MAPLE

Richmond Hill; Ont, L4C 4AIn Essentials Unity; in Non-Essentials Liberty; in all things Charity"

PRICE 15¢ PER COPY HOME PAPER OF THE DISTRICT SINCE 1878

Caretaker Settlement Keeps Public Schools Open

Fears that the public schools here might be closed again by a caretaker strike were laid to rest Monday night. York County Board of Education gave final approval to a working agreement negotiated Friday and approved on the weekend by Local 1196 of the Canadian Union of Public Employees.

Under the two-year agreement retroactive to January 1 the caretakers, maintenance staff, matrons and cafeteria staff receive a total wage improvement package costing the board an additional \$642,000 over the two years, reported Negotiating Committee Chairman and Vaughan Trustee Morley Kinnee of 23 Idleswift Drive, Thornhill, But union and board differ considerably on just how big the pay improvement was.

The school staffers get \$321,700 or 15.7% more this year and \$320,300 or 13.5% more next year, according to the official board report. They won't get any chintzy type jackets in their biannual clothing issue because there was the general feeling they didn't want that," reported Vaughan's Kinnee. All board members present supported the agreement.

NEARER METRO PAY Kinnee said the negotiators felt they had to close the gap between the pay rate here and that in Metro. He said the agreement brings the staff here within 41 cents an hour of the Toronto rate. Membership in the union continues to be voluntary and the board can still continue to have caretaking done by contractors at its discretion.

The board's negotiating chairman said he was very pleased with the attitude and seriousness of the union's negotiating committee. He said they had a very friendly gathering for the final negotiation session,

"We went 15 hours Friday at the hotel with only one meal, so you can see we were all down to business," said

Kinnee. After a membership meeting Sunday, CUPE Local 1196 Negotiafor Keith Houghton of RR 2, Stouffville, announced the agreement was ratified by a 68% majority of the 222 members

present and voting. UNION'S FIGURES

Houghton said the basic caretaker gets a 12.4% increase in the first year and 10.8% in the second year of the two-year contract.

"Percentages compounded to show the true dollar gain during the last six months of the contract show York County caretakers will close the gap with Metro from 64 cents to 46 cents per hour. This is still a sizable amount but both the employees and the board feel it is a step in

the right direction. "On the other strike item, the local accepted a clause protecting all employees from layoff due to contracting out, but failed to gain the goal that no further

(Continued on page 9)



(Photo by Susan Samila)

YCH Bedpan Walkers Want Pledges

Vowing to walk the whole 15 miles wearing bedpans on their feet in the Operation Bedpan Walkathon April 17 in aid of the new wing at York Central Hospital are these two eager beavers on the hospital staff. Leading is YCH Business Office Manager Ray Woodend of 126 Keele Street North, King City. Following closely and competitively is YCH Assistant Director John Flint of 55 Pringle Avenue, Markham.

Flint and Woodend are planning to start the Walkathon early and are looking for joint pledges from public supporters for the whole 30 miles. If you can't enter the walkathon yourself but would like to contribute to the project, call either of these walkers at the hospital 884-1171, Extension 220, between 9 am and 5 pm to make your pledge of dollars and cents per mile. The Walkathon is sponsored by the York Central (Southern York Region) Branch of the Canadian Progress Club.

Strike Means Tax Reduction

dary school teachers during \$506,000. cation last week.

made its award.

reported at a meeting of for 1973, a \$1,300,000 reduc- ing of services.

in local taxation of about costs and 38.9 percent is time services were withheld. \$506,000 this year as a result raised locally, the reduction This was reduced by any of salaries not paid to secon- in local taxation amounts to additional expenditures incurred by a board that were the recent walkout, it was Based on the assessment attributable to the withhold-

York County Board of Edu- tion reduces taxes for secon- The meeting was told that are Allan Bacon of Stouff- Richmond Hill's sanctuary ture land even though the that this land division could Rimon pointed out that the dary school purposes by .33 it was expected a similar Although \$1,300,000 was of a mill, or about \$6.60 on rule would apply this year. not paid out in wages during a home assessed at \$20,000. This means that any saving this period, the final amount | The 1973 grant regulations on teacher salaries cannot be won't be known until the provided that the expendi- re-directed to other parts of board of arbitration has ture ceilings for a board the 1974 budget and still would be lowered by the have the latter stay within As the province pays 61.1 salaries and related fringe expenditure ceilings.

