

Real Estate / Business

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Two-storey house on quiet street

Located on a quiet crescent near Delmark and Wooten Way, this issue's home of the week is a large, two-storey detached brick house on 42 Ashland Crescent.

The eight-room house is listed by Family Trust for \$156,900.

The house has a large driveway, leading to an attached two-car garage, and rests on a lot 45 ft. by 110.33 ft, privately enclosed by cedar fencing.

Inside features include four bedrooms, with an ensuite four-piece bathroom off the master bedroom, and a five-piece bathroom on the main floor. An additional two-piece powder room is also included on the main floor.

The interior design throughout the house is of neutral decor, including dark mahogany trim along the winding stairway leading to the second floor. The decor is accented by light-beige, wall-to-wall broadloom.

A family room, located on the main floor, features large, sliding doors leading to the back yard, and a floor-to-ceiling brick fireplace with a mantelpiece and insert. A roughed-in fireplace has been constructed in the basement. A laundry room is also conveniently located on the main floor.

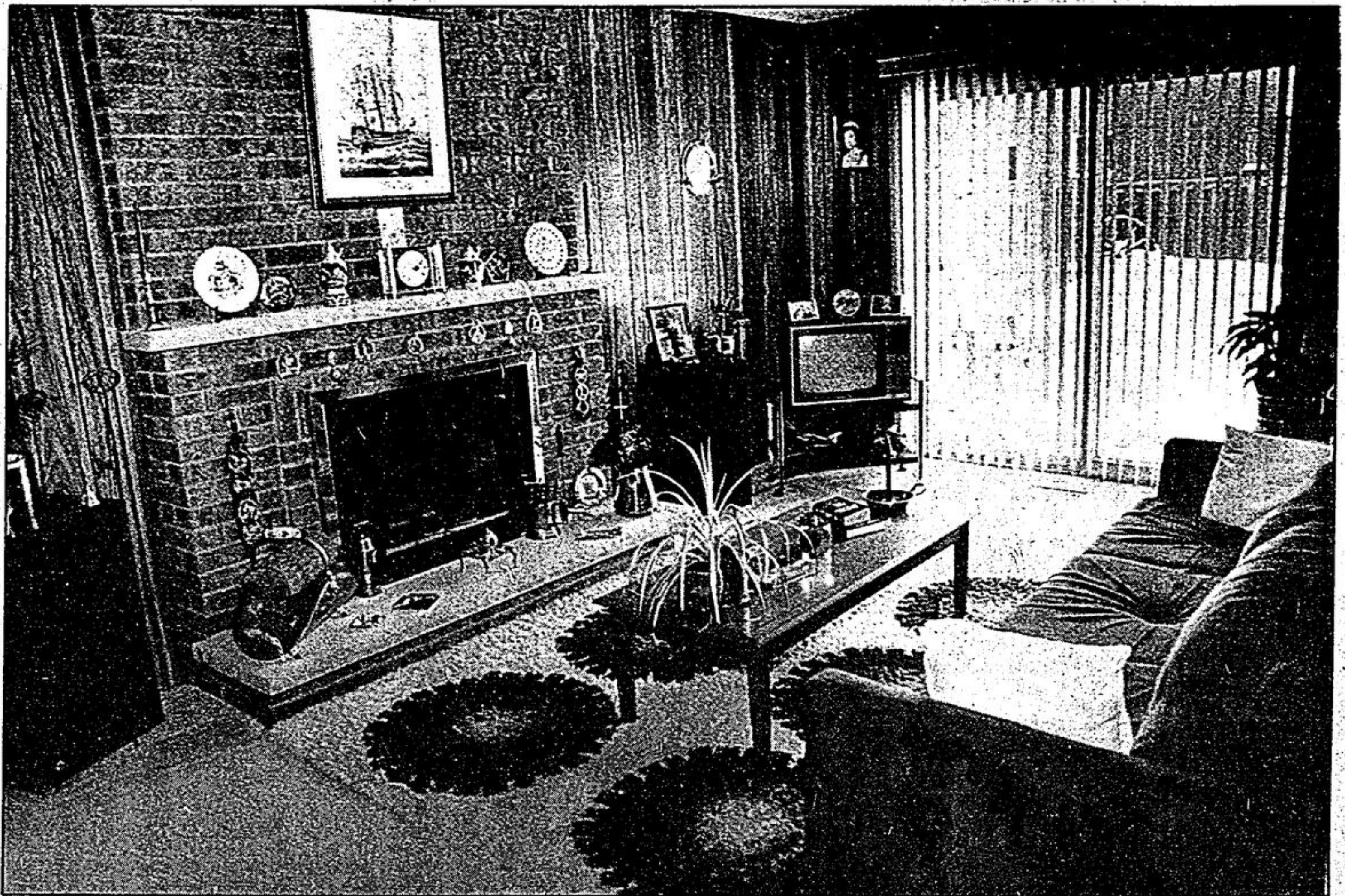
The kitchen is 6.1 by 3.5 metres, featuring a "centre island" counter, a large eating area, ceramic tiling along the walls behind the sink and counters, and a built-in dishwasher. The kitchen also has a sliding glass door into the yard.

