

Official Plan Input Meetings Starts Thurs.

The public meetings are scheduled for:

- August 15 — Ward 5 and Ward 1
- August 20 — Ward 2
- August 22 — Ward 3
- August 26 — Ward 4
- August 29 — Ward 6

The Ward 5 meeting will be held in Lake Wilcox Public School, all the others in the town's council chambers. All will begin at 7:30 pm.

Work on Richmond Hill's new Official Plan is now underway with a target date for completion of the draft the end of this year. But whether this objective can be met depends on when answers are available on short term servicing alternatives.

During the next two weeks public input into the working goals and objectives are being sought in meetings for each of the six wards in the municipality.

These working goals and objectives, prepared by planning staff and approved in principal by council, point out that an Official Plan is a public document in which a municipal council sets out the carefully selected goals, objectives and policies that will guide its actions in promoting the best possible social, economic and physical conditions in the municipality. As a public document it provides a means of evaluating future actions against that commitment.

The major issue facing Richmond Hill, it is recognized, is the desirability of a relatively rapid rate of development based on market pressures in the urban and rural areas or the concerns which have been expressed regarding the implications of rapid population growth on the identity, economic viability and social and physical environment of Richmond Hill.

The new Official Plan will present a long term picture of what will happen in Richmond Hill — a concept against which the details of the short term can be implemented, a recognition that rapidly changing circumstances will necessitate a review of the long term concept; a recognition of the validity of the Regional planning process and the need to review the town's plan in terms of a working regional Official Plan.

Goals and objectives for growth in the short term period until 1981 will provide answers to servicing alternatives. Goals, policies and standards for the other sections of the Official Plan will provide guidance over the long term but should be reviewed at the end of the short term and policies developed for particular planning areas should undergo periodic review.

GENERAL GOALS

The general goals are to create a safe, healthy, stimulating environment which permits each individual to pursue their daily activities to the best of their potential by satisfying their social, physical and psychological needs; to protect and enhance the quality of the physical environment of the rural and urban areas; to provide a land use pattern, in which the various uses are compatibly located, sufficient to accommodate planned future growth and which encourages efficient transportation and servicing facilities; and to develop the municipality most efficiently to maximize social benefits and to meet identified needs in accordance with the town's financial capabilities.

LONG TERM CONCEPT

The report recognizes considerable pressures for urban growth and development moving to engulf Richmond Hill and define it as a northern suburb of Metropolitan Toronto. Strongly stated planning policies are needed to face these pressures. The distinctions of travel time distance, a physical break in development and a different living environment which up to now have distinguished Richmond Hill from Metro will diminish with the northern extension of the subway, the commuter train and extension of continuous development along the Yonge Street corridor.

Characteristic elements of the identity of Richmond Hill must be found and supported if the encroachment of Metro is to be resisted and this town's identity maintained. The report states. It also says that the identity of Richmond Hill should be developed in such a way that the urban area of the old town, semi-serviced areas of Richvale, Oak Ridges and Lake Wilcox and the historic hamlet of Gormley and the rural agricultural areas are seen and function as an integral part of the whole town, yet maintain continuity with their past to permit their individual identification.

Any consideration of identity must take into account those features of Richmond Hill which have characterized it in the past and which can be utilized to create or maintain an identity for the

future. Richmond Hill has been identified as a family community in which an active participation in sports by all members of the family has been an important part of the life style.

The report describes a medium range of population growth as more desirable than a no growth or high growth limit, both of which it points out have distinct drawbacks. In the medium growth alternative the semi-serviced areas of Richvale could be fully-serviced and developed along with the urban area to the south. At the same time open space and agricultural uses could be protected to define the urban area. Lake Wilcox and Oak Ridges would have a limited growth based on servicing costs and the communities' needs. Areas of rural subdivisions would be designated for limited growth. Consents in rural areas would not be encouraged.

The report states the belief that this would be the most viable alternative from a financial viewpoint. An accompanying map shows an approximate 105,000 population to be located in the long term between Highway 7 and Elgin Mills Road and Bathurst and Bayview, with another fully-serviced urban area (mostly industrial) on the fall farm property north of Highway 7; and a limited growth urban area in the Oak Ridges - Lake Wilcox area, (no population figure has been set yet for this area).

