

# The Tribune

VOL. 85 NO. 44 WHITCHURCH-STOUFFVILLE-MARKHAM-UXBRIDGE, THURSDAY, MARCH 29, 1973 32 PAGES

## Land - house prices reach high level on Metro fringe

### Homes increase by \$3,000 in last six months

**YORK-SIMCOE** — "Land prices have risen in the last year to the point where the average lot in the Toronto area is now worth \$22,000 and the average single detached house sells for \$45,000 in the Toronto fringe. This unprecedented increase is being felt in our Riding," claims Sinclair Stevens.

The York-Simcoe MP's remarks are substantiated by real estate statistics in Markham, Unionville, Uxbridge and Stouffville.

Bill Collins of Mihorean and Dahl-Jensen, Unionville, reports that a 3 to 15-year-old, 3 bedroom house on a 55 by 110 foot lot has a present resale value, in the area, of \$38,000 to \$45,000; an increase of over \$3,000 in the past 6 months. Similarly, the few new homes available in the district, are selling for a minimum of \$44,000. Serviced building lots (if any can be found) range from \$21,000 to \$23,000.

"The demand has exceeded the supply and shot the price of average homes up 10% over the year," confirms Mr. Collins. "If more housing was available, the less costly it would be."

Yet, he foresees no immediate solution. Although there is land ripe for development around Unionville, sewage disposal, along with the airport

'freeze', is a major stumbling block.

The septic tank system, functional on 15,000 sq. ft. lots, is not acceptable under government restrictions, in town oriented subdivisions. Mr. Collins feels it is time for a re-evaluation of these restrictions.

The same opinion is voiced by Jack Randall, Shea Real Estate sales manager in Uxbridge. "There is a great demand for houses here, but I don't see any more development taking place unless municipal sewage disposal is updated or the land around is opened up to 15,000 sq. ft. lots with septic tank systems." There has been a \$2,000 increase in homes and building lots in Uxbridge over the past few months. An average family dwelling now sells for \$34,900; a lot for \$9,500.

"Definitely prices have jumped over the last year," agrees Bob Redhead, sales manager at Shea's Markham branch. "A small bungalow selling for \$38,000 in 1972, went for \$46,000 this year. Listings are so short, people are getting high prices. When clients come in, we don't know what to show them and there is practically no new housing to offer at the moment."

In Stouffville, the story is the same — supply is unable to cope with demand. Local realtors confirm that there has been



SINCLAIR STEVENS

a \$5,000 boost in home values over 6 months. Gerry Meharg describes the market in new and resale houses in town as "non-existent" and sets the sales tag on an average subdivision bungalow at \$35,000, with building lots at \$15,000.

Sinclair Stevens, in his comments on present housing costs, asserts that it is time for an all-out attack on increasing land prices and indicates that he will speak to the House this week on suggested amendments to the National Housing Act.

"I will urge the government to take more massive steps, especially of a financial nature, to help municipalities and provinces relieve the great shortage of serviced lots in our urban areas."

## Thieves enter home twice

**STOUFFVILLE** — Twice, thieves broke into the residence of Mr. and Mrs. Ken Patrick, Fairview Avenue, while the couple was vacationing in the Barbados.

It is unknown as to how many were involved in the separated incidents.

The first break-in occurred March 18. Mrs. Patrick's mother-in-law had been checking the house periodically and noticed the basement window at the back of the house had been smashed.

To patch up the damage, she placed a plywood board in the window frame.

But when York Regional Police investigated the second break-in Monday afternoon, the board had been removed.

Mrs. Patrick told The Tribune that the stolen articles included a stereo component, speakers, jewellery and a record player.

## Century City tax arrears \$150,000

**UXBRIDGE TWP.** — Delinquent tax payments, related to land acquired for the now-defunct Century City project, exceed \$150,000, a Council spokesman said this week.

He said that while he could not name the figure to the dollar, the amount was known in the Goodwood Office and "no secret."

He pointed out that the main problem to the municipality involved bookkeeping entries, with interest charged at the rate of 12½ per cent. "We're actually making money on the deal," he said. He noted, however, that at the rate of interest on second mortgages today, the developer was doing alright too.

Minister of Natural Resources promised "to consider" it.

Since gravel mining is a sizable industry in Uxbridge, the two cent per ton fee would amount to approximately \$60,000 in a year.



It's maple syrup time, and nowhere is this more obvious than at the Bruce's Mill Conservation Area, south of the Stouffville-Gormley Road. Hundreds of people visited the site, Sunday, including 12 year old Sandra McLeod, daughter of Mr. and Mrs. Ron McLeod, Main Street East, in Stouffville. —Jim Thomas.

## Town recreation committee to tour Conservation site

### Recommend future use

**STOUFFVILLE** — Before making recommendations to Council on future uses of the Flood Control Area north of Church and Edward Streets, members of the Whitchurch-Stouffville Recreation Committee will visit the site.

This was agreed, March 21, when several admitted they had not viewed the property and therefore could express no opinion. It was agreed too, that a representative of the Whitchurch-Stouffville Conservation Club should accompany the committee on its tour. The date is

April 14 at 9:30 a.m.

Originally, it was suggested the property be transformed into a public swim area, but the proposal was not considered practical by the Metro Toronto and Region Conservation Authority. Rather, they recommended more passive forms of recreation, such as hiking, snowshoeing, canoeing and picnicking.

