

NEWSPAPER ARTICLES AND PICTURES TAKEN
DURING THE CONSTRUCTION OF KIRKWOOD.

Plans Still Moving Ahead For 15 - 30 Unit Apartment Building For Ayr

The proposed adult apartment building for Ayr was discussed at a housing committee meeting held Wednesday.

Appearing before the meeting were Frank Watty and Wendy Wright of the regional planning department, clerk Harry

Griffin and councillor Robert Hall of North Dumfries.

The committee had invited the four to appear to keep the various municipal bodies informed on plans. In addition a zone change will be required for land on which the building will be

located and this must be approved by both the township and region.

First choice site is slightly over two acres on Stanley Street comprising the Ayr Brother lands and vacant church lands. Negotiations are underway for purchase at a total price

of \$52,000 plus costs.

Architectural firms are presently being contacted and invited to an August meeting to present proposals for the building which will contain 15-30 units.

Mrs. Linda Gower of the South Waterloo Housing

Authority was also at Wednesday's meeting. She will check into details of programs which could make some units in the proposed building available on a rent geared to income basis.

Committee members are also investigating financing. Presently they are looking

at a new federal government program in which Cent Mortgage and Housing Corporation guarantee financing obtained through an approved lending agent.

A public meeting will be held in September with more details have been obtained.

Apartment Building For Ayr May Still Become A Reality

An adult apartment building for Ayr may yet become a reality. This is the word from Warren Vincent who heads the recently formed Ayr North Dumfries Housing Authority (a new name is to be determined in the future).

Over the past three years a number of proposals have been put forth regarding

rental housing to serve Ayr and district, but to date none have gone ahead.

Much interest was shown at one time in a senior citizens apartment, financed under a government program. It failed to materialize when a preliminary survey asked prospective residents to

complete a means test. At that time it became apparent many who wanted to make use of such a facility would be prevented from doing so because their income or savings exceeded program levels.

Vincent told the News on Wednesday that the newly formed authority will clear up many limitations included in past proposals.

He stated that primary ideas call for a 15-30 unit apartment for adults. While it will fill the needs for seniors, it will not be limited to seniors — younger people could become tenants also. "Everything is very preliminary as yet," said Vincent. Authority members Joyce Lovett and Jane Dunning have started an extensive survey and their findings will determine what type of a building is needed.

While the survey is being done, work is progressing on incorporating the three-month-old authority. Other executive members besides chairperson Warren Vincent are: Ellen Foll, vice-chairperson; Joyce Lovett, secretary; Jane Dunning, treasurer; and directors Dr. G. E. Duff, Wilson, Dr. Walter Bildstein, Harley Forden, Mrs. Connie Page, Rev. D. E. Willis, Frank Denouden, Al Walker, Murray Smith and Doug Gole.

The authority hopes to take advantage of a new federal government program which includes Canada Mortgage and Housing financing. The other matter being investigated besides financing is a site.

OCT 25/79

Possibility of 20-30 Unit Apartment In Ayr Still A Possibility

The possibility of a 20-30 unit apartment in Ayr is still a distinct possibility. Last Wednesday seventy persons attended an open meeting at Knox United Church, Ayr, to tell a steering committee what they would like to see contained in such a building.

Three years ago a government-operated senior citizens apartment was proposed but after investigation it was found that cutting through the "red tape" would be a

major headache. This in turn led to the establishment of a steering committee to investigate building an apartment privately. Members of the steering committee are Ellen Poll (chairman), Warren Vincent, Murray Smith, Rev. D. E. Willis and Mrs. Ken Murray.

Wednesday the committee met to hear suggestions from the public. First it was determined that an apartment is desired. Secondly, the majority of

those present expressed the desire for an "adult only" building - no children.

The steering committee will be retained and seven persons were added - Dr. Duff Wilson, Harley Forden, J. H. Dancer, Doug Cole, Mrs. Jean Dunning, Mrs. R. E. Lovett and Gunar Kutnits.

The committee will meet in November to map out plans of how to proceed to bring the facility to reality. First item of business will likely be to find out if local

Discuss Ayr Apartment Complex With Planning Committee

Feb 27/80

First it was a sewer and water system for Ayr; now a proposed adult apartment building is being planned for the former Ayr Broiler Co. property and vacant church lot on Stanley Street. This latest step for the urbanization of North Dumfries' most populous settlement received a favourable reaction from township planning committee officials during Monday night's planning meeting.

Warren Vincent and Ellen Poll, the chairman and vice-chairman of the Ayr and District Citizens Association (the group planning the apartment complex), attended the planning meeting to discuss the details of the apartment, which may result in the closing of Birch Street, which is an unopened road allowance. Architect George Cortes, who designed the preliminary sketch of the complex, accompanied Vincent and Poll.

Poll told committee members that the Ayr and District Citizens' Association is a non-profit organization which has been holding bi-monthly meetings since last spring in order to get the project off the ground. The 16-member committee cur-

rently has an option on the former Presbyterian Church lot and the adjoining Ayr Broiler Company, however, a rezoning is required to permit the apartment.

The apartment would be developed in more than one phase; the first phase tentatively allows for 25 units while seven more would be developed later if need was shown, thereby bringing the total to 32 units. Although Poll and Vincent officially label the units as an adult apartment, the priority will be for senior citizens, provided there is sufficient demand for such accommodation.

In the early 1970's senior citizen housing was requested, but Vincent explained that government regulations prevented this from becoming a reality.

Preliminary plans displayed by Cortes sparked off much of the planning committee's interest. Colour sketches of the apartment indicated that the 32 units will be broken down into four unit sections with two floors each, thereby giving a total of eight units per building section.

Size of the units vary from 400 square feet for bachelor

apartments to 670 square feet for two-bedroom apartments. Roughly 70% of the units will be single bedroom apartments.

Laundry facilities will be provided on each floor, and because of the slope of the surrounding land, a walk-out basement and recreation room for parties will also be provided.

Cortes stressed that the low-level apartments, which he described as cluster units, are aimed at conforming with the character of the rest of Ayr. This is one of the reasons why the building is only two floors high.

Because the citizens association is following Central Mortgage and Housing standards, the building will not be geared for low-income families. The group is adhering to CMHC regulations because its non-profit status allows it to receive reduced interest rates from the CMHC.

"Our only profit is for the welfare of the community," added Vincent.

However, Vincent and Poll pointed out that if the township desires it, 25% of the units can be geared toward low-income groups.

Presently, Dumfries residents on rear-geared incomes must live in Cambridge as the township has no low-income housing of its own.

The association has appointed Poll and another director, Walter Bildstein, to request a rezoning of the Presbyterian and broiler company lots as well as to achieve the closing of Birch Street; the latter is needed for more parking facilities. Total cost of the project is estimated at \$800,000. The CMHC will set the future rents, as well as subsidize mortgage payments to keep rents in line with average rents in their area. Association is also hoping that the region will drop the rezoning application and development charges of \$700 per unit because of the group's non-profit status. Poll regretfully noted that the present hospitalization of Bildstein has slowed this process down.

The association and Cortes plan to show the preliminary sketches at an open house at the Knox United Church, Ayr, today between 2 and 4 p.m. and 7 and 9 p.m. In addition a public meeting is scheduled for 7:30 p.m. (see advt.).

Adult Apartment Building May Be Started This Year In Ayr

Feb 20/80

Warren Vincent, chairman of the Ayr and District Citizens Association, is hopeful that a start may be made yet this year on an adult apartment building for Ayr.

A public meeting has been called for next Wednesday at Knox Church, Ayr, to allow the public to see conceptual drawings and hear a committee report.

For nearly a year now, the 16-member association has been meeting twice monthly in an attempt to get the much talked of building off the ground.

Talk of an apartment building for Ayr first surfaced in the early 1970's when it was determined that Ayr would get municipal water and sewer services.

Several proposals were put forth; most called for a senior citizens' apartment. However strict government regulations limiting who could apply for

residency created negative response and the matter was left in limbo.

Despite several attempts in the past four years to revive the project, very little was accomplished until last May. At that time the 16-member Ayr and District Citizens Association was established, with several members coming from former groups. Besides Warren Vincent, chairman, other members of the executive are Ellen Poll, vice-chairman; Joyce Lovett, secretary; and Jane Fair, treasurer.

25-30 UNITS PROPOSED

Since being formed in May, the association has completed most steps towards having itself incorporated as a non-profit organization.

In addition the firm of J. L. Cortes Architects of Waterloo has been engaged to design conceptual plans, and an option has been taken on the former Presbyterian Church

lot and adjoining Ayr Broiler Co. lot, both fronting on Stanley Street.

