

# Draft Parkway Belt West plan announced

An interim draft of the plan for the Parkway Belt West was tabled in the Legislature Friday by Ontario Treasurer Darcy McKeough.

The multi-use corridor stretching from Hamilton to Markham has been expanded slightly since it was outlined two years ago and now covers 57,878 acres, up from 55,000.

Of the total area, 31 percent is for existing and future highways, rail, transit, hydro and other utilities and 28 percent is for existing and future buffer strips and open-space purposes.

The remaining 41 percent is designated as the "complementary use area" and will

remain under private ownership but will be restricted to uses which preserve existing open space, McKeough said.

### Cost \$400 million

It will cost the province more than \$400 million to acquire the 17,773 acres designed as the public use area. About half of this amount is for highway and hydro facilities.

The 19 local municipalities affected by the plan and the public will have an opportunity to comment on the plan before it is finalized. Since 1973, 413 formal applications for amendment or exemption to the Parkway Belt land-use regulations have been received.

Of this total, 140 have been refused, 44 have been withdrawn or abandoned, 123 are pending and 61 amendments and 45 exemptions have been granted, McKeough said.

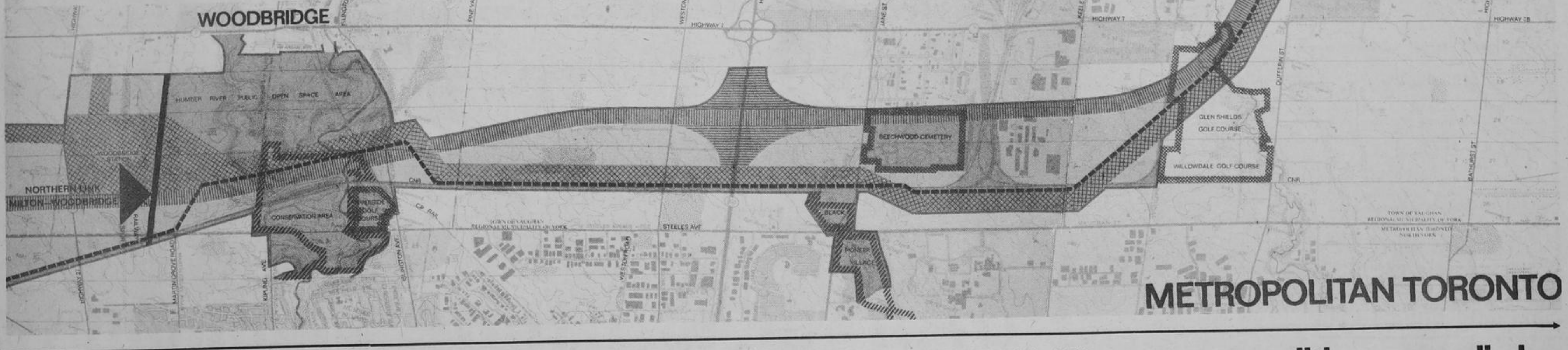
The government has been making advance purchases and arranging leasebacks, where appropriate, to allow owners whose land is designated for acquisition by the province to continue occupying the land and buildings.

McKeough said the government has spent \$30 million on such advance purchases. Additions to the Parkway Belt include Black Creek Pioneer Village and open space in the Humber River Valley south of Steeles Avenue in North York.

The Toronto-owned Langstaff Jail Farm property at Yonge Street and Highway 7 has not been included.

A right of way of 500 feet for the proposed Highway 407, another 100 feet for a hydro transmission line and space for the trunk sewer to be built to Pickering under the Central York Durham Servicing Scheme is included in the Parkway Belt.

There are plans for extensive trail systems in the belt and along river valleys leading to Lake Ontario, including in York Region the Rouge, Don and Humber Rivers, and German Mills Creek.



## School taxes up 18 percent

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ceilings, with the extra money to be used to improve teacher-pupil ratio, and the overall quality of education.