Other extras included with the house are central air conditioning, a central vacuum system and an air cleaner.

The sales representative for the house is Gabriele Poschar, 294-1372.

New section

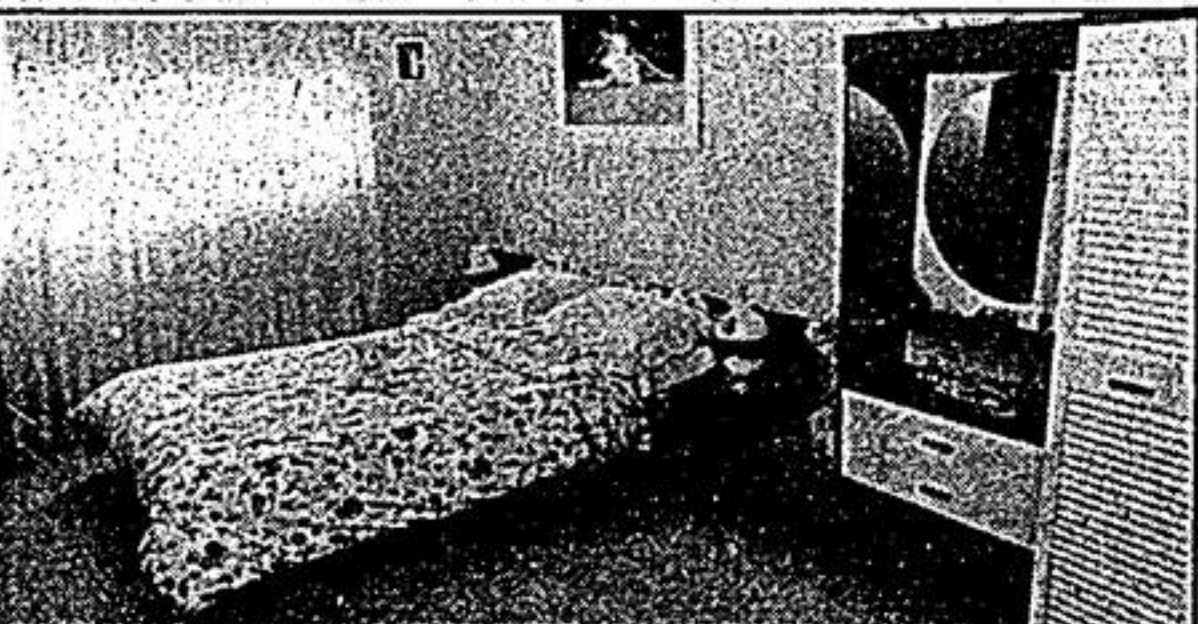
This week, the Economist and Sun and Tribune launch what will become a weekly Real Estate and Business section. New features include home of the week photos and story, a major business feature and other stories about the local business community. In addition, this section also contains the most complete, up-to-date real estate listings for Markham, Unionville, Milliken and Stouffville areas.



The family room features a wall-to-ceiling brick fireplace with an insert, and has large, sliding doors into the backyard.



The house of the week, located at 42 Ashland Crescent, is listed by Family Trust sales representative Gabriele Poschar at \$156,900.



One of four bedrooms, the master bedroom has an ensuite, four-piece bathroom.



The kitchen features a "Hollywood" style counter area, and a large, airy eating area. Ceramic tiling behind the sink and counters complete the decor.



One of the attractions in the house is the mahogany-trimmed winding staircase leading to the second floor.