STRUCTURE AND IDENTITY

So the conceptual long term goals of structure and identity are:

1. To promote the development of Richmond Hill based on a recognition of the characteristics which will encourage it to develop as a separate and identifiable community independent of the urban area of Toronto.

2. To provide a community which will be the largest possible sense "self-sufficient" providing employment for the labor force suitable housing for the existing employees and residents and a balanced desirable level of recreation, social and institutional services.

3. To promote the identification of Richmond Hill as a municipal jurisdiction in which the serviced developed areas are defined by rural agricultural or open space areas.

4. To define and preserve the distinct features which reflect the historic heritage and or individuality of communities within the municipality. To encourage redevelopment of the downtown area of the old Town of Richmond Hill.

5. To encourage the creation of a Town centre which will provide a location for the development of social, civic, and recreational services for town use.

6. To encourage administration at the local level capable of dealing with the basic problems and representing the needs of residents of the Town.

7. To recognize the diversity of the lands within Richmond Hill and permit them to develop according to their potential resource value.

SHORT TERM

To regulate development until 1981 specific goals and objectives have also been set out. This is the period during which a limited amount of sewage capacity and water may be available from Metro. Once the extent of these facilities has been determined, as well as their cost, priorities will be established for growth in the urban area and the semi-serviced and rural areas.

These short term goals

and objectives cover nine typewritten pages, highlights of which are:

To establish an even rate of growth throughout the short term in serviced, semi-serviced and unserviced areas.

To prepare secondary plans prior to the development or redevelopment of planning areas.

To encourage a mixture of residential densities and housing types in urban areas, emphasizing development suitable for families.

To encourage the redevelopment of commercial uses in the central core of Richmond Hill and in the South Yonge Street Corridor.

To discourage strip and spot commercial uses along highways in non-urban areas.

To provide suitable locations and ample land for a variety of industrial uses to broaden the employment base and improve the municipality's financial position.

To minimize the disturbance of traffic to neighborhoods and to provide an efficient pattern of traffic by designating local collector and arterial routes and determining the construction standards of such routes.

To recognize the importance of Yonge Street as a local road by encouraging through traffic to be diverted to alternative routes.

To facilitate the use of bicycles.

To recognize the value of agricultural land for its food production potential as well as for its contribution to the rural by restricting the amount of development in the rural areas and by urging the provincial government to develop legislation to support such a goal.

To discourage development in designated sensitive areas and to restrict development in all other such areas in order to minimize the destruction or deterioration of sensitive or valued areas such as steep slopes, aquifers, recharge areas, natural woodlots and wildlife reserves.

To minimize unnecessary expense by prohibiting development in areas susceptible to flooding, soil erosion, slope failure, sedimentation and declining water quality.

To establish minimum standards for all classes of property to prevent physical deterioration and to bring existing property to these standards.

To provide an adequate selection of housing types and costs compatible with the needs of the population.

To prepare an overall parks plan to include provision for adequate standards of active and passive parks and a program for their acquisition.

To develop a system of bicycle and walking trails.

To establish a reasonable ratio of residential to non-residential assessment to be a guideline for residential growth.

KESWICK: Bill Laird of Keswick will be a candidate for Georgina Trustee on York County Board of Education in this year's election, he has announced.



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* All prices shown in this ad are per person and based on 2 person sharing accommodation. Prices will vary depending on date and accommodation.
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TOWN OF RICHMOND HILL
SUBJECT:

Naming Of BAIF Recreation Centre

The citizens of Richmond Hill are asked to submit a suitable name for the proposed arena, indoor swimming pool and library complex to be constructed in the BAIF subdivision later this year.

1. The Recreation Centre to be named should be based on any of the following criteria:
 - (a) The name should relate to some topographical, geographical or ecological feature of significance in the immediate vicinity or on site.
 - (b) The name should relate to historical significance of the area in which it is located.
 - (c) The name should relate to a famous person of local, provincial, national or international significance who is worthy of recognition.
2. Applications should be submitted to the Parks & Recreation Department no later than 4:00 P.M. September 14th, 1974.
3. The person or family submitting the name chosen by Council will be invited to the official opening of the Centre and will also be presented with an individual or family pass to the Town swimming pools for one year for recreation swimming purposes only.