It would also take into consideration suggestions from York County Elementary Teachers' Associations of Federations, which, among other things, asked for a reduced teacher-pupil ratio to 25 from its present high of more than 30 to a classroom.

YCETAF spokesman, President Joyce Painter, also stressed spending to expenditure ceilings in the elementary schools if the board's wishes for proper education were going to be anything more than "mere motherhood-and-apple-pie statements".

### Pay it all

If the board had agreed to ceiling spending, it would have meant an additional \$1,001,700, which would have to be paid by the local taxpayers.

As it stands now, the elementary budget is \$31,926,992.

As the secondary school budget is over the grant ceilings by \$528,050, it will not receive a provincial grant on that amount, it being paid entirely by taxpayers on the local levy.

If the board goes over this amount — a 60 percent increase in teachers' salaries, for example, would do it — local taxpayers would have to pay the entire amount without grants. Also, in 1976, grants would be reduced by the amount of over expenditure.

The vote to approve the over-all budget, which would eliminate going over each item separately, was carried by a nine to eight vote, with Chairman Donald Sim breaking the tie.

Trustee Douglas Allen of Richmond Hill, said the board should stick to the individual scrutiny, "if it takes all night".

### Recorded vote

The recorded vote on the secondary budget went as follows: For — John Raniowski, Schomberg; Joy Horton, East Gwillimbury; Keith Hargrave, Georgina; Margaret Coburn, King; Dorothy Zajac, King; Gary Adamson, Markham; Donald Cousens, Markham; Craig Cribar, Newmarket; Dorothy Quirk, Markham; Doug Allen, Warren Baillie and Robert Houghton, all of Richmond Hill; Donald Cameron and Betty Canivet of Vaughan.

Against — Norm Weller, Aurora; William Laird, Georgina; John Stephens,

Markham; Colin Barrett, Whitchurch - Stouffville.

Also approved by a 9-8 vote was a motion by Trustee Houghton calling for \$60,000 for master teachers in the elementary schools. Houghton had first asked that the master teacher complement be brought up to 41 from the present 29.

The move was "going to haunt the hell out of us," Trustee Weller said. "We can't afford it."

### Almost unanimous

The only motion that received almost unanimous agreement during the evening was one by Trustee McMonagle, who asked her fellow members to cut their monthly honorarium by \$100.

Only Mrs. McMonagle and her seconder, Betty Canivet, voted in favor. The rest seemed to agree with Mrs. Coburn that they were "well worth every cent" of their \$500 a month stipend.

The board also showed near unanimity on two other motions, one of which wasn't on the agenda.

### Surplus from strike

The latter was proposed by Chairman Sim, who suggested their budget surplus totalling more than \$1 million from the elementary and secondary systems, be applied to the reserve for working funds to reduce the cost of borrowing money, and that the board rescind its previous motion instructing staff to apply the money to its 1975 budget.

The surplus was mostly from unpaid teachers' salaries during the strike last year.

Trustee Coburn thought the move made "economic sense". It would generate money for the board through interest.

Trustee Cameron said he felt that, "if we have money, we should use it".

