

Planners Blueprint South Yonge Street Corridor

Want Town's Significant Landmark Hill, Spires Visibly Protected From All Viewpoints

By Mary Dawson
Landmarks that are significant in the community should be seen and visibly protected. The hill and spires of old Richmond Hill are important and should be seen from all viewpoints.

So reads the report by Municipal Planning Consultants Limited on the South Yonge Street Corridor. To accomplish this the consultants advise a graduated setback for the proposed Civic Centre. Completion at the southwest corner of Yonge Street and Vaughan Road, with its widest point at the Vaughan - Yonge corner. Also recommended are restricted building heights (40 feet) along the Yonge Street frontage of the civic centre in order not to overshadow the spires. Taller buildings could be located in a graduated line at the western end of the site.

CONCERN FOR OBSERVATORY

Concern is also expressed for the David Dunlap Observatory in its parklike setting. The report points out that "in order to perform its scientific function, an astronomical observatory requires a dark sky, or at least a sky free of certain colors that are commonly present in the lamps used for outdoor illumination. Staff of the observatory has indicated the southern half of the sky is the more important astronomically.

Certain types of development south of the observatory would be particularly detrimental to its operations. These uses include large stadium or athletic fields requiring a great deal of external lighting for parking areas or playing fields; apartment buildings high enough to illuminate the interiors of the domes which are approximately 120 feet above the level of Yonge Street; any commercial or industrial development requiring extensive outdoor lighting; and continuous highway lighting on proposed Highway 407.

"Where feasible," the report states, "efforts should be made to accommodate the special requirements of the observatory. In particular, control of the design and type of light sources can do much to control light pollution."

FOUR AREAS

In all the consultants prepared eight plans for the area of South Yonge Street, a corridor reaching from Highway 7 to the intersection with Markham and Vaughan Roads, and 600 feet deep on both sides of Highway 11. The final concept presented to council for development of the South

Yonge Corridor Study Area and the basis for the official plan amendment to guide future development divides the study area into four distinct areas:

HIGHWAY 7-SPRUCE

Between Highway 7 and Spruce Avenue, the profile is to be kept low and the element of open space and greenery emphasized by the provision of public open space and generous setbacks. Land uses in this area will be varied.

The open space and industrial designations on the east side of Yonge Street will tend to create a unified appearance, the report claims. Prestige industrial is indicated for an area on the east side of Yonge, reaching from the Parkway Belt to north of Edgar Avenue with general industrial from there to 16th Avenue.

There will be little physical interaction between the two sides of Yonge Street. For this reason, and in order to reduce conflicting traffic movements caused by vehicles bound for Hillcrest Mall, a well-defined system of roads parallel to Yonge Street is proposed.

SPRUCE-WELDRICK

Between Spruce Avenue and Weldrick Road, the report indicates an intent to frame the low-profile regional shopping centre at Hillcrest and a proposed commercial park on the east side of Yonge Street with buildings of higher intensity use and/or reduced setback. This will be an area of highly specialized use and high traffic generation. Traffic movement through the area will be slow due to the need for three traffic control points.

WELDRICK-PALMER

Between Weldrick Road and Palmer Avenue development with a lower profile and a greater variety of uses is again advised. This section is a transition area both in terms of use and topography. Provision will be made for both highway and convenience commercial use and for medium density residential development. Building setbacks should be more generous in order to re-establish the "open" feeling on Yonge Street, the report says.

PALMER-VAUGHAN-MARKHAM

Between Palmer Avenue and the Vaughan-Markham Road, the report notes that good quality single-family housing is the predominant use at present on the east side of Yonge Street. Provision is made for residential development to a density of 15 units per acre (maximum height 40 feet). The consultants do not anticipate

that pressure for redevelopment of these lands will be experienced while a substantial portion of the study area remains vacant. At present of the 409 acres in the study area 184 are vacant or agricultural, six are in a public park, 11 in private open space and 52 in public roads, including Yonge Street.

