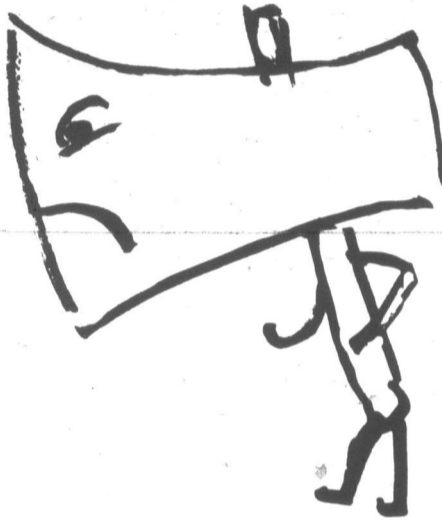


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- Burns camp fire side bacon **99¢ lb.**
- Grade 'A' turkeys 20 lbs. and up **55¢ lb.**

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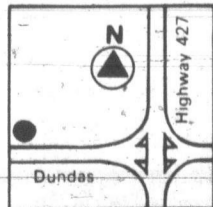
- Green Giant niblet corn, 12 oz. tin, **99¢.**
- Nestle ready-to-serve puddings - all flavors, 14 oz. tin, **4 - 98¢.**
- Nescafe Instant coffee, 10 oz. jar, **\$1.69.**
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- Florida oranges (best for juice) **2 doz 99¢.**

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Sanrose may go with first plan

BY FRANK TOUBY

The hot-potato Sanrose development on a six-acre notch of the Lakeview golf course on Dixie Road was tossed into the lap of the town committee of adjustment and promptly withdrawn when developer Jerry Humeniuk saw the committee's hands (and faces) turning red.

The controversial project was passed by a narrow 5-4 council vote last year and approved by the Ontario Municipal Board after area residents fought hard and vainly to have the site retain its R-3 zoning.

One of the reasons council squeaked through its approval of the 277-unit development where rents will approach the \$400-per-month category was on the basis of esthetic appeal and good planning. The slim council majority liked the drawings and scale models presented when Humeniuk

argued in favour of the project.

Council approved construction of a 14-storey and a 21-storey apartment tower and five townhouses, sited in such a way that few of the mature trees on the lot would have to be removed.

When Humeniuk sought variances on the project, he put it through the committee of adjustment rather than expose it again to the political arena by returning the plans to planning board.

Humeniuk says there is merit in his proposed changes which include re-siting the towers to maximize sunlight exposure, doing away with one entrance and internal road, and increasing the coverage in his towers by 38 per cent. It's that latter part of the application that has caused the furore.

Councillor Ron Searle says he hasn't examined the merits of the new Sanrose

application for changes, but says merely that a 38 per cent increase in coverage is not a minor variance and can't be handled by the committee of adjustment.

Humeniuk says the increase is more impressive as a figure than in its impact on the project. He says the variance would not create any additional units or increase the sizes of the towers.

What he says will happen is that his buildings will be geared more toward the "mature" families than families with children.

"When you're talking upwards of \$375 a month rent, the people with children would rather have a home than rent in a building," Humeniuk says. Humeniuk says he's essentially asking that the town allow him the "bonus" space the town grants apartment builders to encourage better facilities for children.

He says the town doesn't count space included in each apartment for extra storage children require, children's playrooms and in-apartment laundry facilities.

All those are children oriented, he says.

Humeniuk says that given the size of his apartment suites, he can increase the sizes of living room snad dining rooms, add dens and extra bathrooms, and make the apartments more desirable to adults.

He says in order to accomplish that end, he needs

town permission to use the space normally designated for children as adult space.

"There's plenty of room in the suites," says Humeniuk, "as long as it is for children, it isn't counted as coverage. But when you want to make a den instead of a playroom — or increase the size of a dining room — the space counts as coverage."

"We're not talking about adding anything, only having the town continue not to count any of our apartment space as extra coverage while we use that to improve the apartments for adult residents."

He says he has contacted area resident and found few objections when the application is explained to them. According to Humeniuk, increasing the allowable coverage by 38 per cent (or not having bonus areas taken from children's accommodation and switched to adult facilities) would reduce the number of children in the project.

It's doubtful now whether Humeniuk will continue to seek the changes.

He says he doesn't want to go through planning board because the process is too slow.

"No matter what happens," he says, "we will not build anything of lower quality than we promised when we got approval. This is going to be a high-quality development and nothing is going to make us consider it any differently."

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(Continued from page 1)

"It's not sufficient that the applicant withdraws only on the basis of opposition," he said. "This can go on, be adjourned and brought back to this committee if it's withdrawn."

"We withdraw," replied Humeniuk.

"You can't withdraw unless we permit you to," answered Fleming. He reiterated that the committee would rule the variance not be permitted.

"Would you like to hear the facts," Humeniuk now visibly upset, asked. "You've ruled without even hearing the application." The chairman ruled in disfavor without letting any other committee member express an opinion. I think the record will speak for itself and prove that," he added.

Humeniuk requested again that the committee not deal with the matter. He said his company would enjoy making a presentation in two weeks after it had showed its plan to the annual general meeting of the area ratepayers. The executive of that group had unanimously approved the adjournment he said, with three provisos.

The ratepayers wanted assurance of deferral of the hearing, assurance that the proposed changes would in fact be made, and wanted the matter considered by the planning board.

"If the homeowners say they're against it, we'll withdraw without appearing before you again," Humeniuk repeated.

Committee member Richard Mortensen asked how many members of the public appeared in opposition. When nine stood up, he asked for a spokesman. Gary Smith, vice-president of the Orchard Heights Town and Country ratepayers hesitatingly assumed that role.

Called to the front of the room, Smith asked the committee what they wanted. Mortensen asked if the group wanted a decision, "today."

"We'd like a decision on the validity of the application as a minor variance or not," Smith replied. He said residents had opposed the project all along and were further concerned that the developer was asking for amendments.

Rising to repeat his withdrawal of the application, Humeniuk finally had his motion accepted by the committee.

At no time during the discussions was there any explanation, or even a description of the nature of the changes. The Sanrose representatives and the ratepayers appeared equally confused by the outcome as they filed from the hearing room.

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