Smoking Is Banned Hill Council Chamber

Now it is official—there tory," charged Councillor vert, John Major, Lou Wain- tion which harms people.

duced by Councillors Steph- smoking in stores and didn't enson and Bales in the fall of do anything about that."

criminatory. I have to accept don't hire those who smoke. the claim that smoking is a filthy habit. I have to accept the fact that one person in seven will die of cancer of the lungs. But if we are sinwant to accept these facts building. If we're sincere in our thinking we will pass this amendment and not only will money in fire insurance enby. However it failed to gain the support of the majority of council.

"I consider this legislation definitely discrimina-

Grad Students Winners

Thirteen residents of cillor Bales. York Region were among Minister of Colleges and Universities James Auld.

students \$800 per term of three consecutive terms. They were awarded to against fire.' students who plan to pursities in 1974-75.

Arend, William Harper, problem." Miss Mary Kirby and

Martin Spray. market, Mrs. D. M. Crossland of Bradford, John Di-Schroeder of Markham.

will be no more smoking in Andy Chateauvert, who was a the Richmond Hill Council smoker when it was original-Chambers. Monday after- ly introduced but is so no noon council passed the third longer. "It is aimed at one and final reading of the con- member of council, one memtroversial bylaw 5-4 on a ber of staff, one member of recorded vote with Council- the press and one or two lors Graeme Bales, William members of the public who Corcoran, David Stephenson, attend these meetings. Regional Councillor Gordon know smoking is hard on the Rowe and Mayor William lungs but that's my business, Lazenby voting in favor and they're my lungs. There is Councillors Andy Chateau- a great deal of other pollu-

wright and Regional Coun- would like everyone who cillor Lois Hancey voting votes for this bylaw to apply against. Rowe had left the the ban in their own busimeeting but returned so that nesses and enforce it, not the third reading could be alone on their staff, but on the general public. Council The bylaw was first intro- had the opportunity to ban "I have no intent to dis-

Speaking to the bylaw criminate against anyone,' Councillor Lou Wainwright aid Stephenson. "I screen said, "As a non-smoker I applicants for positions in my must say I feel it is dis- office very carefully and

"I acknowledge the health hazard of smoking," admitted Estates Policy Regional Councillor Lois Hancey. "But there are cere in our thinking we will other air pollutants such as aircraft, motor vehicles, emiswherever we are. I therefore I haven't kicked the habit estate residential develop- by council of having some self by policy," admitted law to read in any municipal yet but I'm working on it. nent in the future. I'm not selfish, I'm not fact that my smoking may be areas designated for estate peal" save lives but will also save objectionable to members of residential included parts of council but I have never been properties that spilled over premiums." His amendment requested to refrain. I have into agricultural land. was seconded by Mayor Laz- certainly been given a hint by this legislation. I reiterthis country is democracy— tate residential plan he indon't think there is any room for intolerance, it often leads to discrimination.'

smoke than those who do, orime agriculture land the

"You don't smoke in They are: more than 1,000 Ontario church and if you go to the Councillor Corcoran.

plus the amount of their is rigidly enforced," stated regard to this policy. tuition fees for a maximum Regional Councillor Rowe. "We're always on our guard division must have access acres at the corner of 18th Corcoran. "I think the policy

sue full-time graduate bylaw for personal reasons, vide the paved road. studies at Ontario univer- although I haven't smoked in The population density op- and the Doner property is Councillor Jack Major seven years," stated Coun- tion of four persons per acre part of Lot 34, Concession 3. asked if there is a possibility Four of the winners live cillor Major. "What people or one acre lots will be Mayor William Lazenby of more severances. "I don't There will be a reduction percent of the secondary benefits not paid during the in Thornhill: Mrs. Sylvie do to themselves is their own changed to two persons per summed up the solicitors' anticipate any more," stated

Mayor Lazenby pointed out there is no smoking in the amendments is to safeguard noted that Richmond Hill Poot's client and the remain-Two come from Rich- House of Commerce and at against a large-scale estates was a leader in respect to the ing 35 acres to someone mond Hill: Austin Gulliver Queen's Park Legislative development subdivi- 5% on the market value of else." and John Linton. Others Chambers. "This chamber is sion speading onto agricul- severed land parks levy and Planning Director Hessie ville, Joseph Buijs of New- and the same rule should person concerned may own set a presedent.

apply here." Gangi of Woodbridge, Mrs. ed to carry Councillor Wain- plans of subdivision pre- matter had been throughly ment. "The impost of 5% Linda MacLean of Schom- wright added the word "hy- viously dealt with by plan- studied and discussed by the for parks purposes, while a berg, William Reeves of poerisy" to the word "dis- ning committee and/or coun- parks and recreation commit- policy of council, is actually

the legislation.

