

# Credit River apartment building a 'mistake': Leavers

BY JOHN KERNAGHAN  
PORT CREDIT — Port Credit Yacht Club officials call it "that thing." Reeve Frank Leavers admits it is a "mistake" and Credit Valley Conservation Authority chairman Roy McMillan terms it a "damn nuisance." To many residents it is both an eyesore and a nightmare. Builder John Welton feels it is a "great site."

Subject of the name calling is a 20-storey high rise built partially on landfill in the Credit River. The 119-suite complex on Front Street towers over the river, a residential section of town and an unfinished park. A former town councillor concedes that it could have been avoided. "If the town had been smart enough to see what would happen to it, we could have picked it up for greenbelt. But as usual

the private developer beat us to it." The proposal to build the high rise complied with town zoning created in 1961. That was for R-4 structures allowing 1.5 coverage (floor space 1.5 times the lot size). FEDERAL PERMIT What cinched the development, says builder Welton, was a permit from the federal Department of Public Works under the

Navigable Waterways Protection Act. Normally, Welton, land swamped by a change in the course of a river is reverted to the crown when the cause has been natural. He argued that Canada Steamship lands had created flooding over much of the land to which he had title when they built their piers. On that basis he was

allowed to retain the land and proceed with landfill operations to reclaim it. At the time, the Credit Valley Conservation Authority took a strong stand against any construction on the location. Based on the feeling that proposed development upstream (Erin Mills, Meadowvale) would increase flooding because of quicker run off, the authority

issued a resolution asking that the Town of Port Credit take no action until CVCA, the Ontario Water Resources Commission and all municipalities affected by the river had conducted a joint study. According to authority files, the Town of Mississauga concurred with the resolution but Port Credit failed to reply. Subsequently Port Credit

did ask for an engineering study and Welton engaged H.G. Acres Ltd. to conduct tests. The company's verbal report said the landfill would not affect flooding or ice conditions appreciably. At one point, the town asked Welton if he would consider selling the land but learning it had increased in price at the rate of \$200,000 per acre, refused to commit taxpayers' money.

UNFORTUNATE. Asked if the town had missed its prerogative to foster land development in the interest of residents, Frank Leavers said, "It's unfortunate. It was a mistake but we have to learn from our mistakes." He insists there is no way town officials could have known the rights to the property extended more than 100 feet into the river.

And he contends it was local residents who asked for the R-4 zoning in the first place. "In 1961 when the town considered zoning that area industrial residents came to them and asked for high rise rather than industrial," he asserts. Could a similar development happen again? "I don't think you'll see Continued on page 2

## Graham sentence postponed again

John Graham, of Port Credit who had pleaded guilty to charges of kidnapping a 17-year-old Oakville girl and indecently assaulting a 13-year-old Burlington girl, was remanded for sentencing for a second time yesterday. He will appear in court again Aug. 22. Sentencing was postponed because a psychiatrist who had examined and tested Graham was not on hand to give evidence. Judge B. Barry Shapiro asked defense council to make sure a copy of the psychiatrist's report is supplied to the crown and to himself before the August date. The psychiatrist, Dr. Davison, will also be present in court. When Graham, 21, appeared before Judge Shapiro June 28 sentencing was delayed because the latter found inconsistencies in a psychiatric report supplied by Dr. Z.R. Mech of Brampton. The judge said the conclusion that Graham could not be helped through treatment conflicted with findings Dr. Mech had made in an earlier report. The county court justice also said yesterday that consideration had been given to taking Graham to the Clarke Institute for more testing. "But it may not be necessary to admit him after we hear from Dr. Davison. On the other hand, his report might be the basis for admission for more tests," Judge Shapiro said.

## Gun brings additional charge

A man who failed to appear in court to face charges of owning a switch blade knife was arrested for possession of an unregistered firearm Thursday when an officer entered his home and found a .38. calibre revolver in a holster on the living room coffee table. Acting Detective Ed Kelly went to a Burnhamthorpe Road E. residence at about 2:30 p.m. Thursday to enforce an outstanding warrant for the switch blade charge. Charged with possession of a prohibited firearm is Kevin Mersereau, 18.

## School money studies begin

With 1972 barely half over the Peel Board of Education's finance committee has launched what some trustees are predicting will be more than six months of discussion and debate leading the board's 1973 operating budget. Trustees, working under a \$62.5 million budget this year, said they would place top priority on a study to determine just "what the effect of the county school system's rapid growth has had on education costs." There are 65,000 students in the 128 school system and figures released last week indicate a projected enrolment of more than 70,000 by next year. The finance committee called for expanded participation by the salaried staff in setting the '73 budget. The early start on budget studies will allow major debate on the subject as early as this fall. The Peel County board is the largest county system in Ontario and the eighth largest in all Canada.