The Cortes firm has now come up with sketches of a proposed 25-30 unit building. These will be displayed at next Wednesday's meeting (see advt.). It is very important that we have a good turnout at this meeting, stressed Warren Vincent. Before the association goes any further, we want to know if we are proposing what people want.

Present plans call for approximately 70% of the units to be single bedroom, with the remainder split between 2-bedroom and bachelor units.

Total cost of the project is estimated at \$800,000.

A Central Mortgage and Housing plan has been applied for. Under this plan the association will borrow needed funds from a lending in-

The loan will be guaranteed by CMHC. The going interest rate will be charged but this will be subsidized by CMHC to a level that will enable the association to charge the market rent in the area.

It is likely emphasis will be placed on looking after seniors when it comes to renting units, said Vincent, but we are not limited to allowing only seniors. No means test will have to be submitted to by those wishing to rent.

The association may, if it wishes, apply to council to have 25% of the units designated for rear-geared to income. This possibility is being investigated.

In addition to getting public opinion, the association is in the process of getting approvals for a zone change or the property. They will appear at Monday's planning committee meeting but don't expect any opposition.

Ayr Apartment Complex Proposal Receives Public Blessing

Approximately 45 people attended the Ayr and District Citizens' Association public meeting on the proposed Ayr apartment complex at Knox United Church on Wednesday night. Many of the people in attendance were senior citizens, since the 25 to 32 unit building is legally being described as an adult apartment primarily for senior citizens.

The year-old association held the public meeting to show preliminary sketches of the future complex, its structural relationship to the rest of Ayr, the selection of tenants, rent, and so forth. The association committee, headed by Warren Vincent and Ellen Poll, also solicited suggestions for improvements.

Architect George Cortes, designer of the building's

preliminary sketches, and his assistant, structural engineer Peter Strachen, were also present to answer questions; with them were two London consultants, Ron and Glen Eagar.

Vincent began the meeting by attributing the start of the apartment's creation to Mrs. Mildred Hall. In 1976, the late Mrs. Hall was one of the first to state Ayr's need for accommodations for senior residents who wanted homes which require less maintenance. The Ayr Chamber of Commerce and community surveys indicated that she was not the only one who felt this way. The provincial government red tape led to the demise of the original idea.

The Ayr and District Citizens' Association was

created last spring to take a new approach by creating an adult apartment complex; its result was Wednesday night's public meeting. The association is in the process of forming a 16-director corporation bearing the same name it has now; four new directors are to be appointed annually.

The proposed cluster unit apartment will likely be built on Stanley Street at the vacant Presbyterian Church lot and the Ayr Broiler Company. Cortes told the audience that the lots could accommodate as many as 80 units if future demands require it.

The majority of public inquiries focused on the framework of the two-storey complex, which is being built in accordance with the rest of Ayr's character. Questioning brought out many special features of the apartment; for

apartment units. Bachelor apartments are currently set at 400 square feet, single bedroom units at 550, while double bedroom units total 670 square feet. Vincent explained that this is the maximum size allowed by the CMHC which is providing up to \$30,000 for the construction of each unit.

Basement workshops, gardening plots, car access to electrical outlets, and a place to hang pictures were other suggestions considered by the public.

Generally, public response at the meeting was positive. Several residents spoke as if they are already waiting to move into the building; one Ayr woman said if the apartment is not built, she will have to move to Brampton, which she is reluctant to do.

Immediate plans of the Association include convincing the Region to drop the \$300 per unit development charges and the \$700 per unit lot levy; Vincent hopes the Region will waive this requirement since the Citizens' Association is a non-profit group.

A rezoning of the future property and a soils test on the land are also in the foreground.

The North Dumfries planning committee endorsed the project during its previous Monday night committee meeting, hence there should not be much difficulty in the future.

"The only big hitch I can see is if the federal government suddenly can't provide funds," concluded Vincent at the end of the meeting.

After the meeting, Association directors Harley Forden and Rev. D. E. Willis said that if construction on the project began in April (assuming that the previously-mentioned procedures went through), the apartment could be finished in eight months. Therefore people could move in by January, 1981.

example, the second storey balconies will have wood railings instead of steel ones like many urban apartments have. Pressurized corridors will keep suite odours self-contained. Each room, rather than each suite, will have its own thermostatic control to the electric furnace.

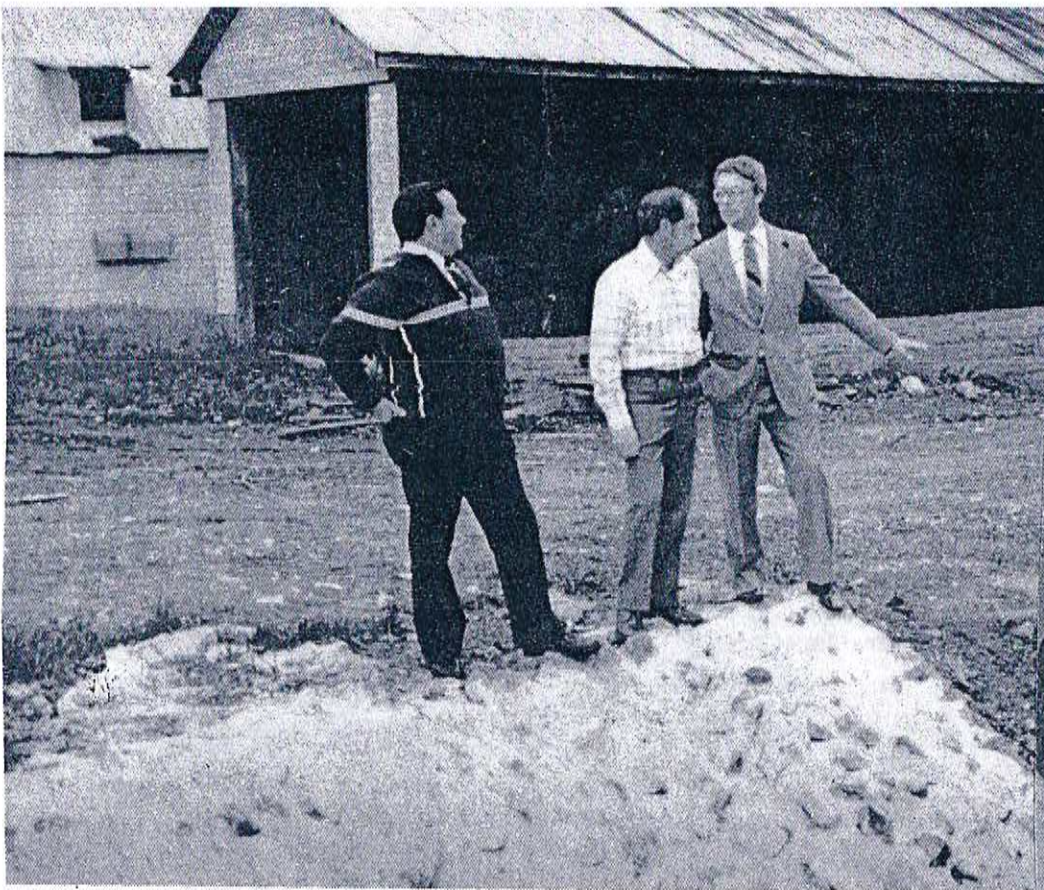
Single bedroom and bachelor apartments shall be the predominant type of units, although some two bedroom apartments have also been planned. Vincent said the Citizens' Association arrived at this arrangement because of public demand.

Twenty-five units will be built first with an additional seven at a later date. Another building can be built at the broiler company property. Adequate parking facilities can be attained by the closing of Birch Street; the association is meeting with township consultants to achieve this.

A special selection committee shall choose future tenants, judging them on a basis of need. Vincent assured that life-long Ayrites will be given priority over people from Galt and other communities. Although the building is primarily geared for senior citizens, younger people will be considered if they show a need for such accommodation.

As Central Mortgage and Housing Corporation is arranging and backing financing the CMHC shall set the rent, rather than the non-profit board of directors. Vincent estimates that rent may average \$225 to \$250 a month.

The primary suggestion at the public meeting was larger



EXAMINING the proposed site for a 25-unit senior citizens and adult apartment building in Ayr last night were Warren Vincent, left, chairman of the Ayr and District Citizens Association which has proposed the project on Stanley Street; North Dumfries Township councillor John Palmer and Harley Forden, township planning committee chair-

man, and members. Three are inspecting the properties, which are the unit. (Reported by)

ight are Paul Thompson, Leisa Hoare, Michelle Hawes and Leanne Grade 6, 7 and 8 classes. (Reported by)



marriage

pleased to announce the daughter, Susan Marie, to of Norman and Lillian wedding will take place Ambrose Church, Cam-

Taxpayer safe co

Ayr low-rent apartments backed by

By DIANNE WOOD
Staff Writer

Central Mortgage and Housing Corporation will subsidize the cost of building a \$750,000 low-rental housing apartment in Ayr by providing interest rates as low as 2 per cent on the mortgage, North Dumfries Township council was told last night.

