PARKS LACKING

## Planning Future Development Yonge South Corridor

Back in January William Greer of Munic- way belt would contain a any action has been taken by which would bring more as we can afford. As develop- can be controlled in the way ipal Planning Consultants, a firm hired by the Town of Richmond Hill to study a 600 foot corridor on both sides of Yonge Street from the Markham-Vaughan Roads intersection south to Then he added, "Personally Highway 7, told a public meeting that Richmond Hill has a rare opportunity to plan development of two major highways is the hoard now," explained Mrs. try with no open storage, no on Yonge Street.

His firm was hired in October, has held four meetings for public information and input and is now ready to present its recommendations to Richmond Hill Council. Should council adopt these recommendations they will become part of the new comprehensive official plan which will govern development throughout the whole town during the next two decades.

The proposal presented by completed and agreed upon Greer and his colleagues, an official plan will be pre-Miss Edith Ganong and Mr. pared for this area and in-Jack Little, to the public at cluded in the town's official Bayview Secondary School plan. The lines are flexible May 30 was the fifth draft, and movable. We are not The fourth had been present trying to determine where ted to a public meeting some the lines should be specifiweeks ago at which members cally. It will be the job of of the public criticized pro- the zoning bylaw eventually posed densitice of popula- to draw the line as it imtion, a proposed opening of plements the official plan. Palmer Avenue to Yonge So when it comes to the zon-Street and a proposed link- ing bylaw the line limiting ing of Church Street South the commercial property (a residential area) with a may be drawn on either side service road to proposed in- of that lot. The intent is to dustrial development run- recognize the commercial use Markham's official plan has the proposed zoning which is ning boards and councils?" the next question. The ansning south to Highway 7. which exists." The fifth draft omitted the "Will this zoning bylaw opening of Palmer, cut off come before the people conthe industrial service road cerned?" asked Mr. Varley. at Hillsview Drive on the He was assured that it will, north and reduced the densi- that the town must follow a ty of hohsing units per acre procedure laid down by the Municipal Act, that proper-

Present at the meeting ty owners must be notified were about 100 members of and given the opportunity to the public, all members of comment and/or object, and Richmond Hill Council's be given a chance to state Planning Committee - Chair- their case before the OMB man David Stephenson, Re- if they so desire. gional Councillor Lois Hancey, Councillor Jack Major, The next man to the mic-Graeme Bales and Andy rophone roiced objection to Chateauvert - and Council- "a green belt no wider than lor Lou Wainwright.

a city street. We must have Elongated cclored draw- more green. Man has to have ings of each of the five pro- trees and grass and open posals which have been ad- spaces in order to exist. vanced were displayed on Richmond Hill doesn't need the wall, and the fifth was high density. development. presented in sections by We cannot have increased means of a projector on the density at the corner of back wall of the stage, and Markham and Yonge. People a public address system, won't be able to get in or which echoed badly, was out and it will only make that corner even more dan-

OPEN SPACE STRIPS gerous." He also attacked the A strip of landscaped open lack of recreational areas in space is indicated on both the area south of Markham sides of Yonge Street with and east of Yonge. "It seems the parkway belt also being to me that Richmond Hill indicated at Highway 7. As doesn't get parkland but is the plan progressed north- too prone to take money inward prestige industrial and stead. I'd like to have your general industrial develop- comments on why you can't ment was indicated on the provide a park where the east side with some housing youngsters in our area can at a density of 15 and 50 play ball." He also challengunits per acre as the corridor ed councillors to name any nears Markham Road. On parks acquired in the past the west side the land use 10 years. along the Yonge Street "We're getting more parkfrontage ranged from high- land than the law demands way commercial and office from all developers, maybe commercial to 50 unit per more than you realize," reacre housing. The plan shows plied Chairman Stephenson. Edgar Avenue being exten- Regional Councillor Handed across Yonge into the cey named Glenbrae, Cedar

Between Oak Avenue and Home for the use of part of Carrville the west side is their property for parkland. again designated highway She also told the ratepayer and office commercial and that expropriation proceedthe east side general and ings are now under way for prestige commercial with a the Prokopetz property green belt running north- which will complete the ward to link up with green Crosby Park land, and noted belts to serve as walkways that the town had added the and bicycle paths right up to Polish Park to the Mill Pond Markham Road.

industrial area and 15 unit and Lennox, Skopit, Crosby,

per acre housing between the new park at 18th Avenue

Westwood and Edgar on the and 3rd Avenue, the lease

negotiated with the Orange

area in recent years (and

IN BYLAW 1000

and recreational facilities in

PARKWAY BELT

From Carrylle to Weld- forgot to mention the acrick, on either side of Obser- quisition by purchase of Sunvatory Lane on the east side set Beach at Lake Wilcox housing at 50 units per acre and by lease of adjoining is indicated. On the west property). side the density is again 50 Mrs. Hancey also pointed out that the land south of UPA and 30 UPA.

From Weldrick to May, the Hill is all in private the Yonge Street frontage is hands. "The owners are goagain highway commercial ing to be asked to conform with a green strip separat- to the new official plan if ing it from existing residen- they come up with developtial development on the ment plans. At that time the west. On the east the hous- town will negotiate for ading density is shown as 30 ditional parkland, to provide UPA and Hillsview as an ac- a recreational facility for cess to the industrial serv- children in the area." ice road.