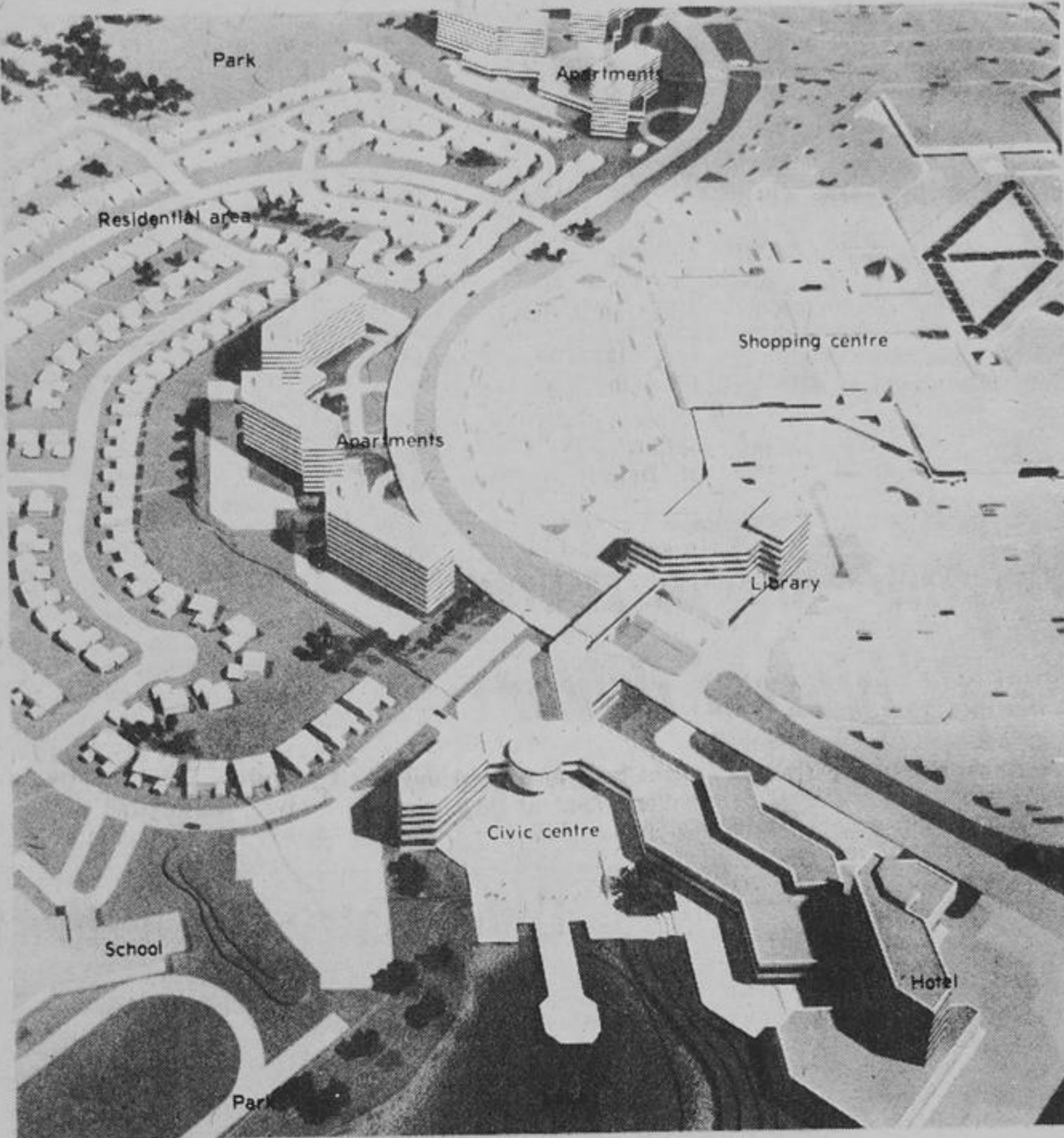
Director Chapman said there were "no grants on unspent money".

### Budget disaster

The 1975 budget would be a disaster, "if we don't get some money," Trustee Adamson said.

The second motion, which was proposed by Trustee Horton after Director Chapman had suggested it as a way of dealing with various small items, called for an increase in the secondary reserve account of \$50,000 to bring it up to expenditure ceilings.

Approval of the budget will rule out previous proposals by Trustee Weller to phase out the 29 master teachers.



## Markham Town centre proposed

by James Daw

A proposal for a huge shopping centre, civic complex and residential area between Markham and Unionville was unveiled by a group of lawyers, engineers and planners at Markham planning committee last week.

The estimated \$100,000,000 development scheme brought forward by J.D.S. Development Limited of North York involves a 183-acre site on Highway 7 at Concession 7.

Former Markham councillor Gary Kay, who headed the delegation, told council the developer has been so thorough in the preparation of the town centre plan, he hopes it will

be adopted with few changes.