Warren Vincent, chairman of the Ayr and District Citizens Association, the volunteer, non-profit group which has proposed the apartment, told a special council meeting last night that CMHC will fund the project 100 per cent.

He said the corporation would also "pick up the pieces" should the association go bankrupt before the project is completed.

Plans for the 25-unit apartment building that would be constructed on 1.75 acres of land on Stanley Street in Ayr, were first presented to council's planning committee in late February.

The association plans to purchase two parcels of land on Stanley Street totalling about four acres for the building, which could expand in future to as many as 65 units.

play in the project.

Mr. Vincent assured council it will be funded 100 per cent by CMHC which has promised to guarantee their loan for the mortgage at a low interest rate.

He said funds for the project will be borrowed from a private lender at the going interest rate.

However, CMHC will subsidize that rate in order to make the low rental project economically feasible, he said. He said they have been told the interest rates may be as low as 2 per cent.

Mr. Vincent said the association will be approaching council for a zone change on the land from R2 residential to a special site plan bylaw to permit the special use.

They will also be asking council to close Birch Street between the two parcels of land for parking for the building. No decision was made last night by council.

Council has also been told it may participate in the project in the future through a rent-geared-to-income program.

Although the township was originally told it would be responsible for 7½ per cent of

funded 100 per cent by provincial and federal governments, and would not represent any cost to township taxpayers.

Township Mayor Frank Lisso has expressed concern that taxpayers might get stuck with the project which he says should be a profit-making venture, rather than a non-profit program.

The CMHC has said it will make up to 25 per cent of the housing units (5 units in this case) available for the low rental housing subsidy.

The association has made an offer to purchase the two parcels of land for about \$54,000. One parcel, owned by John H. Dance, is the former Stanley Street Presbyterian Church site, and the other owned by his sons, Doug and Don Dance, is the present site of the Ayr Boiler Co. plant.

Plans call for the boiler plant to be torn down and an unused dead-end street between the properties closed. The road, Birch Street, follows a natural drainage course.

The first possible roadblock to the project was announced last night by township clerk Harry

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Housing complex won't burden Dumfries taxpayer, group says

By JIM NEWTON

Record Correspondent

AYR — The broken lines of communication between North Dumfries township council and the Ayr and District Housing Association over the proposed adult apartment complex for Ayr were mended Thursday at a special meeting between the two groups.

Councillor Nyle Brunk said at the end of the meeting, "Council is glad to have had this opportunity to share in the association's enthusiasm for

the project."

At a recent council meeting, Mayor Franklin Lisso said he was worried that the housing complex might eventually become a burden on North Dumfries taxpayers. He suggested that the association was intentionally keeping council in the dark and not inviting it to participate in preliminary planning.

Lisso's concern about the complex not being able to pay its way was put to rest when association chairman Warren

Vincent revealed that the township will have no financial responsibility for the project.

Canada Mortgage and Housing Corp. (CMHC) holds the purse strings, and the association must go through it for its funding," Vincent said.

This doesn't mean that the township will sit back and let the association sink or swim, because council has already waived development charges on the project.

In addition, it's clear that the township intends to look

favorably on a rezoning application to permit this housing use on the four-acre property at the base of the Stanley Street hill.

But that doesn't mean there's clear sailing ahead for the housing complex. Near the end of the meeting, township clerk Harry Griffin revealed that an objection had been received on the need to close Birch Street, which splits the proposed site.

According to Vincent, the road closing is necessary to ensure that the complex can be planned in total, and not piecemeal. If Birch Street isn't closed, the project would have to be built in two parts.

The fact is that Birch Street no longer exists, except on township plans that still recognize it as a street. In fact, the "street" has a line of hydro poles running down its centre.

While the township has nothing to lose by closing the street, the unnamed objector feels that the closing will disrupt the drainage of the area since a deep ditch running along the street will have to be filled in.

The ditch is served only by an 18-inch culvert, indicating that the drainage flow even at peak periods isn't excessive.

Planning chairman Harley Forden suggested that extending the culvert and installing several catch basins at the base of the Stanley Street hill would solve the drainage problem.

Forden asked Vincent what would happen if the association went bankrupt.

"Canada Mortgage and Housing would pick up the pieces," Vincent said.

CMHC will subsidize the association's mortgage down to a rate of two per cent.

CMHC has already given the association \$10,000 to pay for preliminary testing of the site. A survey cost \$3,700 and test holes \$1,100.

April 100

Planners back adult-housing project in Ayr

By JIM NEWTON
Record Correspondent

AYR — The North Dumfries township planning committee seems ready to do everything in its power to encourage the development of an adult-housing complex in Ayr.

At its Monday night meeting, the committee heard from Warren Vincent, chairman of the Ayr and District Citizens' Association, who put the proposal for the 25-unit development before the committee for its consideration.

With no hesitation, the committee gave the association the go-ahead to meet with the township's solicitor and planning consultant to begin drawing up the necessary bylaws and rezoning change applications.

Not only that, but the committee will also recommend to council that the township waive development charges and attempt to get Waterloo region to waive its charges, as well.

All this goodwill seemed to stem from the fact that the complex will be erected at no charge to the township. Added to that is the need for senior citizens' housing in Ayr.

Ellen Poll, vice-chairman of the association, explained that the complex will proceed both as an adult and senior citizens' development to guarantee that the 25 units are fully occupied.

"It will be primarily for seniors, but others may apply for accommodation, too," Poll said.

To be developed under a

Central Mortgage and Housing Corp. (CMHC) scheme, the development will require the closing of Birch Street and the purchase of the Ayr Presbyterian Church and Broiler Co. properties.

George Cortes, architect for the project, said every effort will be made to design a complex that will blend in with the surrounding residential properties.

Built with two storeys and shingled, sloping roofs, the development should be an attractive addition to the neighborhood and not an eyesore as some taller developments have proven to be, Cortes said.

The units will be staggered to break up long hallways, and each balcony will be provided with a planter box.

CMHC will guarantee the loan for the building and will reduce interest rates to a level that can be afforded by the association.

The complex will operate on a non-profit basis and will offer three types of accommodation: bachelor units of 400 square feet, one-bedroom units of 550 square feet and two-bedroom units of 670 square feet.

Poll made it clear that the township may get directly involved at a later date by committing itself to 25 per cent of the available units which would then be rented through the township as rent-geared-to-income housing.

Mayor Frank Lisso said that he's been pushing for this type of accommodation for a long time.

that the group had originally estimated costs would be \$963,600 but still feels the maximum set by C.M.H.C. will be adequate.

"It all depends on the prices received when tenders are called" said Vincent.

The tenders will be called between February 5th and 15th. If the prices are in line, construction will begin this spring.

Strict C.M.H.C. guidelines

C.M.H.C. only permitted 10% of the units to be two-bedroom apartments, even though many Ayr and district residents hope it would have more two-bedroom units. Vincent reports that the Citizens Association had to 'fight' to squeeze in the fourth two-bedroom unit, yet they are still thankful for the C.M.H.C.'s involvement.

To combat today's high interest rates, C.M.H.C. is providing maximum annual

assistance of \$96,000 in order to bring the interest payments down to 2% from 15 1/2%. "A private entrepreneur could never afford to build apartments in Ayr," explained Vincent.

The Citizens Association believes that the finished apartment complex, to be located on a two-acre site at the former Presbyterian Church and Ayr Broiler plant lands, Stanley Street, will be in keeping with the character of the surrounding environment.

The building's plans, which are still in the final stages of approval, will be displayed in the downtown area once the C.M.H.C. approves them within the month.

The C.M.H.C. interest subsidy plan is designed to allow rents to be set competitive with similar area accommodation. Proposed rates for a one-bedroom apartment is set at \$250 per month while the two-bedroom units will go for \$280.

The Citizens Association will set up an application committee to establish waiting lists after final approval of the plans has been made and when construction commences.

Vincent explained that persons applying to rent an apartment will not have to undergo a means test in order to qualify. Moreover, because the apartment complex is an "adult apartment" the units will not be restricted to senior citizens only.

The committee has found a mortgage company willing to take on a 35-year mortgage on the building. The company is Morguard Trust Company of Toronto, a firm which specializes in buildings such as the Ayr project. Therefore the apartment's finances are in place, according to Vincent.

