

Medical centre to boost image

Doctors sought to move practices to state-of-the-art Ringwood Drive building

BY JOAN RANSBERRY
Staff Writer

A \$4-million state-of-the-art medical and professional office complex is slated for Stouffville, The Tribune has learned.

Legacy Place, a three-storey, 45,000-square-foot concrete and glass building will occupy a two-acre site at 54 Ringwood Dr., providing Whitchurch-Stouffville council agrees.



DAVID HATCHER: Projected growth will support centre.

If all goes as planned, tenants will move in by 2001. According to Mayor Wayne Emmerson, the town doesn't anticipate any problems with the plan or the construction. "It's a fine looking building. It's a very positive move."

At present, office space in Stouffville is scarce.

"A few years ago, we had plenty of office space. Now, we have very little. This is a positive move. It's great news," economic development officer Eric Lismanis said.

In a few weeks, council is expect-

ed to give the nod to a site-plan application from land owner and developer Castledene Investments of Scarborough.

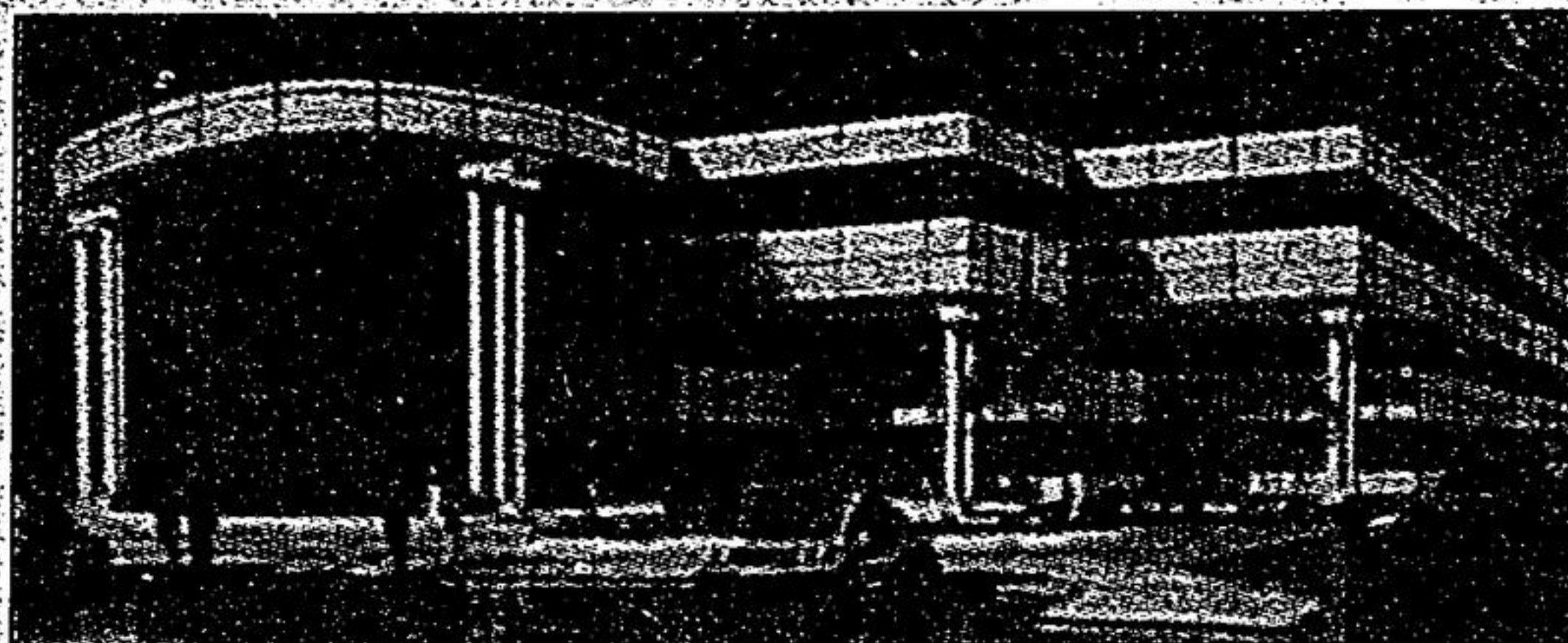
With project partner Japesan Enterprises Inc. of Markham, the parties involved are anxious to have construction get under way. The land is appropriately zoned for the building so the applicants are not being plagued with government red tape.