Daylight Saving



Starts Sunday

Sunday morning at 2 am all clocks are to be advanced to 3 am as Daylight Saving Time for 1974 begins. This will give an extra of the day for gardening ties during the summer months and until the end of October.

Remember the old saying "Spring ahead fall back" set your clocks and watches ahead one hour beretiring Saturday night.

sure that prime agricultural until March 1974, probably tion was made." sion of gases from industry. land will be excluded from as a result of consideration "One likes to guide one-

stupid and I acknowledge the the realization that certain beyond the deadline for ap- municipalities in this re-

when an applicant "comes ate that the philosophy of forward with a proposed es-To prevent the possibility

of estates development subprevious policy.

Any subdivision of over 12 Graduate Scholarship win- theatre if you want to smoke lots must be on a community ners whose names were an- you have to sit in the back or municipal water system. nounced this month by three rows," pointed out Council recognized that if abutting land was also eli-"Nobody smokes back of the gible for estate residential The scholarships offer door of the showroom in my development it would be place of business, a rule that taken into consideration with

> from a paved road or the Avenue and Concession 3." is unfair if the land is re-"I am voting against the developer must agree to pro- It was reported that this is maining agricultural."

acre or two acre lots.

revised policy.

Buyer, Seller Rap Park Levy

Richmond Hill's 5% levy for park purposes on sale of 50 acres of the Doner Farm at Gormley for \$122,000 was attacked before council Monday afternoon by Tom McPherson of Aurora, solicitor for Mrs. Dorothy Doner, and by Jan Poot of Woodbridge, solicitor for the purchaser.

is to provide open space for basis," he warned. passive and active recreation for people living in houses jammed together.

PURCHASER PAYS standards, but I feel you mayor. should be guided by other

"If more people don't livisions sprawling over into parks levy. In Kincardine planning committee underthen who is being discrimi- council decided to add the imposed, since it is a rural seconded by Councillor nated against?" asked Coun- following amendments to its area and has no need for David Stephenson. The mo-

commend that the parks levy property.

part of Lot 26, Concession 3,

Main objective behind the a more realistic figure." He be two sales, 50 acres to Mr.

has been our policy for seve- Adjustment".

Mr. McPherson contended ral years and the committee hour of daylight at the end that the Planning Act which was very adamant that there makes provision for dedica- be no deviation from the and other recreation activition of 5% of tand or of policy. The province has now money in lieu thereof for amended its legislation so public purposes other than that more than 5% may be roads was intended only for charged and some municipasubdivisions which would lities are charging more. bring heavy concentrations Other people have paid this of population, that the money 5% of market value levy. If should be used for the be- you alter the policy in this nefit of those in the imme- case, you must be prepared diate area and the purpose to alter the policy on a wider

MAYBE A CEILING

"Should we set a ceiling on the amount of the parks SEVERANCE LAST JULY levy?" asked Mayor Lazenby. He reported that the se- "It's just as hard on the verance was granted by the man with one lot of \$25,000 Committee of Adjustment in market value as on the own-July 1973 subject to an ag- er of a larger severance," reement with the town on claimed Councillor Louis Vaughan Town Council parks and severance fees. Wainwright, This policy was took steps last week to as- "The amount was not known in force when this applica-

mercy on the large land di- Mr. Poot. "In this case we The problem arose with vider. This delay has put us relied on the policy in other

"Richmond Hill has been a Mr. Poot told council that regional municipality for his client would be paying 31/2 years and has had this It was pointed out that the levy. "I appreciate you policy for a considerable can set your own policy and length of time," stated the

POLICY REVIEW

the element of choice. I tends to include all of his municipalities. In King "Maybe our policy should Township where parcels of be reviewed," suggested Re-25 acres or more are sever- gional Councillor Gordon ed, they do not impose a Rowe. He moved that the Township no parks levy is take this review and this was parks. We could say the same tion carried unanimously, for this area of Richmond although several councillors Hill. If the money was to be indicated they would not be spent on a park in that area willing to make any change I would be inclined to sit which might result retrodown with my client and re- active to include the Doner

"These people are not RURAL PARK PLANNED | against one fee for one lot. "There is a rural park an- If the property is subdivided ticipated in that area," stated in the future, then we will Regional Councillor Lois get fees for the smaller lots," The estate residential sub- Hancey, "It will contain 130 stated Councillor William

> TWO SALES presentations as "asking for Mr. McPherson, "There will

Planning Act confers the Councillor Andy Chateau- powers of the Minister on When his amendment fail- It was decided that no vert pointed out that the the Committee of Adjust-Nashville and Christine criminatory" in describing cil would be affected by the tee (one of the delays). "This levied by the Committee of

Thornhill Development Plans Under Review Along Yonge Street, Bayview Avenue

By HAL BLAINE

An extensive town planning review of undeveloped and redeveloped lands along major traffic arteries through the Markham Town portion of Thornhill is continuing.

