



That's not how you do it

Learning how to sail can sometimes lead to an unexpected dunking, as this young sailor found out. Courses are under way through both the Port Credit Yacht Club and The Mississauga Sailing Club and there are still sessions which have not begun for anyone interested. The Port Credit sessions last one month and are held each weekday from 9 a.m.

to 4.30 p.m. They cost \$80 and are open to anyone 12 to 16 years of age. For more information call 278-5578. The sailing school has four two-week sessions for both youths and adults. Adult classes are from 6 to 9 p.m. and youths' from 9 to 4 p.m. For more information call club commodore Doug Mannell at 453-3517 or 368-1145.

City home overruns bill for repairs by \$15,000

A Port Credit man, who sold his home and property to Mississauga last year, wants the city to pay \$15,000 for a cost overrun on renovations to his house.

Elwin Cathcart sold his home at 60 Godfreys Lane to Mississauga last year for \$220,000. The Cathcarts were allowed to rent the home for \$500 a month. They were also given permission to spend up to \$20,000 for renovations.

So far, the renovations, which are almost complete, have cost a total of almost \$38,000.

Philip Spencer, a lawyer for the Cathcarts, told general committee this week that because of the age of the house and physical difficulties, the extra cost was unavoidable. Although the renovations will be of benefit to his client, Spencer said the work to make the home structurally sound will also be of benefit to the city which will eventually have a park in the area. Cathcart is asking the city for another \$15,000 so he can pay the contractors he hired, Jerrold Markle Ltd.

The contract was awarded to Jerrold Markle after three verbal bids were obtained by Cathcart. Markle's bid was lowest.

In a letter to the city, Jerrold Markle manager Paul LeBlanc said that after five weeks of work, it was discovered there were very little footings in some areas and none at all in others.

"The basement walls began to collapse," noted LeBlanc. All of the cement blocks and footings in the basement had to be replaced.

Since Cathcart did not want the trees or patio stones disturbed, all of the work was done by hand including shovelling out 240 cubic yards of sand and clay.

Even if the company were paid the \$31,400 spent at the site so far, that would not include any compensation for management or profits, LeBlanc said.

The company's present loss is \$6,400, he claimed, even though Cathcart has paid an additional \$5,000. Jerrold Markle has about a week to go

to complete the job. The company left when it was not sure it would receive additional payment for its efforts.

Councillor Ron Searle expressed sympathy for the request. He said the company hired by Cathcart was really acting as the city's agents in doing the work. Not completing the job would be tantamount to wasting the \$20,000 in city money which has already been spent, he suggested.

It has not been determined yet whether the Cathcart home will be included in the final master plan for the park, noted recreation commissioner Ed Halliday.

Mayor Martin Dobkin said that perhaps the city should have tendered for the renovations. He said the situation could have been handled better but in the long run he felt the benefit would come to the city for completing the work.

"I see this as bailing out the contractor," insisted Councillor Frank McKechnie. "The others who submitted higher

bids were right." McKechnie said cost overruns were part of business for contractors.

"They're lucky they got \$5,000 from Mr. Cathcart," he said. Dr. Dobkin then asked Spencer what would happen if Cathcart refused to pay Jerrold Markle any more than he already has. He was told Cathcart had a signed agreement and was not required to pay any more.

"In other words, if you and your client want to uphold your written contract with the contractor, you can," asked Dr. Dobkin. Spencer said that was true, but the contractor would refuse to complete the renovations.

After a long discussion, the committee decided to refer the whole matter to the city manager for a report.

WAKE-UP! SHAPE UP! WALK!



Apartments over stores comes up again at council

City councillors grappled once again with an old problem this week — the concept of allowing apartments over stores because of outmoded commercial zonings in Mississauga.

Representatives of Normel Construction Ltd. appeared before general committee to ask that their site plan for apartments over stores be exempted from a council resolution discouraging the idea.

Philip Alter, lawyer for Normel, said his client's application was perfected before council passed its resolution.

"It would be a great injustice to my client if you were to deny his request," Alter claimed.

The proposed development of seven stores and seven apartments is on the south side of Lakeshore Road just east of Port Credit.

Jim Lethbridge, the city's director of urban design, told members there was a long history to the application. Normel originally applied for commercial and residential development but was convinced by city staff to apply for stores with offices on the second floor. A site plan for that project was approved last December.

Alter replied that his firm had found that offices weren't a viable use after investigating the market in the area and inquiring about mortgages.

Lethbridge explained to council that the proposed site is near a vacant school site owned by the board of education. A separate school is also located nearby. There is a proposal that the land in question be used for a senior citizens' building. "This proposal (Normel's) is con-

trary to a number of recommendations which will be coming forward," Lethbridge said.

There is a lack of visitor parking for the apartments and, Lethbridge added, there is potential danger to small children who will have to play in parking lots near exits and entrances to Lakeshore Road.

"The greatest tragedy of the commercial strip in Lakeview has been the proliferation of strip plazas with apartments over them under outmoded commercial zonings," maintained Ward 7 Councillor Ron Searle.

He said the municipality has been willing to allow higher land uses on the outmoded zones to prevent development of apartments over stores but land owners have "persisted" in developing that way.

Searle told Normel that the proposal for senior citizens housing or for offices could bring the firm a higher return on its investment than apartments.

Ward 1 Councillor Harold Kennedy questioned whether Normel had "tapped the right sources" about the viability of offices. He said some areas are short of commercial development now. He pledged to sit down with Normel and see what can be done. "It's not a major problem," he remarked.

The matter was referred back to staff for further discussion. Mayor Martin Dobkin saw nothing wrong with residential uses above commercial "as long as the site plan is properly devised."

He said such development provides an opportunity for a lot of families, especially im-

migrant families, to start a business downstairs and live upstairs.

Searle commented that Paul Wu of the city's planning department was working on proposals for the Lakeshore redevelopment plan which will combine commercial uses on ground level with residential tiers above, similar to S.

Road may not be renamed

The portion of Airport Road within Mississauga may not be renamed Malton Boulevard after all.

The earlier recommendation to rename the road was deferred this week at the request of Malton Councillor Frank McKechnie.

McKechnie, who was not present when the issue was discussed previously, announced that he didn't accept the idea that the road needs to be renamed at all.

Part of his concern is for "technical considerations," he explained. He claimed it would be very confusing for people if the road name suddenly changes at the parkway belt, halfway between Steeles Avenue and the CN tracks. That's where the boundary of Brampton and Mississauga occurs.

B. McLaughlin's Aspen development in Mississauga Valleys.

"That allows controls other than the horizontal slabs which have turned the whole Lakeshore strip into a planning anachronism," Searle said. If such a scheme were instituted by Normel, the owner could maximize his investment while producing a development that's an asset to the community, the councillor concluded.

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