Consultants have prepared a market study to evaluate the viability of the shopping centre and its impact on local businesses. There has also been a transportation study and an architect has prepared preliminary building designs.

A large three-dimensional model on display in the council chambers shows the shopping centre, an artificial lake beside town offices, a library, elementary school, hotel, park, apartments, townhouses and detached homes for 3,500 people.

When complete, the shopping centre would include three major department stores, a cinema, food store and ancillary retail space, totalling 900,000 square feet. Hillcrest Mall in Richmond Hill has approximately 500,000 square feet of floor space.

However the first phase would be a third the total size and include only one major department store.

Project planner Conroy Dowson, one-time chief planner in York County, emphasized repeatedly the strategic location of the site — on Highway 7, but also near three proposed limited access freeways, 404, 407 and the East Metro Freeway.

During a slide presentation he said there are extensive provisions in the plan for the safety of pedestrians walking from the residential area to the school, shopping centre and recreation area.

The developer hopes to capitalize on the proximity of the Markham Centennial Arena and a possible indoor pool at the north-east corner of the site.

A representative of the market research company W.W. Urban Consultants said the potential for department store expenditures in Markham will be approximately \$150,000,000 annually.

Markville Town Centre would recapture sales for

## Want store conditions remedied

Richmond Hill council agreed May 20 to communicate with Loblaw's and request them to enter into remedial work as proposed by them May 14, 1974, at the request of residents of Jacey Anne Boulevard.

These residents who face the rear of the store have objected to what they allege are messy conditions of garbage bins and piles of cartons.

The residents were represented by Fred Donaldson who recalled that a meeting was held October 10, 1974 between the residents and representatives of Loblaw's.

Discussed at that meeting was the proposal for an addition at the rear of the store to house a compactor and construction of a 10-foot high masonry wall 72 feet long on the lot line to conceal the rear of the store and garbage bins from the homes across the street.

Five days later the residents gave approval of this construction by letter to Loblaw's, he reported.

### Minor variance

A month later, November 18, 1974, Richmond Hill's Planning Department recommended to Loblaw's they submit an application to the Committee of Adjustment for a minor variance in the rear lot (to accommodate the compactor addition) and after that was granted to apply for a building permit.

Councillors complimented those responsible for the near two-hour presentation and offered few immediate criticisms.

Councillor Carole Bell said, however, she objects strongly to the idea of 10 and 12-storey apartment buildings.

No alternative date has been set for the nomination meeting as yet.

The riding takes in the municipalities of Uxbridge, Scugog, Georgina, East Gwillimbury, Brock and the northern part of Pickering. It is to be renamed Durham York.

Two candidates have announced they will seek the Liberal nomination — Joe Dales, former mayor of Georgina and warden of York County; and John Atkin of Whitevale, a teacher in North York.

Minister of the Environment William Newman (Ontario South), who resides in the new riding, has been nominated to contest the riding for the Progressive Conservatives.

It was also recommended by the then Ward 4 Councillor David Stephenson, according to Mr. Donaldson, that the remedial work be proceeded with as soon as possible.

"On May 7 this year, we learned Loblaw's have submitted no applications for a minor variance or building permit," Mr. Donaldson reported.

"We are here to seek your advice on what we should do now."

### Firm notified

He also told council Loblaw's was informed the residents would be appearing before council on that date and were asked to

send a representative. No representative was present.

"We hope they will abide with what they agreed to do," said Mayor David Schiller.

Mr. Donaldson suggested if Loblaw's fail to live up to their proposal, council could enforce its bylaw which prohibits outside storage in that area.

"I thought there would be a big sign up there by now reading, 'By gosh, the garbage is right,'" quipped Regional Councillor Gord Rowe, recalling when Loblaw's made its presentation to council more than a year ago.

## BAIF civic centre plan

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The eastern segment of the civic centre will include the police building, a proposed senior citizens' residence and nursing home, a hotel suitable for large conventions and commercial-office buildings, (probably a medical centre in one).

The two facilities for seniors will be situated on the open space system with easy access to the community park and recreation centre.