"The town is 100 per cent behind this project," said David Hatcher, project spokesperson and associate broker with Sutton Group-Majestic Realty.

Each of the three floors measures 15,000 square feet. Doctors' offices, a medical clinic and a small pharmacy could occupy the first floor, while medical service specialists and other professionals would suit the second floor. The third floor could be made up of professional offices. An elevator will service the building.

The Ringwood Drive area has not been without its problems, Hatcher said. "Some grief has come out of Ringwood. But we're anticipating that this building will be the yardstick of change."

Lismanis agreed Ringwood Drive is shaping up. "This building



An architect's drawing depicts the medical building slated for Ringwood Drive. Tenants could move in as early as next year.

will do much to clean up the area. One of these days, it will be a very nice place. It's great to see this kind of confidence."

Securing tenants to Legacy Place is not viewed as a problem as Stouffville is designated for growth. "Close to 3,000 new homes are planned," Hatcher said.

"That means 10,000 new people. The population is moving north. And, at present, Stouffville doesn't have any Class A office space for rent. The market is good."

The first leg of Hatcher's plan is to sell Legacy Place to Stouffville's 20-plus doctors. "Many doctors are running their practices out of buildings that are brinking on being dilapidated or out of very crowded

offices. I'm sure some will welcome the chance to upgrade."

Legacy Place offices will be designed to fit individual tenants. "If someone needs a 2,000-square-foot office, we'll provide it," said Hatcher. "If we're given a floor plan, we'll look after it."

With a two-acre lot, there will be ample parking. And the location provides easy access to highways 47, 48 and 407.

"Legacy Place will be an attractive architectural design with a truly comfortable working environment," Hatcher stressed.

Anyone wishing more information on Legacy Place can call 881-9558.

REGIONAL News Digest



WHAT'S HAPPENING

Milliken Mills Community Centre and Library 10th anniversary
Saturday, 10 a.m. to 4 p.m.
Kennedy Road at 14th Avenue

Milliken Mills Community Centre employees (from left) Sheri Stewart, Nancy Vincent and Keith McGuckin promote the 10th anniversary of the centre. All are invited to enjoy dancing, music, cake, skating, shinny and swimming.

On the road to construction

Measures will be taken to reduce the traffic impact if and when the new library and pool is built at Memorial Park South.

On Tuesday, Whitchurch-Stouffville council received a facility impact study and agreed to adopt its recommendations.

Improvements will include a sidewalk on Burkholder Street, between Park Drive and Market Street, while the existing 40 km/h speed limit will be maintained.

The town will provide a left turn lane along Main Street in the vicinity of Park Drive.

Construction vehicles will be prohibited from using adjacent residential streets to access the site. All construction traffic will be routed along Park Drive and Main Street.

The \$5.7-million pool library proposal is now before the Ontario Municipal Board. Despite the challenge, the town is taking a business-as-usual approach. The project went to tender two weeks ago.

CORRECTION

A Feb. 12 story stated that Ward 1 Councillor Steve Plakes was the top spender amongst his peers last year. In fact, Ward 5 Councillor Judy Scala had the highest spending record, with a \$19,771 expenditure. The Tribune apologizes for the error.



STAFF PHOTO/ROB ALARY

Markham Fire and York Region road crews responded to yesterday's crash on Stouffville Road by covering the area with an absorb-all compound and sand, which was followed by a street sweeper.

Truck crash closes road

Stouffville Road was closed for more than four hours yesterday after a dump truck collided with a car on snowy roads and dumped an entire tank of diesel fuel. One man was taken to hospital with minor head injuries after the 8:30 a.m. crash, just west of McCowan Road, said Const. Jason Hayes.

"The driver of the dump truck was eastbound on Stouffville Road and, due to weather conditions, he lost control," he said. "A westbound car collided with the truck, hitting the fuel tank."

The driver suffered minor head injuries and was taken to Markham Stouffville Hospital where he was treated and released.