CIVIC COMPLEX

The civic complex will occupy the west side of Yonge Street, but cannot be developed until services are available, the report points out. It advocates encouragement of a mixture of uses including office commercial (including the police building), medical offices, a community centre, a nursing home, a hotel and senior citizens' apartments. Also advocated is a graduated setback with its widest point at the Yonge-Vaughan corner and graduated building heights so that the change in grade will not be obscured.

RESIDENTIAL DEVELOPMENT

The report recommends residential development on 121.1 acres for a total of 2,520 units and a population of 8,027. Existing area by-laws permit about one-half of this population. Low density (single family) recommended for 46 acres, 15 units per acre for 23.5 acres (maximum height 40 feet), 30 units per acre for 27.7 acres (maximum height 40 feet) and 50 units per acre for 23.9 acres (maximum height 80 feet).

Suggested minimum setbacks from Yonge are 80 feet from the centre line of the roadway for office buildings 100 feet for convenience and highway commercial, 120 feet for 15-30 UPA apartment buildings, 150 feet for 50 UPA apartment buildings; and 180 feet for regional commercial and commercial park, civic complex and industrial.

LANDSCAPING

In this setback area, a mix of durable evergreens, deciduous trees and ground cover should be planted. Only paved walkways and sitting areas should be located in this space, existing trees should be retained and all major open space areas visually linked by these setbacks and easements for walkways. Discontinuous berms should be provided along the industrial, highway, commercial and commercial park designations to act as a sight and sound screen with openings to accommodate normal business exposure and to avoid problems of snowdrifts, the report says.

Each development pro-

posal must be considered in terms of its relationship to adjacent structures and spaces, including development on the opposite side of Yonge Street, the consultants advise.

RESTRICTED AREA

The consultants also recommended all lands within the study area be controlled by a restricted area bylaw which includes development control provisions permissible under the Planning Act. As a condition of development or redevelopment a site plan bylaw and/or development agreement should be required. Each application should be judged on the basis of its conformity to the Official Plan provisions and the guidelines of this report.

FULL SERVICES

The suggested development policy is that development for the permitted uses be dependent on the provision of full municipal services including municipal water supply and sanitary sewerage facilities, family residential infilling and limited industrial and commercial development in

the prestige industrial area; no parking on the Yonge Street allowance; where feasible parking lots and outside display and storage areas be located behind the building, with landscaping including earth berms required; the number of access points to Yonge Street be restricted to maintain traffic flow on that artery; rear access by means of a driveway or road be provided to the commercial area on the west side of Yonge Street south of Carrville Road.

Traffic signals are recommended for Garden Avenue, Westwood Lane, Edgar Avenue, Hillview Drive and civic complex collector road. The minimum lot frontage on Yonge Street should be 200 feet.

The report also included a draft official plan amendment. The report, a 74-page document, and the proposed Official Plan amendment, another 37 pages, was received by council at a committee of the whole meeting September 9 and will be discussed at length at a future meeting.

Olympic Star, Insurance Executive

Former YCH Board Chairman Graham Walter Of Maple Dies

Graham A. Walter, of Maple retired manager of the Toronto Osgoode Branch of The Canada Life Assurance Company, died Monday morning, September 23 at the York Central Hospital, Richmond Hill.



G. A. WALTER
Prominent Businessman

Mr. Walter represented Canada in the 1928 Olympic Games in the 1,500 metres at Amsterdam. He had also captained the track team at Marquette University and was captain of a relay team that became a world record holder.

Born in Listowel, Ontario, in March 1905, Mr. Walter taught school in Toronto before attending Marquette University where he earned a Bachelor of Law and a Bachelor of Philosophy. Following graduation he entered the life insurance business in Milwaukee coming to Toronto to join Canada Life in 1935. He was appointed manager of the company's Toronto Osgoode Branch in 1942.

Mr. Walter was one of the best known figures in the life insurance world because of his public speaking ability for which he was named an Honorary Citizen of Texas. He gave addresses in many of the principal cities in North America.

He was president of The Life Underwriters Association of Toronto and a past-president of the Toronto Life Managers Association.

He was a member of the Board of Sessions, Maple United Church and was a charter member and Chairman of the Board of Trustees of York Central Hospital and Vice-President, Board of Governors of York Regional School of Nursing.