A buffer of green space will separate the civic centre from the rest of the community.

The open space areas will be provided with walkways and pathways to link areas of the neighborhood and provide convenient, safe pedestrian access to the major modes of activity such as the schools, the church, commercial facilities, the town hall and civic centre.

8,438 people

It is proposed to include 47 single family detached homes, 648 semi-detached housing units, 806 town house units and 850 apartments for a total population figure of 8,438.

These, the report stated, will provide for a range of income levels and family types.

The report said that it was hoped to service the project by an extension to the North Don Sewage Treatment Plant.

Philip Schwartz, representing BAIF Associates, told council this would enable the developers to fulfill their commitment to the people of North Richvale to allow them to tap into the BAIF disposal system.

Mrs. Hancey pointed out opportunities for buildings in the civic centre which have been lost because the land was not legislatively free for development.

She noted senior levels of government are finding the cost of office space in Toronto excessively high. If facilities were available they might be persuaded to locate here.

She also emphatically defended her statement the town will retain control of the development by writing into future subdivision agreements clauses about phasing.

Commercial only

The three members of council in opposition agreed they would look in favor of a proposal to develop a portion of the property, giving priority to the office-commercial buildings.

The developers through Mr. Schwartz, committed themselves to putting up an office building on speculation to bring in the assessment the town needs.

Mayor Schiller thought the discussion should be tied in with discussions on the review of the town's Official Plan.

## Ward 4 asks about services

By Mary Dawson

"How do you want me to vote at region on the question of the big pipe and interim servicing through Metro Toronto?" Regional Councillor Lois Hancey asked the Ward 4 residents in attendance recently at a meeting with members of Richmond Hill Council.

Mrs. Hancey reported she has consistently voted against proposals at that level because she felt that enough information had not been provided for an in-

telligent decision. Ward 4 is the area west of Yonge Street, north of Major Mackenzie Drive and south of Jefferson.

Mayor David Schiller answered a question about progress on the "big pipe" from the floor by reporting that developments are at the stage where the region and the municipalities are actively engaged in consideration of the allocation of interim sewage disposal capacity through Metro, which will be provided until

about 1985 when the big pipe is expected to be completed.

"Metro has made available approximately 6 million gallons a day of sewage treatment capacity until 1981. At present we are considering a staff recommendation that Vaughan and Markham receive about 2½ million gallons each, which leaves about a million gallon capacity for Richmond Hill. This is the equivalent of about 10,000 people," the mayor said.

### Existing areas

He went on to explain that 6 million of the town's allocation is suggested for use in the existing South Richmond Hill area where there are problems with septic tanks, the remaining 4 million being designated for industrial use in the southeast section of the town.

"The Pugsley treatment plant has been overloaded for years and it is planned to switch 3 million gallons per day to the North Don (BAIF) plant. After that the department of energy and the region will evaluate the effluent and may allow some additional capacity in that plant," the mayor continued.

"The 6 million gallon allocation will be held available for 18 months for the town and the residents of South Richmond Hill to decide if they want it, need it or can afford it.

## Twenty women for better Canada

A special interfaith service to honor 20 women in various fields is being held at 4 pm Sunday in the British Methodist Episcopal Church, 460 Shaw Street, Toronto.

The program has been arranged by a committee of interfaith women as part of the United Nations' observance of International Women's Year. The topic will be "A Light at the End of the Tunnel".

The guest speaker will be Mrs. Ellen Fairclough, a former minister of immigration and postmaster general, one of the 20 women to be honored as "Woman for a Better Canada".

Others in the group, who have made major contributions in various fields, are Mrs. Muriel McQueen Ferguson, Dr. Sylvia Ostry, Dr. Sylvia Gelber, Dr. True Davidson, Dr. Bette Stephenson, Ms. Celia Franca, Mrs. Betty Kennedy, Mrs. Dorothy Donovan, Mrs. Thelma Powell-Brown.

The public is invited to participate in the program which will include a question-answer and coffee time.

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