A large quantity of diesel fuel was left on the roadway and police were forced to close both lanes for clean up.

Stouffville Road re-opened just after 1 p.m.

No charges are expected, Hayes added.

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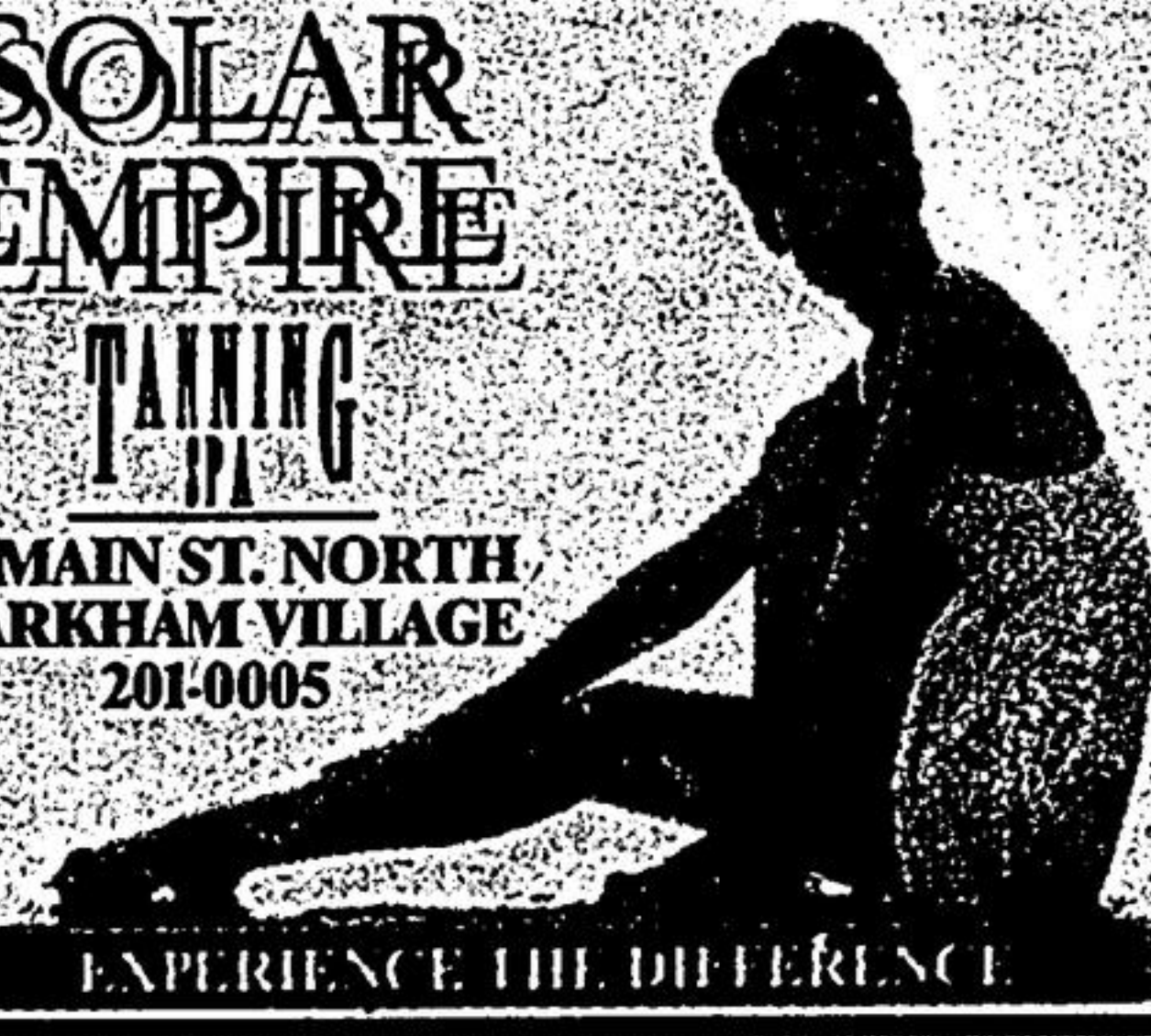
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