement is drawn up.

## R. Hill Computer

A computer system, at a total cost of more than \$100,000, was approved by Richmond Hill Council Monday evening. The machine itself will cost \$86,658 plus provincial sales tax. The purchase was approved by the finance committee headed by Councillor Andy Chateauvert.

Two Model 733 Texas Instrument Printers will add \$1,733 and tax.

Monthly maintenance will be provided by MAI Canada Limited, which is providing the computer, at \$433 per month.

The same company will develop and implement the necessary computer programs at a cost of \$16,000.

An initial supply of stationery, supplies, etc. will be charged to the 1974 budget, and the waterworks department will be assessed an annual charge for use of the computer.

The treasurer was authorized to advertise for the position of "Supervisor - Data Processing" and to select a member of his present staff to be retrained as a computer operator. The machine will be used for all the town business including tax and water bills.

## No Decision In Sight RR Service

No decision has been made yet by the Canadian Transport Commission as to whether it will put in a commuter train service between Toronto and Barrie.

A CTC spokesman said this week they were still reviewing the situation, but had not set any date for handing down a decision.

This summer the CTC conducted a week of hearings in Barrie, at which numerous groups, municipalities and private citizens presented briefs seeking the service.

The service, if instituted, would be on a daily basis - five days a week - leaving Barrie at 6:41 am and arriving Toronto at 8:10 am. The

return train would leave Toronto at 5:15 pm, arriving in Barrie at 6:42 pm.

Stops along the way would include Bradford, Newmarket, Aurora and Maple.

A similar service was conducted last winter on a 33-day trial basis, and carried 13,483 passengers.

During the summer hearings, John Medcoff, of King, longtime fighter for a commuter service, and counsel for the Railroad Boosters Committee, said that consideration should be given to extending the rail service to Richmond Hill, as it was the most densely populated of the towns in the area.

At present Maple is the only station in that area.

## Newtonbrook Plaza Could Build Separate Stores Under Zoning

A petition signed by 35 persons was received August 13 by Richmond Hill Council objecting to a proposed rezoning for Newtonbrook Plaza on Yonge Street North.

The objection was based on the contention that not sufficient time was given to council or other persons to study the implications of the proposed change and that present population does not warrant another shopping centre or stores, due to the addition of the Hillcrest Mall in the BAIF Subdivision.

In answer to these objections, council considered a written report from Planning Director Hesse Rimon Monday evening, in which he stated that the proposed development has been under consideration for planning staff for some six to eight months. A site plan agreement for Phase I was executed April 9, 1973. The amending bylaw which brought forth the protests was passed June 11.

When the original application was submitted, it was considered that it complied with the prevailing zoning bylaw (Vaughan Township) - commercial zoning (2) - which permits retail stores, service shops, etc. At that time Town

Solicitor Tom Fraser learned of a recent Supreme Court of Canada ruling concerning a zoning matter where a shopping centre was involved and advised the planning director that an amendment to the zoning bylaw would be required.

With regard to the citizens' second reason, that no further retail outlets are needed in Richmond Hill, Mr. Rimon pointed out that the applicant could have proceeded legally with construction of individual buildings on separate lots under the existing zoning category.

From functional and aesthetic points of view, Mr. Rimon stated, it is more desirable to group free-standing commercial buildings with individual access and egress points, into one commercial building, with one parking lot and complementary architectural appearance. Thus, he maintained, the matter of oversupply of retail floor space was not too important since the applicant could have built similar outlets in individual free-standing buildings.

Council agreed to submit the bylaw to the Municipal Board without change, noting these comments.

## Marriage And Parenthood Series Will Begin Next Week

With a year and a half's experience as a full time counselling agency, Richmond Hill and Thornhill Area Family Services has had ample opportunity to assess the needs of the people and is reaching out into the community with educational programs designed to meet these needs.

A series of evenings on "Marriage and Parenting In The 70's" will get underway Tuesday of next week at 8 pm in Richmond Hill United Church Christian Education Building, 1 Yonge Street North.

The series has been developed by Mary Sue McCarthy, a counsellor with the agency, Executive Director Dr. Frank Fidler, and the education committee of Family Services.

While Family Services already provides small group experiences in the very popular parent-effectiveness training group and the transactional analysis groups based on the book, "I'm OK, You're OK", it was felt that there are many people who want an introduction to these topics and a chance to explore different points of view, says Mrs. McCarthy.

The first session on "Open Marriage" will include use of music, film, small discussion, panels and role-playing under the leadership of Mrs. McCarthy.

George and Nena O'Neill's book, "Open Marriage" will be a springboard for discussion of changing attitudes to marriage and a look at future life styles.

religious program "Would You Believe", has given a series of religious talks on the CBC radio program "Lift Up Your Hearts" and carried out interviews for the CBC program "Man Alive". She has organized many workshops for parents, teachers and students in family matters and is equally at home as a discussion leader within the workshop format, as a panel member on radio and television or as an interviewer. In addition to counselling at

the family services, Mrs. McCarthy teaches on the faculty of education, York University. She and her husband, Dan, live in King and have seven children, so she speaks from experience in discussing marriage and parenting.

On November 22 Dr. Fidler will join Mrs. McCarthy in leading a discussion on "How To Handle Conflict In Marriage". The book, "The Intimate Enemy" or "How To Fight Fair In Marriage" by George Bach will be background material for discussion on problem-solving techniques with both spouses and children.

"The New Woman And What She Does To Man" will be the January subject, and in February the series will review "Parenting - Pathways To Interdependence".

"Education For Sexuality" the March 26 evening will deal with the development in the small child of feelings of self-acceptance and awareness of male-female identification and how parents can reinforce this process.

On May 28 the seventh and final night of the series will be on "Changing Sexual Values" and will be a dialogue between teenagers and parents. Young people with guitars will express in music what they feel are the important values in human relationships.

Parents and other adults will get the chance to either challenge or dialogue these views about the meaning of love, marriage and the family.

Tickets are five dollars for the series of seven, or a dollar for an individual session. They are available through Family Services Agency, 25A Yonge Street North, 884-8822 or through the local churches.



MARY SUE MCCARTHY