

Enclosed mall underway for Stouffville

By DENISE MCDONALD
Stouffville's new enclosed mall will provide a unique opportunity for first-time merchants to launch their businesses in a strategically-located area.

"Creating a small business can be a tough endeavor for the first year," says Royal LePage Sales Representative John Dunlop. "It's especially hard when that business has to compete against a

major chain. But with a complex this size, you don't usually see a lot of major stores."

According to Mr. Dunlop, the 55,000 square foot complex, scheduled for completion in September, is now officially under way after the five acre parcel on Hwy. 47 and Palmwood Gate, directly adjacent to Betz Pools, lay dormant for some time.

"Now that the foundation is in

and the girders scheduled to go up within the next two weeks, people can actually visualize we're going ahead with the project, rather than just having seen a sign sitting there for over a year," he says.

Having joined the project only eight months ago, Mr. Dunlop says he became involved through his personal contact with developer/owner Frank Fisico (295151

Ontario Limited and Ashall Homes Ltd.) and his signing of major tenant Bargain Harold's.

"The project needed an anchor if the complex is to be finished on target," he says.

Mr. Dunlop adds: "Mr. Fisico, who works under the name of Fairgate Homes, is a very well-respected developer in Stouffville. Not only does he have a great respect for Mayor Fran Sainsbury and all members of council, he shares in their feelings to create a well-planned community. This project is an attempt to tell the residents he identifies with the wishes of council and will express it through the complex."

Although Bargain Harold's has officially been signed as a tenant, negotiations are under way to sign a donut shop, lottery kiosk, smoke shop and hairdresser for the 30 to 35 stores. Mr. Dunlop also hopes to include two real estate companies, a bank, toy shop, men's wear store and roadhouse tavern.

"I believe there should be a proper balance of tenants in a complex this size," says Mr. Dunlop. "Rather than lease to just anyone, I'd like to see a proper blend of users."

Claiming the stores will be rented for \$18 per square foot with a five-year lease and options, Mr. Dunlop says this rate is "very, very good" for an enclosed mall and considering the whole makeup of this type of complex is generally higher.

"The mall will include four main entrances, two on Main Street, one on Palmwood Gate and one on Service Road, with parking for 300 to 350 cars.

"One problem many malls run into is not enough adequate parking, but in this case there is almost a surplus," says Mr. Dunlop. "One example of a successful complex is the A & P plaza, however, there parking is a problem. But if we can put together a complex as good if not better, and give them adequate parking, there's no reason why people won't come to an enclosed mall."

"The major advantage of a mall this type is you have a captive audience," he continues. "In the winter time, it gives people somewhere they can go to get out of the cold, yet at the same time, they can either sit around or browse."

Mr. Dunlop also claims to have talked to a number of people in

Stouffville and says: "The general consensus I get is that everyone is eagerly anticipating the mall's opening in September and feel it will be a largely successful endeavor. They're really excited about it."

Talk on diabetes

It's the last meeting of the year for the Markham-Stouffville Branch of the Canadian Diabetic Association, and it's your last chance to catch up on recent advancements for diabetics until September.

The meeting is Monday at 7:30 p.m. at Markham District High School. Special guest speaker is Dr. Harry Palter who specializes in endocrinology and metabolism.

He's head of the Diabetic Education Centre at North York General Hospital.

Anyone interested is welcome to attend. For more information call Gitta Gamm at 680-6471.

Tickets will be available on a \$50,000 sweepstake with proceeds to camping for children with diabetes. Tickets are \$2 for three chances and the draw will take place in London, Ontario June 27.

Police recover stolen bicycle

A 29-year-old Unionville man was charged with possession of stolen property Monday night after police recovered a stolen bicycle.

The bicycle, worth \$200, belonged to a Karma Rd. resident.

Tool box taken from residence

A tool box containing assorted hand tools and a skill saw valued at \$1,300 was stolen from a Digby Cr. home in Markham last weekend.

Entry to the home was gained by forcing open the kitchen window, police said.



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