Vincent hopes that the apartment will be completed by autumn so that people can move in before winter.

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ers For 30 Unit For Ayr In February

April 180

Ayr Apartment Can Become Another Eaton Property, Lisso Warns Councillors

After barely recovering from the costly headaches with the Eaton property, Mayor Frank Lisso fears that North Dumfries Township might also have to assume costs involving the proposed adult apartment complex for Ayr.

In fact, the possibility that the township can fall into a trap that "should only involve 'free enterprise'", as he words

its, bothered Lisso so much that he had councillor and deputy mayor John Palmer take over his chair during Monday night's council meeting, just so that he could state his thoughts.

This unusual course of events resulted from a letter that the township solicitor sent council in order to inform them of a meeting the law firm held with the Ayr and District Citizens Association

(the group planning the complex), architect J. L. Cortes and township planning consultant Howard Smith on March 27th.

The letter warned that if North Dumfries closes Birch Street in order to provide more parking facilities for the Stanley Street apartment, the township will have to enter into an easement agreement with surrounding neighbours. And such agreements, Lisso feared, could mean the start of the township paying out more money.

After leaving his chair, Lisso stated that the township is supposed to be a free enterprise system, yet the Ayr and District Citizens' Association is actually a non-profit organization.

Lisso advocated that the group make clear to the township what the project involves, least it is forced to turn the building over to North Dumfries in order to pay for its \$500,000 price tag.

"The Eaton property began in the same way," Lisso recalled with a tinge of emotionalism. "They (the Citizens' Association) say that they're doing it for the township, just like with the Eaton property, yet the township ended up having to pay for the parking lot."

"I favour the project only if it is built under the free enterprise system," Lisso declared. "I hate to see the township involved in council material."

After a moment's reflection, Lisso confessed, "There

are things here which bother me. I'm very interested as a citizen — the whole township wants to know the outcome of this apartment. I hate to see the thing become another Eaton property."

Lisso then resumed the chair.

Becoming free to speak, Palmer confessed that he feels "negligent" because he had not attended any public meetings on the issue. He suggested that council have a special meeting with the association to learn more details about the complex.

Councillor Bob Hall reacted differently to Lisso's speech; he angrily stated that he "took offence" at Lisso's speculations. "You're obviously ill-informed!" he snapped.

"It might be that I'm just scared," Lisso countered. "It's council's privilege to know these things as tax dollars may be involved."

Hall argued that the only tax dollars involved stem from the road closing and that Lisso should get his "facts straight."

The Ayr councillor seemed to be the only one who disagreed with Lisso because he alone opposed a subsequent motion calling for a special meeting between the township and the Citizens' Association at the Ayr municipal building in order to review the project. Hall asked that his opposition to the meeting be recorded.

WEDNESDAY, APRIL 1st, 1981

Still \$100,000 Apart On Ayr Apartment Construction

According to Warren Vincent of the Ayr and District Citizens Association, there is still a good chance that the proposed 30 unit Ayr apartment building will get off the ground.

After construction tenders came in \$200,000 over budget, the Association was forced to meet with Central Mortgage and Housing Corporation officials to see if something could be worked out to either lower costs or increase the C.M.H.C. approved budget for the building.

The meeting took place last Wednesday and Vincent has

been told that C.M.H.C. will have an answer by the end of this week.

The Association has proposed to C.M.H.C. that over \$100,000 worth of contingencies be deleted.

Association has asked for assurances that if costs escalate unexpectedly, C.M.H.C. will not leave the Association holding the bag.

May 28/80

Dumfries needs housing study to get grants

By JIM NEWTON
Record Correspondent

AYR — If North Dumfries township wants to be eligible for grants from the ministry of housing, it should waste no time in carrying out a complete, ministry-sponsored survey of housing needs in the township, Linda Langston, ministry representative, told Tuesday's committee of the whole meeting.

Paid for by a ministry grant of up to \$7,500, the survey, called a municipal housing statement, would study such things as the availability of rental housing, population distribution, sewage plant capacity and community services throughout the township.

While the committee wasn't ready to authorize the survey, it did have questions concerning the availability of low-rental housing.

With Ayr's proposed low-rental apartment complex two or three years down the road, the committee was concerned that township residents have access now to low-rental accommodation.

Currently, township residents may apply to the South Waterloo Housing Authority for housing in one of its low-rental units in Cambridge.

But the authority maintains that an applicant must have been a resident of Cambridge for one year to qualify.

Langston said the ministry is informing the authority that the one-year residency requirement may be dropped.

This is because individual municipalities no longer have to subsidize low-rental housing, she said.

"If the authority isn't willing to go along, I will inform my minister," Langston said.

In other business, Councillor Nyle Brunk said residents of Roseville's only subdivision have the right to expect a dependable supply of water from Russel McLaughlin's privately owned well.

McLaughlin attended the meeting to answer complaints

about a frequent loss of water supply from the system.

McLaughlin said the system is mechanical and periodic breakdowns are to be expected.

"When I'm unable to get parts on Sundays or holidays to fix the system, delays in restoring water supply are unavoidable," he said.

McLaughlin complained that the residents were putting unfair pressure on him.

But Brunk replied that the residents aren't asking for more than what should be reasonably expected.

"The people aren't giving you the run-a-round. It's your duty to look after the system," he said.

Part of the problem is that McLaughlin lives in Breslau and is unable to respond quickly to breakdowns in the system.

Progress Being Made On Low Rental Apartments For Ayr

Oct 22/80

Construction should start by the middle of next year on the proposed 25 unit low rental housing apartment in Ayr. The only thing that could cause any hold up is a federal government change in policy regarding funding for projects being built under Canada Mortgage and Housing Corporation regulations.

Monday the News talked with Warren Vincent, and Ellen Poit, president and vice-president respectively of Ayr and District Citizens Association, the non-profit organization which is heading the project.

They explained that the project is now in its third stage — having J. F. Cortes, architect of Waterloo prepare final drawings and documents ready for tender call.

The apartment will be built on the former Presbyterian Church property, Stanley Street. In addition to this parcel of land, the property will include the former Ayr Brother plant, thus total holdings will be over two acres.

Other steps taken so far have been obtaining the property from the Dancer family, having the land zoned to permit a multi-unit apartment building and approved by the Ontario Municipal Board, having council finalize the closing of Birch Street which was an unopened street running south through the property, having both the township and region waive the Ayr fees since the project is being run by a non-profit organization.

Another important accomplishment by the committee initially was selecting a program which won't restrict admission. Although the apartment, which will contain mostly single unit apartments, is to be primarily for seniors, it isn't restricted to seniors only. Persons applying to rent an apartment will not have to undergo a means test or divulge personal financial information. Those applying will not have to reside in a specified area or municipality.

Under the C.M.H.C. program, the federal government subsidizes mortgage interest in order to keep rents in line with rents being paid for private accommodation in the district.

Total cost of the project is expected to be about \$800,000.

Since the Ayr project has a high priority rating, the government, through C.M.H.C. is expected to approve tender call in the early spring. If that happens, construction would likely start in the early spring of next year.

Applications for apartments will be taken as soon as

(Continued On Page 11)

*This was in the
window at Canada
Trust office for one week.
in May./80*

Proposed Adult Housing Development

STANLEY STREET - AYR, ONTARIO

- **Architect's Drawings Now
on View at . . .**

Canada Trust Office
14 Northumberland Street

Monday to Friday

- **9 to 12**
- **1:15 to 5 p.m.**

This is still the preliminary design stage.
Your comments will be welcomed.

Fate Of Ayr Apartment In Doubt

The fate of a proposed 30-unit apartment building in Ayr is very much in doubt.

Whether or not the building will die on the drawing board is expected to be decided at a meeting scheduled for this afternoon in Kitchener. Those attending the meeting are representatives of Ayr and District Citizens Association and officials of Central Mortgage and Housing Corporation.

Ayr and District Citizens

Association is a non-profit organization established to oversee the building and operation of the proposed apartment. CMHC is the government body which holds the purse strings regarding financing of construction. For this, CMHC has strict control over costs. Once the building is erected, CMHC's only responsibility is subsidizing interest on the mortgage. Operation is the responsibility of the local organization.

CMHC approved a total

budget of \$860,000 for the Ayr project. That figure had to include all costs — land acquisition, construction architectural and legal fees, furnishings, etc.

Last Wednesday, tenders for construction were opened and that's when the bombshell hit. Four tenders were received, ranging from a low of \$875,580 from Napev Construction, Toronto, to a high of \$1,123,000. The low tender was in excess of \$200,000

over what the committee had planned to spend on construction. Since the amount is far above that approved by CMHC, that body won't go along with it. The local organization could not cover the extra costs through increased rents as it would mean pushing the rental rates out of sight.