## Reeve released from hospital

Reeve Lou Parsons is recuperating at home following his release Monday from Oakville-Trafalgar Hospital. The Mississauga reeve was admitted to the hospital early Friday morning suffering from stomach pains. Doctors diagnosed the ailment as kidney stones. "If I'd been older, they would have just operated and it would have been all over pretty fast," said Parsons earlier this week from his hospital bed. Yesterday Parsons said he's relieved the one-sixteenth-inch stone ("it felt like a boulder") passed. "I'm taking the week off," he said. "I lost 10 pounds — and that I'm glad of — because I couldn't eat for three days."

## Mississauga police suspect

At right is artist's sketch of suspect wanted in connection with Malton milk store robbery. Subject is male, white, age 18 to 22 years, approximately 5 feet, 7 inches tall, slender build, smooth complexion, no noticeable accent, dark hair — combed right to left — neat and well-groomed. Subject last seen wearing navy blue squall jacket with hood and dark trousers. If you see this man please call Mississauga police, detective division (270-6050).



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VOL. 35, NO. 10 WEDNESDAY, JULY 19, 1972 FIFTEEN CENTS



Safe! Bill Crerar crosses home plate ahead of throw to give Erindale all-stars another run in their 7-1 Ontario District-1 Little League tournament victory over Galt Nationals. See story page 9. (Times photo by Ron Pozzer).

## Spot-zoning passes committee

BY FRANK TOUBY  
Mississauga councillors last week approved spot-zoning in two areas of Lorne Park to permit construction of a small shopping plaza, a gas station and some R-3 houses. The area is R-2 under the town's Official Plan. It is roughly triangular, bordered by Queen Elizabeth Way on the north, Indian Road on the south and Mississauga Road on the east. Ture Anderson (Eastern) Ltd. won approval from council's general committee to build the shopping plaza, gas station, 55 R-2 houses and 20 R-3 houses on some 25 acres on the south side of South Sheridan Way east of Streambank Drive and Crestdale Road and north of a Hydro right-of-way. Anderson had originally sought 38 R-3 dwellings, but planning board reduced that. OPPOSITION The application is opposed by the Lorne-Crest and Tecumseh Area residents associations. At an earlier hearing on the matter, lawyer Allan Shulman, representing the Lorne-Crest group, said his clients had conducted a survey of 163 residents in the area and an overwhelming number oppose the rezoning. The developer last week presented council's general committee with two "surveys" by two consulting firms which supported Anderson's application. Reeve Lou Parsons later called the studies "window dressing to enhance the developer's proposal" and dismissed them as meaningless. Parsons introduced an amendment to reduce the plaza to a milk store operation on the model of the corner store in Erin Mills. He found support only from councillors Ron Searle and Dick Whitney. Parsons said the area only needed a milk store and that he felt the shopping plaza would be an unnecessary facility. The total site fronts 696 feet on South Sheridan Way and is about 1,600 feet deep. At the east end of the neighbourhood Bloorvale Developments Ltd. sought and received councillors' approval to spot zone from R-2 to R-3 part of a 22-acre parcel of land. The site takes about 17 of those 22 acres and is on South Sheridan Way about 500 feet west of Indian Grove. Frontage on Sheridan Way is about 1,458 feet. It is notched on the southeast portion by the proposed Lorne Park Hydro transmission site. The proposal there is for 79 R-3 lots and 12 R-2 lots. Area residents have opposed downgrading the zoning which reduces the minimum lot frontage to 50 and 55 feet. They aroused the ire of planning board at a public hearing when applause greeted one resident's remark about the R-3 houses that "when one lives next to a coal bin he can't help but get coal dust on his shoulders." Their severest opposition is to the commercial proposals. Only one member of planning board opposed that aspect of the rezoning. Board member Jack Harris said, "I think what is planned is out of keeping with the character of the area." "From the Credit to Clarkson Road is all zoned R-2 and why should we change it?" "The two shopping centres in the area have many vacant stores. "I think too many builders come out here to the suburbs and start chopping up our neighbourhoods for profit." Councillor Bud Gregory said perhaps approving the Ture Anderson plan would fight off possible further attempts to get similar rezonings in the area. ATTRACTIVE "Maybe we're in the position of having one (a shopping centre) in the area sooner or later and this one is at least attractive," Gregory said. "The \$750,000 'mall-type' plaza would have 38,000 square feet of interior store Continued on page 5

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Members of Port Credit council have rejected a region plan under which the town would be dissolved into Mississauga. Page 3.

## Cars

New cars, car care and tips on vacation trips. They're all contained in this week's special supplement. Page D1.

## Surprise

Thirteen-year-old Ann Bryan startled the track world with her performance in the Oshawa Highland Games. Page 9.

## Crash pad

Young people on the move are finding a welcome place to crash at the Gimme Shelter youth hostel. Pages C1 and C5.



## Weeds

Fifteen students engaged in a summer farming experiment are being continually frustrated by weeds. Page 6.