Markham Council's planning

committee has scheduled another

public hearing for Wednesday of next week at 8 pm at Thornhill Secondary School. This time the subject of the public hearing is the Bayview Avenue corridor between Steeles Avenue and Highway 7. There rapid change and plans for a multi-

million dollar railroad overpass have altered local conditions drastically since the original planning was done. Markham planning staff and council have been working for months on Yonge Street and Bayview Avenue zoning and Official Plan bylaws. Many hours of con-

with affected property owners. HEARING ON YONGE On April 10 the planning committee held a public hearing on Yonge Street bylaws at Thornhill High School with very satisfactory results. With new bylaws at a conclusive stage the councillors and staff were able to satisfy the inquiries of all the crowd of about 100 residents and prop-

sultation meetings have been held

erty owners. The committee is proceeding with the final draft of the Yonge Street bylaws for referral to council. At that hearing Regional Councillor Robert Adams of Ida Street, Thornhill, the planning committee chairman, explained that Yonge Street has been like

Topsy — it just grew that way. Adams said it has proven to be very difficult to do planning for an existing street like Yonge because it is such a "hodge-podge".

If there were any complaints at the hearing, they came from residents adjacent to the Yonge Street strip who would have liked to see planning improvements go further. It was explained the rights of property owners must be respected and there were limits on what council could do with lands in private ownership. WIDENING YONGE

Chairman Adams indicated it was a matter of taking advantage of every possible opportunity to improve the situation along Yonge Street in Markham, having in mind the Ministry of Transport and Communications is proposing a major widening program for Yonge.

Adams said the town is opposed to increased highway traffic capacity on Yonge Street and has pushed for removal of additional north-south traffic to Bathurst Street where disturbance of developed lands will be minimal, The town hopes to persuade the provincial authority to hold a public hearing on any Yonge Street widening. Adams said he hopes for citizen support on this.

A Royal Orchard Boulevard resident urged that where there is conflict with the wishes of the town planners, perhaps the town should expropriate private land. Then it could change the controlling bylaws to suitable uses and resell the lands. He felt this could be done with little or no financial loss and would assure development in line with the local people's

wishes. SAVING TREES Hector McNeill of Kirk Drive said he was appalled at the trees

being cut down at Annswell last "It was criminal," he said. "The town should have the power to preserve these trees.

McNeill urged council to work hard on Yonge Street, warning that otherwise this region could end up with 50 miles of street all the same in ugliness and with no character. "We had a really distinctive old

Thornhill village community to start with," he said. KAY STATEMENT "We can't make a silk purse out of a sow's ear, but we're going to

do what we can. I want to preserve the old village of Thornhill as much as possible," said South Thornhill Ward 1 Councillor Gary Kay of Aberfeldy Crescent, German Mills. "We hope to have a hearing on the Yonge Street widening by the

Department of Transport," said

Ward 2 North Thornhill Council-

lor Roy Muldrew of Romfield Cir-

Along Bayview Avenue the Markham planners propose to move away from the present commercial, institutional and highrise zoning toward townhousing that can be more compatible with noisy railways and busy traffic arteries. The townhousing would be separated from rail and road traffic as much as possible by

landscaping. Involved are undeveloped lands on the west side of Bayview owned by Costain interests south of Romfield Circuit on each side of the railroad track, by the Toronto Ladies Golf Club at Royal Orchard and the Baywood property on the southwest corner of John Street and Bayview.

On the east side of Bayview is

the Beamish property at the north-

east corner of Green Lane and

Bayview, the Sullivan (R. David-

son) property on the southeast

corner of John Street and Bayview

and the Pinetree property on the

northeast corner of Laureleaf Road and Bayview. COSTAIN PROPERTY

The vacant 5-acre Costain property is now zoned high density res-

idential for maisonettes, apartments or multiple attached dwellings up to 60 units per acre. The 3-acre Costain land south of the railroad is similarly zoned. "The site has poor environmental characteristics as it adjoins a

railway track and a future highway overpass. This is particularly critical for high-rise apartments, as landscaping buffers aren't effective protection for tall buildings. Apartments at high density will also adversely affect single family residential (properties) across Romfield Circuit," says planning staff.