Only hope of survival for the plan is to figure some way to cut costs. Today's meeting is being held to discuss such methods.

Mar 25/81

\$1 Million Loan Approved For Ayr's New 30-Unit Apartment Building

Final details have been worked out which will permit construction on Ayr's 30 unit Stanley Street apartment building to commence. A sod turning ceremony is expected to take place next week.

Late Tuesday Chris Speyer, area M.P., contacted the News from Ottawa and stated the federal government will announce this week that a loan to the Ayr and District Citizens Association has been

approved.

Morguard Trust will provide the \$1,047,560 thirty-five year mortgage which will cover 100% of the costs of the project. The loan is fully insured by C.M.H.C., a division of the federal ministry of housing.

In addition to fully insuring the loan, the federal housing agency will provide an annual

subsidy of up to \$120,860 towards operating costs. This contribution, which effectively reduces the loan's interest rate to 2%, enables a decrease in rents on all units to somewhere in the \$275-\$300 month range. For those who qualify on the basis of their income, it also allows further assistance from any subsidies remaining.

May 1981

Hold Sod Turning Ceremony For *June 24/81* Ayr's New 30-Unit Apartment Building

Construction has started on Ayr's new \$1 million 30-unit Stanley Street apartment building.

Sunday afternoon 75 persons gathered at the site for an official sod turning ceremony.

Warren Vincent, chairman of the Ayr and District Citizens Association which is overseeing the project, was master of ceremonies.

Ellen Poll, vice-chairman of the association, introduced members of the non-profit organization.

Also recognized were Mr. and Mrs. J. H. Dance of Ayr who played a large role in the acquisition of the two acre

parcel of land which is a combination of the former Stanely Street Church property and the former Ayr Broiler Co. plant; John Doherty and Frances Girodat of the Kitchener office, Canada Mortgage and Housing Corporation, which arranged financing; architect George Cortes of Waterloo; Peter Shishkov, president of Napev Construction, Mississauga; and Kim Keene, project supervisor.

Addressing the gathering were local representatives of the three levels of government, John Palmer, acting mayor of North Dumfries Township; Chris Speyer, M.P.; and Bill Barlow, M.P.P.

All expressed pleasure in seeing the much needed project going ahead.

Doug Fisher, M.P. for Mississauga North represented federal public works minister Paul Cosgrove.

The sod turning was completed with a spade donated by Ayr's oldest active mer-

chant Jim Patterson.

Rev. Douglas Willis, who has served on the committee, gave the prayer of dedication.

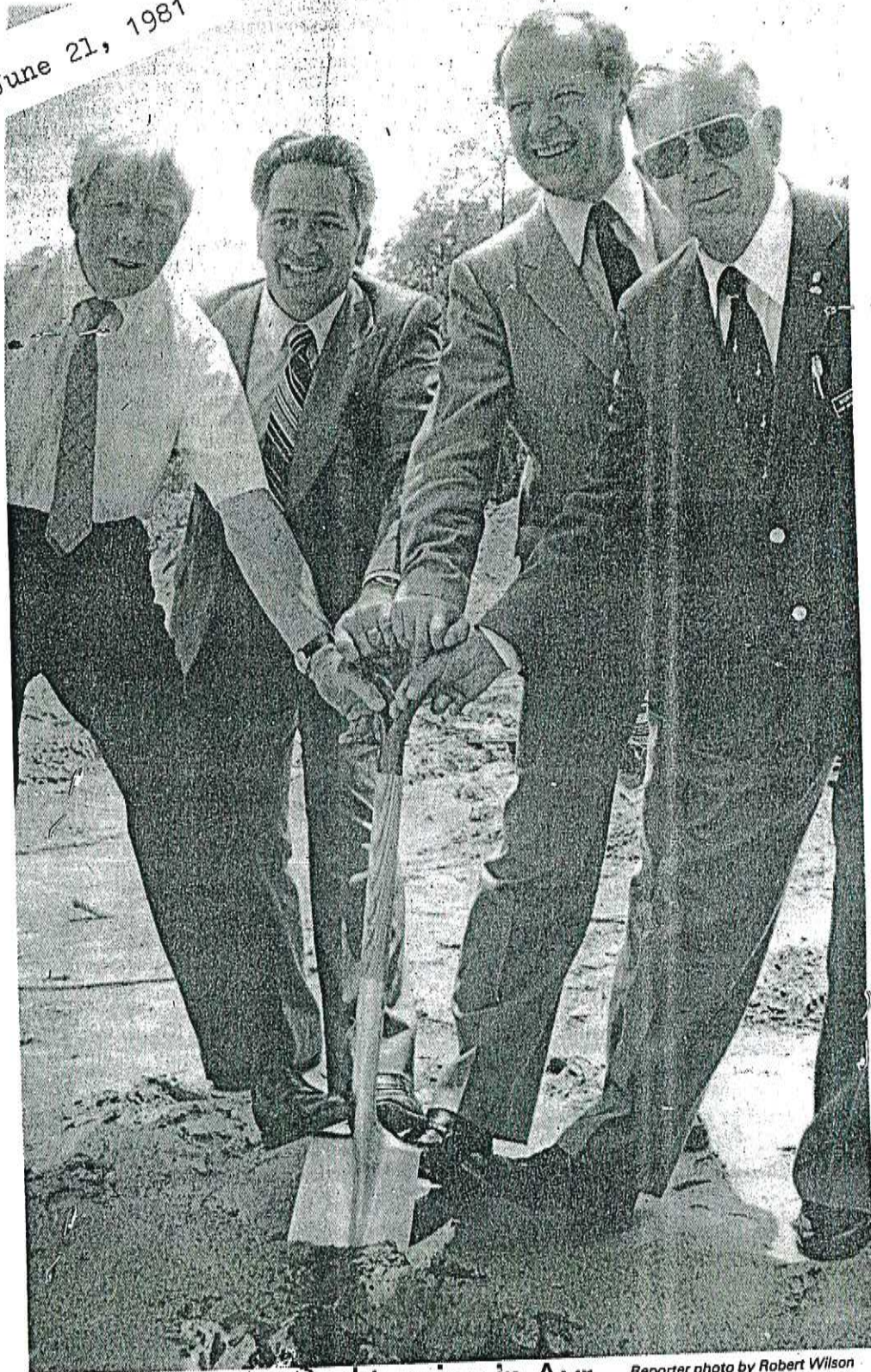
Following the ceremony lunch was served at the Ayr Senior Citizens Centre.

The new apartment is expected to be ready for occupancy early in 1982.





June 21, 1981



Sod turning in Ayr

Reporter photo by Robert Wilson

The first sod was turned yesterday for the Ayr and district Citizen's Association apartment building on Stanley Street. Dr. Duff Wilson, left, an executive member of the Association along with Murray Smith, right, were joined by Peter Shishkov, second left, of Napev Constuction and Douglas Fisher, a member of Parliament from Mississauga North.





AYR SOD TURNING — Although no sod could be found to turn at the new Ayr Apartment complex on Sunday, the official turning was held regardless. A suitable patch of sand was selected and the spade was driven in by those pictured above (left to right): Dr. Duff Wilson, building committee member; Peter Shishkov, president and general manager of Napev Construction; Douglas Fisher, M.P., representing C.M.H.C.; and Murray Smith, Ayr Senior Citizens Association president and building committee member.





— SEE AYR APARTMENT OK
STORY ON PAGE 8-A

SECOND CLASS MAIL REGISTRATION NUMBER 0111

25c. Single Copy — \$8.00 Per Annum In Advance

April 1981

30 Unit Ayr Apartment Complex Receives OK — Construction To Start In May

Word has been received by the committee working on the Ayr housing project that the apartment complex has been approved by the C.M.H.C.

This means that a contract will be signed with Napev Construc-

tion of Toronto within a week and ground breaking will take place by May 15th, 1981. Completion date is expected to be by February 1st, 1982.

The 30-unit, 2 storey L-shape structure will be built on the former

Presbyterian Church property on lower Stanley, which the committee has an option on.

The go was received on the project which will cost a total of \$1,000,000 by taking out some contingencies without affecting the quality of the

overall building.

It is now expected with the escalating cost and the inflation factor that the one bedroom apartments which were originally scheduled to cost some \$250 per month rent, will be increased somewhat.

May 1981



APARTMENT CONSTRUCTION UNDER WAY — It didn't take workmen long to rearrange the landscape at the corner of Stanley and Main Streets in Ayr. The trees had hardly been cut when heavy machinery moved in levelling and packing the site of the new Ayr

Apartment. Most of the work was easy going as the earth is all sand i texture. A sod turning will be held on the grounds at 2:30 p.m. thi Sunday afternoon.