## Regulars

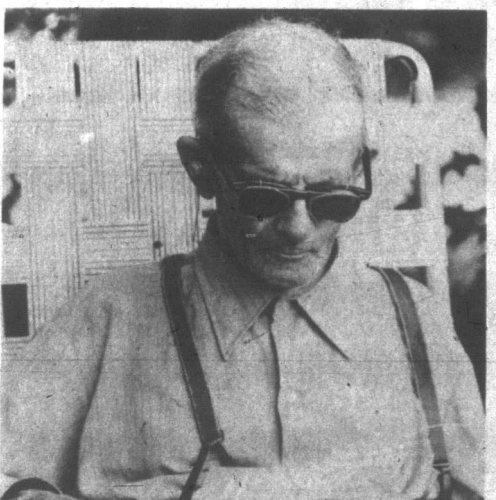
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## RESIDENTS WANT IT CLOSED

### Dump decision this week

A decision on a Mississauga couple's attempt to have the town dump temporarily closed is expected to be handed down by the Supreme Court of Ontario this week. Mr. Justice J.D. Cromarty reserved judgement on the matter until reviewing material submitted in court last week. Alvin Rosenberg told the Justice that Mr. and Mrs. Francis Halliday of North Sheridan Way, fear their house will be blown up by methane gas seeping into it from a dump owned by Allan Serrill and Victor Trustrum. The temporary injunction is against the owners and the Town of Mississauga, the owners' biggest customer. "Explosion is a possibility" Rosenberg said in outlining the Halliday case. In testifying, Mrs. Halliday said matches lit in the basement has created small explosions. She also pointed to several types of pollution in her home caused by the dump. She said the well had been fouled by seepage from the site, rats had overrun her property, flies and insects come in deluges, vegetation had been killed on her property, and between 250 and 500 trucks pass her home daily. Rosenberg claimed the town had failed to enforce a contract with the operators. He said garbage was to be covered every three hours but was only done daily and added that the contract barred dumping of liquid chemicals. Mrs. Halliday told of men wearing gas masks pouring orange liquid into the dump. A consultants report presented to the court indicated readings of 10, 20 and 50 per cent methane in soil around the house. The consultant, Samuel Sandler, a Professor of chemical engineering at University of Toronto, said he would not want to live in the house. He said even one-fifth-hundredth of the readings he took would be unacceptable for a residence. He indicated the only remedy would be to halt operation at the dump and conduct forced aeration of Continued on page 2

## Man and wife must split unless Streetsville nursing home permit extended



POLYDOR GRENIER

BY JOHN KERNAGHAN  
STREETSVILLE — Eight patients at Balmoral Nursing Home here may be left without accommodation at the end of the month unless the Department of Health extends the home's nursing permit. Juliana Wojereszek, owner of the home, said she has been unable to place any of the patients in other homes in Peel County. And one couple, Mr. and Mrs. Polydor Grenier, a French speaking couple in their late 70's, would be separated even if they were able to find places. They pay \$200 a month at Balmoral but under large nursing home fee structures would have to pay \$290 for a semi-private room together in a bigger home, said Mrs.

Wojereszek. The couples pension amount to \$250 a month making semi-private accommodation impossible. She said the home must be closed because of new health department regulations which require her home to have 56 hours a week of registered nursing care and 112 hours of care from registered nursing assistants. "That means I would need a staff of 200 to look after eight people. It just doesn't pay. Maybe I will go on welfare. I don't want to but I'm being forced out of business." Mrs. Wojereszek, who came to Canada from Poland two years ago, said that besides the French-Canadian couple, there are

also German and Yugoslavian women in the home who cannot speak English. "What will happen to them when they get into one of those institutions. They are at home here and I can speak their language and my nurse can speak French. "We have an international gathering here and we cook to their tastes. They can have the special foods they are used to. What will they get in an institution." She cannot understand the regulations that will close her home. "If we can't find homes for these people and we don't get an extension some of them will have to go into hospital. Beds there cost \$60 a day. Then we all suffer because the taxpayer pays for

someone who doesn't need to be in the hospital." Mrs. Wojereszek has one registered nurse who works 24 hours a week and a nursing assistant who works 40 hours a week. Both fall short of the expected minimums. As well as renovating the house to meet department standards, she has installed a \$1,700 buzzer and intercom system (not required by regulation) for her patients. The average daily rate is \$12.50 at Balmoral. Larger homes charge as much as \$20 and up. Streetsville physician, Dr. G.A. Montemurro, who treats patients at Balmoral confessed he knows little of new regulations. "But I will say one thing. As far as I'm concerned it is

one of the cleanest, quietest and most considerate nursing homes I have ever been in." Lynne Draper, owner of Glen Ridge Nursing Home here, said, "I doubt if patients at Balmoral are neglected. It is small home and that is what you want for your mother and father, not one of those institutions." With 41 patients (she had to cut back from 46) she said her home "is just out of the woods." "I agree upgrading was needed, but they are putting existing people out of business. They are phasing out homes to make institutions." Mrs. Draper said the nursing home regulations were unnecessary because Continued on page 2



ALICE GRENIER