Any cost involved, would be borne solely by the municipality, officials declared.

The issue will be discussed when the Committee meets, April 18, at the Centennial Centre, Ballantrae.

## Asks levy on gravel

**UXBRIDGE TWP.** — Uxbridge Township reeve Bob Nesbitt, tossed a 'bomb' into a discussion period of the Good Roads Convention, held recently in Toronto, but surprisingly, the 'vibrations' from it, weren't as severe as had been expected.

Reeve Nesbitt called for an amendment to the Pits and Quarries Act, that would provide the municipality with the power to collect a two cent per ton levy on all aggregate mined in the township.

While no action on the request was guaranteed, Leo Ber-

## Electorate only interest replies angered councillor

**UXBRIDGE TWP.** — "My only allegiance is to the ratepayers of Uxbridge Township," declared an angered councillor George Harvie. "It always was and always will be."

Councillor Harvie's concern related to a Tribune editorial of March 22, entitled "Cannot Serve Two Masters".

It was this newspaper's contention that by opposing a resolution that would change the Planning Act, Mr. Harvie was, in fact, opposing a desire by Council to assist farmers caught in a 'bind' with Century City Developments Limited.

Mr. Harvie said this was not the reason for his stand. He said he was opposed only to the wording of the resolution that stipulated two particular



GEORGE HARVIE

firms. He argued that since other companies in other parts of the Province were similarly involved, no names should have been mentioned.

"The idea is to change the Planning Act as it effects particular areas across Ontario, and not just Uxbridge," he said. He denied any insinuation that he had a personal interest in the developers, and contended that the editorial in suggesting this possibility, bordered on slander.

Councillor Harvie said his opposition "to the wording only," had been made very clear to all members attending the meeting. He said The Tribune's reporter couldn't have been listening very closely or didn't understand what was going on.

When asked why, instead of voting against the resolution, he hadn't moved an amendment to it, Mr. Harvie replied that by that time, "things were getting too hot."

## Lose Centres

**PICKERING TWP.** — Anticipating the expropriation of lands for the new International Airport, funds contributed by Arthur Latham of Stouffville, for the purchase of Community Centres at Altona and Atha, will be re-distributed between Centres at Claremont and Mount Zion.

The contribution by Mr. Latham was \$3,000, fifteen hundred dollars to Altona and the same to Atha.

It has also been agreed that once the kitchen facilities are no longer required at the Atha Centre, they be removed and installed in the Centre at Mt. Zion.

## School holiday canoe trip ends up 'on the rocks'

### Determined to try again

**STOUFFVILLE** — For many students, the mid-winter break, meant soaking up the sun on a sandy beach in The Barbados or Florida.

But not Brian Hamm, Glad Park Avenue, and brothers, Steve and Garry Mathews, all of Stouffville.

Accompanied by staff teacher, Bill Reed of Stouffville Dist. Secondary School, the four set out "to conquer" the Little Rouge River, using two canoes on a route that was to extend from 16th Avenue, Markham to Lake Ontario.

But they never made it — in fact they ended up "on the rocks", about four miles downstream, north of Steeles.

Mr. Reed explained how they ran into a stretch of shallow water and the stones tore holes in the bottoms of both canoes. He and Brian Hamm abandoned their craft and plodded through muddy fields to the closest house they could find. There, the owner, took pity on their plight and drove all four

back to their car, parked at 16th Avenue.

The voyage leader predict-

ed they could have completed the distance in less than three hours, except for their unexpect-

ed misfortune. "We still had a lot of fun," he said.

The four plan to try it

again next year, only a little earlier in the spring when the water level is higher.



Bill Reed, a teacher on the staff of Stouffville Dist. Secondary School, accompanied by students, Steve and Garry Mathews, and Brian Hamm, attempted a canoe trip down the Little Rouge River,

Friday, but without success. Both craft ran aground near Steeles Avenue and had to be beached.

—Mike Gerhardt

## Estate development

**STOUFFVILLE** — A sylvan setting for estate-type homes was offered by John Daniel when he presented his proposal to Planning Board, March 20, for a subdivision of 13, 2.3 acre lots on the south side of Bethesda Slide-road, conc. 4.

Mr. Daniel described the 42 acres, on which his own home is built, as rolling land traversed by the Bruce Creek, heavily wooded with natural and reforested stands of pines and deciduous trees. The area abuts two golf courses — Rolling Hills to the east and Gormley Green on the west.

Regional agencies, he indicated, had offered no objections to estate development on the property and he was assured there was a need for 2-acre building lots.

Planning Chairman, Marilyn Baker, agreed that it was "a wonderful site for prestige subdivision", but that he, personally,

would like to see the forested lots at least 5 acres in size.

Councillor June Button disagreed, however, and commented that 2-acres was often enough for privacy and maintenance. She advised Mr. Daniel that the lots, as laid out in his plan, were perhaps too deep for frontages of approximately 150 feet; that the criteria, set down by the Region, for estate subdivisions stipulated that lot depth should not exceed twice the width.

Mr. Daniel concluded that he was open to negotiation on lot sizes.

He explained that, although he would only be involved in developing the lots for sale to individuals, he hoped to retain some control over the type of house erected on them. He also hoped that he would be able to incorporate a "nature trail" through the property, into the plans.