LOTS OF ACTIVITY — There were many machines at work at the Ayr apartment complex last week. Workmen had to dig out a pocket of black muck and replace it with gravel. Another crew was forming the footings and had two concrete trucks in place ready to pour when they discovered that reinforcing rod had not been delivered. On Monday workers were putting the rod in place and pouring concrete footings.

70 Kitchener-Waterloo Record, Wed., June 24, 1981

SURPRISE FOR EXCAVATORS

Ayr project stalled by watermain

By JIM NEWTON
Record Correspondent

AYR — Work on the Ayr senior citizens' apartment complex ran into an unexpected snag Tuesday when excavation at the site turned up a three-quarter-inch watermain instead of the required two-inch sizing, North Dumfries township clerk Harry Griffin says.

Reporting at a township council committee of the whole meeting, Griffin said the engineering drawings showed that a two-inch pipe had been installed.

"The only possible solution is to bring the water from a main located at the corner of the

property, but that's going to involve extra expense which wasn't planned for in the original project," he said.

Griffin wanted to know who would pay for routing the water over to the building.

The committee authorized Griffin to check with Phillips Planning and Engineering Ltd., the project engineers for that portion of Stanley Street, to determine how the mistake was made in the original drawings. No mention was made of determining liability.

In other business, the committee considered a request from Ken Dingledine, director of Branchton Camp for the mentally retarded, for approval of an addition to the wash house.

"The health authorities have asked that the laundry and kitchen facilities be separated," Dingledine said. "The camp hasn't been in a financial position until now to comply with their wishes, and they've been good enough to wait."

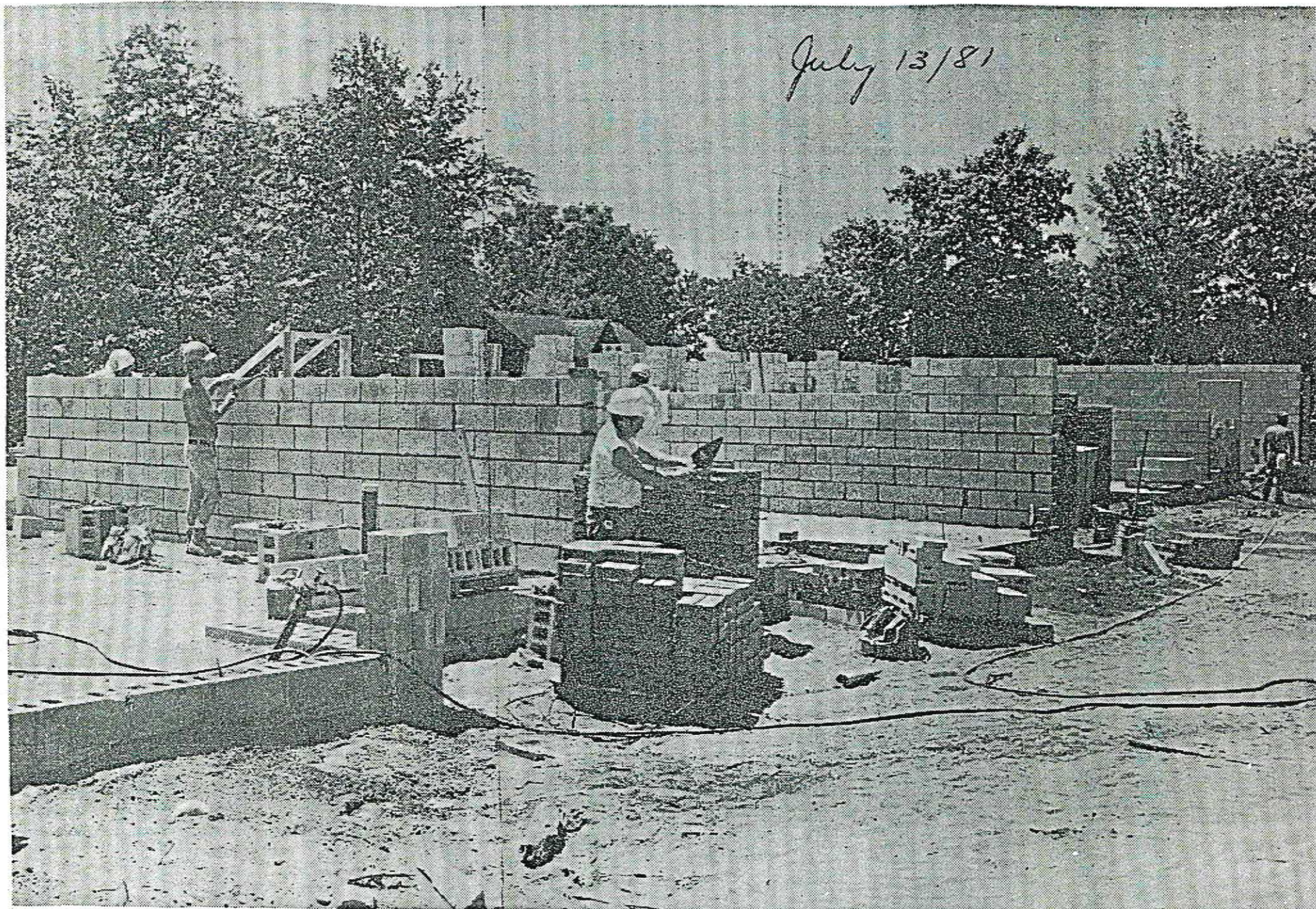
Although the camp should wait until council gives final approval, Griffin said that, if the addition were begun before a building permit is issued, and the township "didn't see what was happening, no harm would be done."

Dingledine had said that the camp would like to have the \$12,000 addition complete before the 10-week summer program begins.