It is also indicated that "The population density at Harding could continue ac- the corner of Yonge and ross Yonge where a civic Markham indicated on Draft centre could include a hotel, 5 is the density permitted by institutional and office build- Bylaw 1000. If we were able to convince all property own-

THE PUBLIC SPEAKS ers in that area that they The first member of the would like it to remain public to approach the mic- single family, council would rophones asked for a defini- be in a good position to keep tion of 15, 30 and 50 UPA. it as single family," she ad-Miss Ganong reported that ded. 15 UPA could mean two or "It is true the parks and three storey row housing, 30 recreation committee ask UPA stacked town houses or for 5% rather than land in four-storey apartment build- many subdivisions," said ings (depending on the zon- Councillor Andy Chateauing bylaw) and 50 UPA could vert a member of that combring seven to eight storey mittee as well as of the planapartment buildings (or high- ning committee. "The main er depending on lot cover- reason is that in small subdi-

visions the park lots would Referring to the purple be so small as to be virtually square on the southwest cor- useless, they would be difner of Roosevelt Drive and ficult to maintain and we Yonge Steret, Don Varley of have found we have a great-9 Roosevelt Drive asked if er need for larger parks. it was council's intent to What the parks board has change the zoning on the been trying to do is to take first residential lot on the the cash and build up sufsouth side of the road from ficient funds to buy a large residential to commercial. acreage and develop major The purple (indicating com- facilities to which activities mercial) designated the pro- now located in neighborhood perty occupied by Falcon- parks, often causing annoybridge Mines (an L-shaped ance to residents of the viciproperty) as C1 office com- nity, can be transferred." mercial, but had been squar- Other members of the ed off to include the first public also expressed concern over the lack of parks

residential lot. VERY GENERAL

Mr. Liddle answered that the area south of Markham the proposals on the draw- Road. ings are of a very general nature. He pointed out that John Birchall asked how the town has two prime do- wide is the parkway belt. cuments — an official plan Planning Director Hessie and a zoning bylaw. The of- Rimon replied that this quesficial plan is a master plan tion should really be direcindicating the long-term in- ted to the provincial authoritentions of the municipality, ties since they are the only he explained, and doesn't ones who may have a definite get down into the nitty-grit- answer. To the best of his ty. "Once the studies are knowledge, he said, the park-

nation with a green belt.

ational installation." urban sprawl, noting that the search centres in Canada to- height of the observatory, jail farm is the only exist- day, and in 1972 the work making a very serious impact ing greenbelt between Metro done by scientists at David on us. We would rather see and Richmond Hill and ex- Dunlap Observatory account the industrial service road pressing a desire to see it ted for two of five major go north of Hillsview remain in the official plan achievements in astronomy through the undeveloped long range it could be deve- resource for the community blocked at the railway so loped as a passive park or through its open houses on that the only access to the recreation area." EFFECT ON

OBSERVATORY

Richmond Hill a status the move worthwhile. The ties. Any lights in close prothroughout the world. To only place would be into the ximity to us can cause us but this land is now in pub- of the telescopes. It would "We like the observatory, read in the newspapers," lic hands and developing it cost us \$5 to \$10-million to we like to see green grass replied Mr. Stephenson, but as a park would not be dis- move." possessing people."

MAJOR RESOURCE "The David Dunlap Obser- 'We are particularly wor- the dictating." I don't think the intersection vatory is important to the ried about the area around right place for any recre- stated Dr. Tom Bolton of ed. "The commercial area that University of Toronto- worries us. I 'm afraid you Mr. Birchall continued by owned institution. "It is one are talking about buildings as A (agriculture) 1. "In the in the world. It is a major area and that Hillsview be teaching institution.

NO PLACE TO GO "What effect will the pres- "We can't move — there's by which would be very tige industry have on the ob- no place for us to go where serious indeed. The hotel acservatory?" he asked. "It has necessary darkness would ross Yonge could cause probcertain status and gives last long enough to make lems with night time activiput a park in a built up snowbelt which would ad- problems." area is very costly, I know, versely affect the operation

Mr. Rimon answered that enumerate several aspects of developers infiltrating plan- until the sewers come?" was designated the farm indus- causing the scientists much asked a women in the au- wer was that it was the trial since 1964, "The own-concern, including the dience, ers do not have any plans to overall level of development, "We have to be practical," planning done in the event turn it into a park. As to the of shifting the centre of gra- stated Mr. Stephenson, "We the sewers do come and

trol the lights."

Saturday nights and as a observatory would be from Bayview. This would prevent high density traffic passing

INFILTRATION?

Hancey. "It's now the coun- fumes, no noise, usually with cil which does the planning. offices and other related As for infiltration by deve- uses. Motels could also be expressing concern about of two major university re- which will come up to the lopers it's the responsibility established. of citizens to recognize this at election time."

> 'I assume all services are in other question. "The reply this area?" The answer was was no, that their report was in the negative - no sewers, prepared before the domed no water. "Are we working stadium proposal was made. in conjuction with the Minis- Is a similar study being try of Transportation and planned for any other area Communication, which is in town, asked David Fayle, planning to rebuild Yonge Again the answer was no. Street?" he continued. The answer was yes and that the widening is not expected be-

1-5 YEARS

"How far away are the wa-

ter and sewers?" he went on, "I only know what I and trees, but what chance estimated it would be one to Dr. Bolton went on to do we have when we have five years, "Nothing can go domed stadium. I don't think vity of the town to the south can have only as much green pressure for development

highway and a linear corridor council since the public lights "and inevitably be ers come in they are not the town wants it to go. for utilities such as hydro, hearing was held in this au- bad for us no matter how going to dictate to us, Mrs. John Graham wanted sewers and water in combi- ditorium some weeks ago." nard the town tries to con- through planning committee a clarification of the terms and parks board we will do prestige industrial and general industrial and was told "There is no planning that prestige is light indus-

"Were the consultants influenced by the proposed Another questioner said, domed stadium?" was an-

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