Businesses play cat, mouse game

By LISA PARTSA
Staff Reporter

Businesses in the Woodbine-Steeles industrial area are playing a cat and mouse game with Markham bylaw enforcers.

The Town of Markham forbids retailing in most of the district, but a number of owners and managers of businesses, either in disagreement or ignorance of the bylaw, continue the discreet sale of merchandise.

According to bylaw official Julie Ogden, the business area from north of Steeles Ave. to 14th Ave., and east of Hwy 404 to Birchmount Ave. is zoned "strictly industrial," with the exception of a "small area" at McPherson and Alden Rds.

However, chief bylaw enforcer Ken Spence has recently learned that a number of businesses outside the designated area are violating the bylaw by inconspicuously selling to the public.

One of the businesses in the industrial zone is Canadian Gold Wholesale on Woodbine Ave. and Denison Rd. Hersh Litvack, a representative from the business, admits to having a retail operation, but says the jewelry manufacturing company, has done so since its opening four years ago.

Mr. Litvack claims he "can't recall" having been charged or even warned by bylaw officials in the past year. He does say, however, that he thinks the bylaw should be clarified.

"If a place is manufacturing their own products for sale, it should not be looked at as retail," he explained, adding that those who sell products they have purchased are part of retail organizations.

Mr. Litvack does not feel he is taking a risk when selling to the public. Bylaw officials "have some sympathy" for the industries, and take "their situation" into consideration, he said.

According to Mr. Spence, the bylaw forbidding commercial activities is difficult to enforce, unless another merchant in the area who has been refused a retail permit complains about a neighboring business. "We don't really have enough staff to routinely investigate that area," he admitted.

There are several places currently under investigation, he said, although no charges have been recently laid.

Ms. Ogden, who is the bylaw examiner for the area, said "there has been quite a lot of (illegal merchandising) going on there lately." She said the Woodbine-Steeles district "has

always had people" breaking the bylaw since it is the biggest industrial area in Markham.

She suggests some of the violations occur because industry owners are unaware of the specific zoning in their location, and begin selling merchandise "without even checking out the bylaw."

In an interview, representatives from two new businesses in the zone said they were not warned of any retail restrictions in their area when they leased the buildings. One owner of a distributing company said he has never been notified by the Town to stop selling merchandise in warehouse sales.

Ms. Ogden said many businesses have recently moved into the area, but had not been informed of the bylaw by the owners or former occupants.

Some of the businesses under investigation, however, were "probably aware" that retail is prohibited, but continue to sell merchandise in the risk of being discovered.

The maximum penalty for violating the bylaw is a fine of \$1,000, but the maximum is "very rarely" given, according to Mr. Spence. Officials will first issue a warning, and order a stop to any retail activities.



Some businesses in the Denison-Woodbine area in the Town of Markham have been playing a cat and mouse game with Town bylaw enforcement officials over operating retail outlets in areas zoned solely for industrial.

— Sjoerd Witteveen

"We first try to resolve it by negotiation," he explained, "but if the offenders ignore warnings, they will be charged and brought to court."

Meanwhile, the owners usually continue the unauthorized sale of merchandise until the case is heard. Mr. Spence said the penalty is not always severe enough.

"It doesn't really make anybody sit up and take any notice," he admitted, but added that once a business has been convicted, enforcers can "keep slapping them with fines" if they don't comply.

Although bylaw enforcers are not always able to monitor the area, many times a business will be discovered in violation when an advertisement is placed in a Toronto newspaper or if a flyer announcing upcoming sales is discovered.

According to Markham Mayor Carole Bell, there are a number of industries and businesses in the Woodbine Industrial area that are "not exactly complying to the rule" because allowances were made in the past to permit a percentage of retail in certain areas.

Those revisions were

made to the original bylaw about eight years ago after the planning department brought certain circumstances to Markham council's attention.

Ongoing charges were being laid against businesses that had been selling some kind of service or merchandise. "This told us there was a demand for selling in the area," explained Mrs. Bell.

The planning board recommended that some existing industries be permitted to have retail, including financial institutions and restaurants, and

other commercial industries that were considered to fulfill a need.

Other legal non-conforming areas were then recognized. Some businesses that had been in existence before the bylaw was formulated were allowed to continue with a percentage of retail.

Despite the number of violations in 1983, the Town is not considering any further amendments, said Mrs. Bell. "I think we've done it now," she explained. "They've got to realize this is not a great, big shopping centre, but an industrial zone."