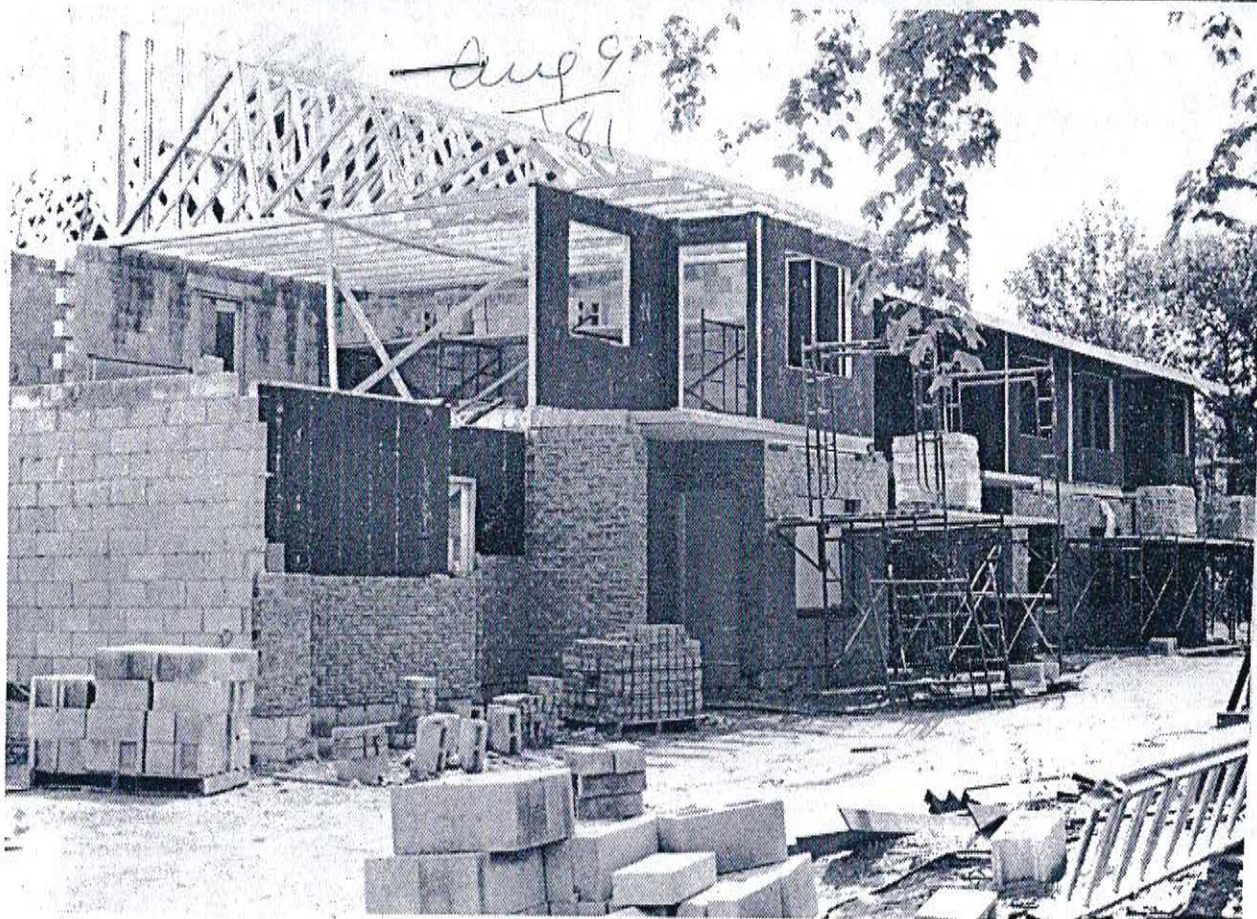
June 1981

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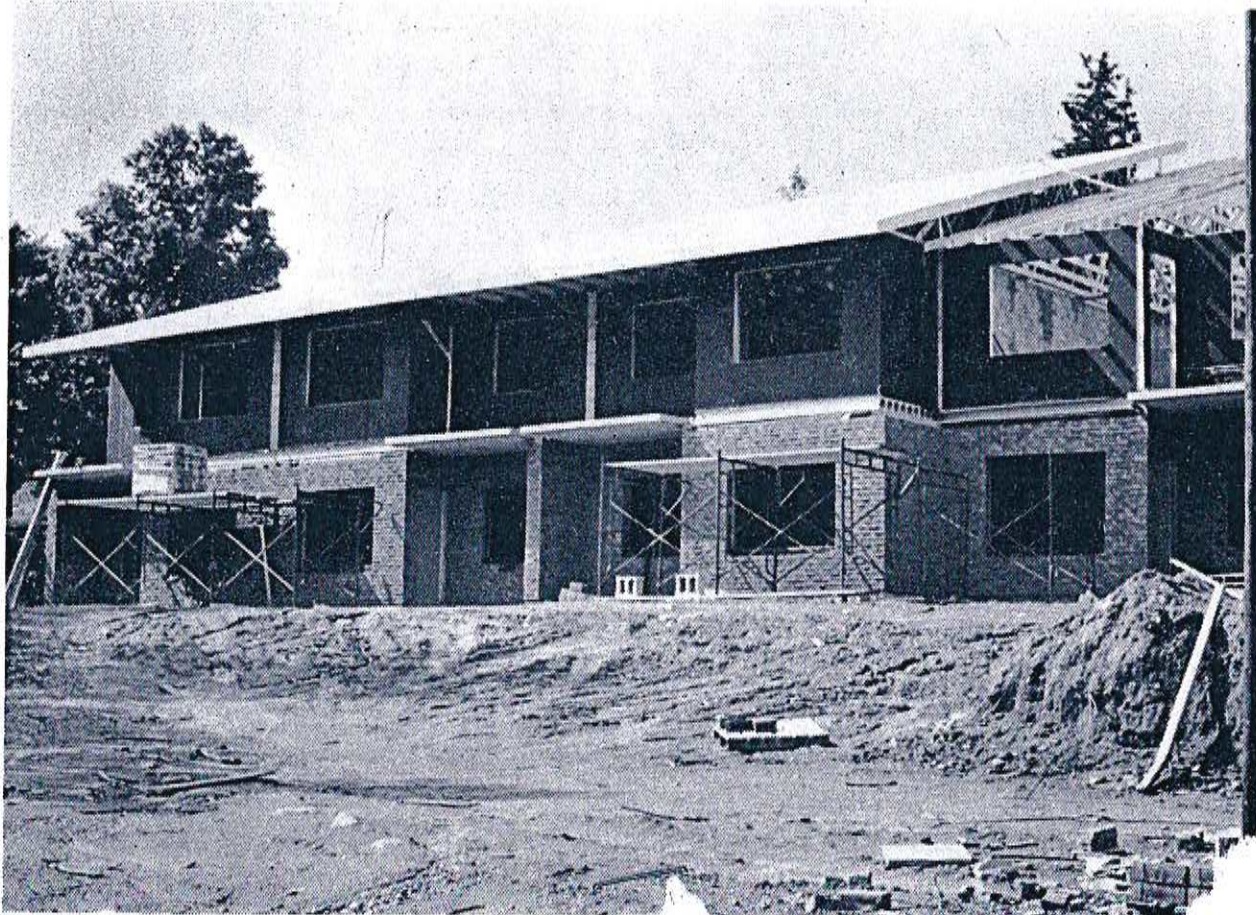


Expositor photo

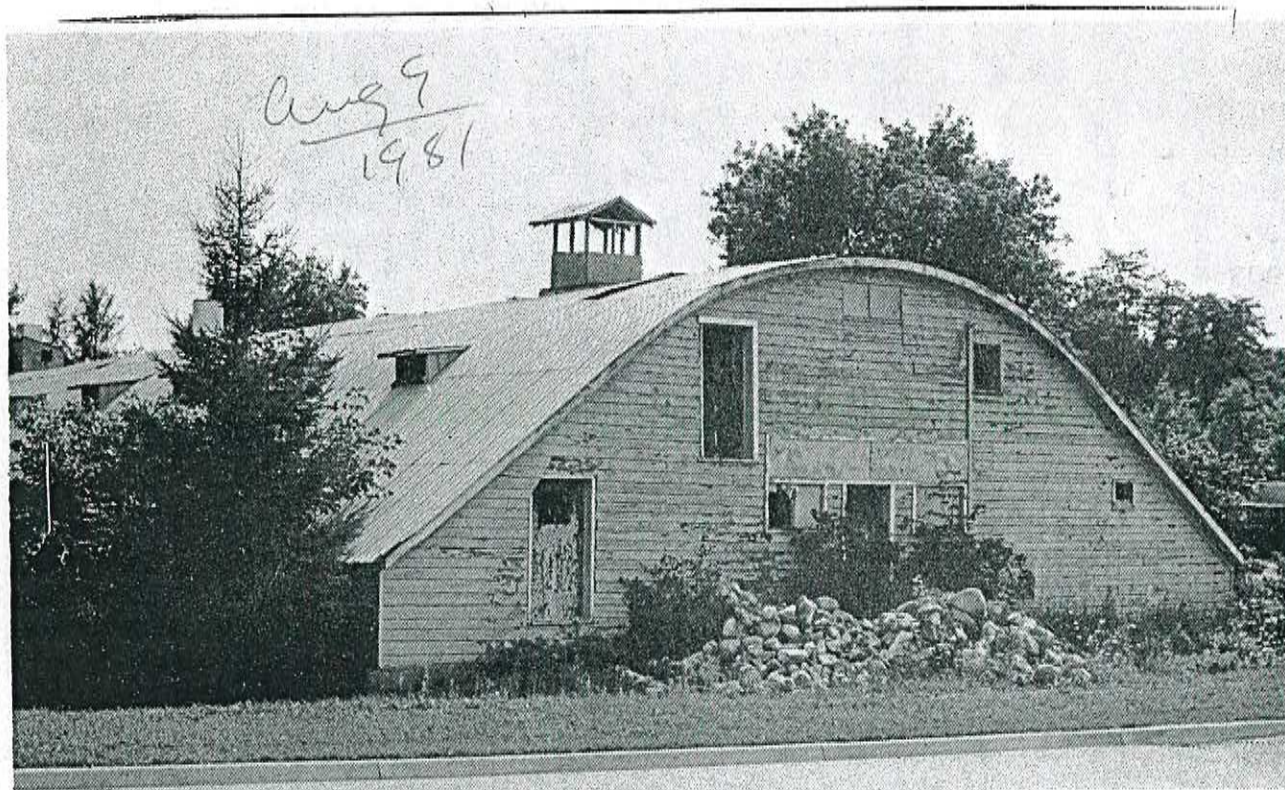
Construction has started on a \$1-million apartment complex in Ayr which will provide accommodation for senior citizens, handicapped persons and other tenants. Occupancy is expected by next spring.



AYR APARTMENT TAKING SHAPE — The new 30-unit low rental adult Ayr apartment building is quickly taking shape. Above the west wing as seen from Stanley Street and below the same wing as seen from the south side. The building will be ready for occupancy early in 1982. Tonight (Wed.) the Ayr and District Citizens' Association will hold an information meeting at the Ayr Seniors Centre at 8:00 p.m. At that time the Association will outline progress to date and distribute application forms to prospective tenants. The apartments, which will be available to persons of all ages, will rent for \$260 monthly for a single bedroom unit and \$290 double bedroom.