Following his retirement from Canada Life in 1966,

Mr. Walter served for a time as associate director of the centre for Continuing Studies in Marketing at the University of Waterloo.

He was predeceased by his wife, the late Dottie McLaughlin and survived by his wife, Elizabeth, a son Peter of Maple and twin daughters Mimi (Mrs. Ceci Farguharson) of Goodwood. Services were to be held at Maple United Church today at 2 pm.

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Strike Delayed Carpet Laying

YCH Patients Move To New Wing In November

By MARGARET LADE

The official opening of the Langstaff Wing of York Central Hospital will go ahead on schedule on October 3, but it will be November before patients begin to occupy the new facility. One of the most attractive and innovative features of the new wing, which will increase the hospital's capacity from 126 beds to 404 beds, will be the color-coded carpeting with colors identifying the east, west and north corridors on each floor.

A strike held up the carpeting. Fortunately the strike is over, but there is still a lot of floor to cover. The plan now is to start moving patients and patient-related services into the bright new quarters beginning in November, with the job completed by the end of the year.

The hospital has come a long way since the first patients were admitted to the original building in December, 1963. Even after the need was most obvious that the hospital had to expand there were many delays in getting the necessary approvals and financing.

1971 START

Finally, in 1971, work began on Phase I of the three-phase development. A 12,000 square foot addition was built to provide "housekeeping" space so that work could begin on the big Langstaff Wing in 1972.

Meanwhile an out-patient mental health unit was opened in an office building on north Yonge Street — forerunner to the psychiatric unit that will be a part of the enlarged hospital.

Many other experimental projects were introduced. A mini-computer was installed and, reports Administrator James Hepburn, has proven very effective.

Pharmacy Director Jane Gillespie initiated a pilot project in unit dosage which will be used in the new hospital, and in co-operation with the York Regional Health and Social Services Commission, a family planning and venereal disease clinic was opened and has

been in operation for several months.

GERIATRIC UNIT

When the last patient is moved into the new building from the old, hopefully by the end of the year, renovations will begin so that provision can be made for a geriatric unit and for patients needing continuing care.

The new wing will have facilities for 74 pediatric beds. There are now just 12. The new unit will also have playrooms, and the Langstaff Wing will have day centres for adolescent patients, visitors lounges, space for auxiliary offices and a larger gift shop.

In anticipation of the additional workload, the hospital's auxiliary has been conducting a continuing drive for new members. In 1973 membership increased from 117 to 378 active members, male and female, from teens to seniors.

INCREASED STAFF

Staff will multiply — from about 300 to some 1,000 — and payroll jump from an annual \$2,250,000 to \$7,500,000.

Architect Jerzy (George) Mallon has attached considerable importance to color, yellow or white walls and ceilings, bright hues for carpets and curtains. And to ensure minimal cost in upkeep, there were experiments with various types of carpeting and spot removers.

Further economies were effected. It was obvious the area to the north of the new building on Trench Street at Vaughan Road would have to be built up to provide parking space. The auxiliary suggested fill removed from the excavations be kept on

Oak Ridges OPP

Announces Changes

Staff Sergeant Dennis Jones of the Oak Ridges Provincial Police detachment has been transferred to a new post at Dowling, northwest of Sudbury, it was announced this week.

Taking his place will be Staff Sergeant J. R. Lewis, formerly of Dowling.

the site and used for this purpose. Trustees, architect and builders quickly agreed. The official ribbon cutting ceremonies will be at 1:30 pm on October 3, with Lieutenant Governor Pauline McGibbon doing the honors. The public will then have an opportunity to tour the new wing from 2 to 4 pm and from 6:30 to 8:30 pm.

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The Trustees of York Central Hospital

extend a Cordial Invitation to all our citizens to attend the Official Ceremonies marking the Opening and Dedication of the Langstaff Wing, York Central Hospital

Richmond Hill
Thursday, October 3rd,
at 1:30 o'clock in the afternoon
by the Hon. Pauline M. McGibbon
Lieutenant Governor of Ontario

W. S. Cook, Chairman

Tours to follow: 2 to 4 p.m., 6:30 to 8:30 p.m. Refreshments