For the Northern Costain lot staff recommends that since this block is bounded by townhouses to the west and single family houses to the north across Romfield Circuit, townhouse development would be appropriate in order to minimize adverse impact on single family residential. They say sufficient on-site landscaping as a buffer from the railway and the Bayview overpass would be desirable, with access being from

Romfield Circuit. About the southern Costain vacant lot they say there are townhouses to the west and single family homes are in close proximity. Townhouse development would be appropriate in order to minimize adverse impact on the neighborhood. Sufficient onsite landscaping as a buffer from the tracks and Bayview Avenue is considered desirable.

GOLF CLUB LAND

The front portion of the golf club lands on Bayview will be severed for the overpass and Royal

Orchard Blvd. realignment to a point further south. There are five acres now set out for apartments

and two acres for commercial use. The planners say the site is now severely restricted due to the planned overpass and that the neighborhood commercial will hardly be necessary at this location since a commercial plaza is in existence about 1/2-mile north. It is proposed to change the Official Plan designation for this land to open

BAYWOOD PROPERTY

Now allocated to institutional use, the Baywood property at John Street has been mooted for use as a nursing home site. But plans for this use haven't yet gotten past the proposal stage.

Markham's planners propose to leave this site open for institutional use, with the option for the landowners to switch to a new plan for townhouses if they wish.

BEAMISH PROPERTY The 22-acre Beamish property

now could have apartment development up to 60 units per acre although it is zoned rural indus-Planning staff evaluates this

major parcel as follows: "The site has severe environ-

mental limitations, bounded as it is by the railway tracks and the high volume arterial road of Bayview Avenue. The awkward shape of the parcel will be quite restrictive for satisfactory utilization of the northern, tapering portion of the site. Additional adverse impact of the future overpass will make the position worse.

"Permitted density of 60 units per acre is higher than the 30 units per net acre permitted for the lands southeast of John and Bayview. Since no provision for a school site has been made, it is

assumed children are expected to attend the junior public school projected for the latter site. This will involve crossing a major arterial (John Street), not to mention Green Lane which could also become an important collector for industrial and future residential to the east and north.

"At 60 units per acre the site will accommodate 1,320 apartment units and a population of 3,430. This is considered to be excessive for this type of site. "Any proposals for this site are the result of making the best of

a difficult situation. Establishing a strong core for Thornhill argues in favor of residential uses. The adverse environmental conditions . . . argue against residential uses." 2 RECOMMENDATIONS

The planners' preferred recom-

mendation is for industrial use of

the Beamish site. "High quality extensive, large unit type industrial would be suitable. Industrial use would be a logical infill between Bayview Avenue and the existing industrial around Guardsman Road and could include professional type uses such as those found in Don Mills (industrial area)."

The planners' second choice is residential use as follows:

"Residential can be considered on the basis of creation of substantial on-site natural amenities. Such amenities will have to include not only parks for the anticipated population, but also fairly wide landscaped buffer screens along Bayview Avenue and the railway tracks as a protection against their adverse environmental

impact. "To make this possible, a fairly low density has to be considered, somewhere around 15 units per acre. The latter (alternative) doesn't overcome the difficulty of

crossing John Street and Green Lane, or the proximity to the rail line," says the planning staff report to Markham planning com-

SULLIVAN PROPERTY

For the 50-acre Sullivan property between the railway and John Street on the east side of Bayview, the Official Plan now provides for high and low density multiple residential development at 30 units per gross acre. Location of park and junior public school sites is indicated in this

The planners call for low density multiple residential designation of the land with the school and park sites retained, but with density reduced to about 16 units per acre for townhouses, the acreage basis for density calculation not to include park and school

PINETREE PROPERTY

The 4-acre Pinetree property between rail line and Laureleaf Road is now designated high density multiple residential with a limited amount of commercial use plus professional offices or medical clinic permitted. A further 21/4 acres is designated single family. Planning staff proposes two alternatives. The first would have the part fronting on Ladyslipper Court stay as single family. The rest would be designated for low

density multiple to allow town-

houses at a density up to 15 units

per acre, since it can become part

of the Bayview Glen neighbor-

The second alternative would be to designate all the area up to Ladyslipper Court for townhouses

at an overall density of 12.5 units per acre, resulting in a net gain of six units over the first alternative.