June 11, 1982



AYR LANDMARK WILL DISAPPEAR — The old Ayr Victoria rink, located at the corner of Stanley and Main Streets, will soon disappear. The rink, converted to a chicken broiler barn after the present Ayr arena was built, sits on part of the property purchased for the Ayr apartment building.

Ayr News - April 8, 1961



PROUD LADY FALLS TO WRECKER'S HAMMER — The last remaining evidence of the early days of hockey in the community of Ayr is gradually disappearing. The Ayr Victoria Arena at the corner of Main and Stanley Streets is being demolished as part of the newly constructed Ayr apartments complex. The building was originally used to house a natural ice rink, but after construction of the Ayr Community Centre was used as a broiler plant by the Ayr Broiler Company.

Demolition has not been completed.

AYR AND DISTRICT CITIZENS ASSOCIATION
Box 122, Ayr, Ontario.
NOB 1EO

August 4th, 1981.

Dear Friend:

Approximately two years ago, a list of names was compiled by the Survey Committee of the Ayr and District Citizens Association to ascertain who would be interested in an apartment in Ayr. As you may know the building is now under construction on Stanley Street, Ayr and is scheduled to be completed early in 1982.

The Board of Directors invite you to a Public Meeting on August 12th at the Kinsmen's Centre at 8 p.m. Information will be presented concerning the progress of the building.

Members of the board will be pleased to answer any questions at that time. Plans of the complete apartment complex will be on view as well as the individual apartments.

Application forms will be available for those who wish them.

Board of Directors
Ayr and District Citizens Association

James Baxter,
Stanley Street,
Ayr, Ont. NOB 1EO.

Mrs. A. VanManen,
Ayr, Ontario.

Mrs. Curry Smuck,
Ayr, Ontario.

Miss Mary Rathe,
32 Piper Street,
Ayr, Ont. NOB 1EO.

Mr. & Mrs. Gordon Marshall,
Ayr, Ontario.

Mrs. James Gemmell,
Ayr, Ontario.

Mrs. J.T. Gillies,
73 Piper Street,
Ayr, Ont.,
NOB 1EO.

Mr. & Mrs. Jack Dance,
Ayr, Ontario.

Mrs. F.P. Holman,
Ayr, Ontario.

Mrs. W.E. Smith,
90 Piper Street,
Ayr, Ont.,
NOB 1EO.

Mr. & Mrs. Milt Hill,
Ayr, Ontario.

Mr. & Mrs. G.S. Dalrymple
Ayr, Ontario.

Mr. Roland Maeder,
57 Piper Street,
Ayr, Ont.,
NOB 1EO.

Mr. & Mrs. C. Schaefer,
Ayr, Ontario.

Mr. & Mrs. Wallace
Gillespie,
Ayr, Ontario.

Miss Hilda Clark,
56 Piper Street,
Ayr, Ont.,
NOB 1EO.

Mrs. Richard Baxter,
Ayr, Ontario.

Mrs. Verna Eichler,
Ayr, Ontario.

Mr. Art Chesney,
Ayr, Ontario.

Mrs. H.E. Burrows,
Ayr, Ontario.

Mr. & Mrs. Bud Campbell,
Ayr, Ontario.

Mr. C. Knechtel,
Ayr, Ontario.

Mr. & Mrs. Geo. Smye,
Ayr, Ontario.

Mrs. John Martin,
Ayr, Ontario.

Mr. & Mrs. L. Reynolds,
Ayr, Ontario.

Mr. & Mrs. Harold Ghent,
Ayr, Ontario.

Mrs. E.M. Cornford,
Ayr, Ontario.

Mr. & Mrs. Harold
Hastings,
Ayr, Ontario.

Mrs. Art Hawes,
Ayr, Ontario.

Mr. & Mrs. Geo. Waterman,
Ayr, Ontario.

Mrs. Art Todd,
Ayr, Ontario.

Mrs. Hilda Hall,
Ayr, Ontario.

Mr. & Mrs. Jack McAllister,
Ayr, Ontario.

Ayr Adult Ap 'Something To Be Proud Of'



READY FOR OPEN HOUSE — Warren Vincent, chairman of the Ayr and District Citizens' Association, stands in front of the Ayr Adult Apartments. Construction has progressed far enough along that an Open House or prospective tenants and the public will be held in one section of the building this Saturday from 2 to 4 p.m. A model apartment will be open for inspection.

For Warren Vincent of r, chairman of the Ayr and trict Citizens' Association, exciting beginning is wing nearer as a 30-unit lt apartment complex is in final stage of construc- 1. Vincent says that "it's been ind of fun thing. We've de it that." The "we" that talks about is the large up of Ayr and District zens who from the mid '0s onward, have nurtured l supported the idea of Ayr ing its own low rental lt housing complex with ticular considerations ng given to the seniors in community.

Vision Supported Vincent gives a great deal credit to people like the late Idred Hall and Chamber of mmerce member Wally zwa who were particularly

mine the need for this type of facility "turned people off" as a "means test" asked financial questions that folks didn't care to answer. Therefore, the "response" or need appeared "poor".

However, the steering committee and "Rev. Doug Willis", Vincent says, "in particular", kept plodding along, investigating programs and possible sites.

As well, another survey was undertaken; this time in conjunction with a survey that Wilfrid Laurier University was already planning to do in the area. Both studies "indicated a strong need" and this was then to be verified by the Canadian Mortgage and Housing Corporation (C.M.H.C.) through government statistics for the area; "yes, there's a need!"

All Adults — Young and Old Then, energy started to

as well who decide, that for one reason or another, that smaller, less work-demanding living quarters would serve their needs better.

By making it an adult complex, both needs in Ayr could be met by giving people housing in a community where they choose to live and/or work.

Vincent does add that preferences will be given to seniors.

Charter and Members

He has a "poker-face twinkle" when he notes that C.M.H.C. approved their charter (in their wisdom), with the "adult accommodation" description as opposed to "strictly senior citizens" housing.

That charter also calls for, in its bylaw, 16 directors who revolve on an every four year basis. Thus, there will be a continuing need for new

could become actively involved in this community venture.

Subsidies

As with other similar projects, the C.M.H.C. has given and continues to give grants and loans monies allowing for the administrative setup, actual construction of and continuing operation of the \$1 million apartment project. No municipal taxes are paid.

Grandma's Buffet Won't Fit

Carrying on about his "favourite topic" (according to his wife Laura), Vincent describes the new facilities.

The location of the building (where Stanley and Main Streets meet), was chosen primarily for its proximity to the downtown area. The structure is two storeys high and built as two wings, dubbed at this point in time — the "Stanley wing" (because of Stanley Street) and the "Birch wing" (located where Birch Street was before its closing).

Of the 30 apartments, 24 are single bedroom units and four are two-bedrooms. Each apartment contains the major kitchen appliances, pantry closet plus a small storage closet. They are all electrically heated with individual thermostat controls. As well, each unit has either a balcony or a patio.

Each floor has its own laundry room and garbage chute for convenience.

One of the problems, if you want to call it that, which Vincent foresees is that the comfortable dwellings of 510 sq. ft. (single unit) won't accommodate "the old dining room suite or grandma's buffet". So it'll take some getting used to the space of the smaller living quarters.

Two of the apartments are "semi-handicapped" units with wider door frames, etc., providing easier access for wheelchairs and other equipment.

Safe and Sound

Security is such that a key is required, not only for the actual apartment door, but also the front door of the building. Inside the vestibule there'll be a "telephone-buzzer system" to the "apartment people". It will require the residents to go to the front door to let the visitors in.

"The other type of door-release system simply costs too much."

Another added feature is a "pressurized fresh air system" in the hallways that will "push odours" such as liver, cabbage, etc., back into the apartment when the apartment door is opened.

Versatile

At the entry is an office and a waiting room. Further, past the entry, between the two

munity could become involved is by "assisting in providing such amenities as dishes and other furnishings — chair tables, drapes, etc. for the common room and kitchen."

"He . . . Plays the Tune"

Something that Vincent would like folks to understand and appreciate is that the C.M.H.C., as the one "who pays the piper . . ." has standards and regulations that need to be followed when considering applications and financing.

One of their stipulations is that, two-bedroom apartments can't be rented to anyone other than, let's say two brothers, a brother and sister, etc. — who would normally require separate bedrooms.

Vincent says that unless a couple "has a medical certificate" stating that separate bedrooms are necessary or advisable, a couple is usually designated one of the one bedroom units.

Additional Financial Aid

For those on a reduced restricted or minimal income further subsidies are available through the province's Ontario Housing Corporation (O.H.C.) program to meet the rental costs which vary from \$260 to \$290 a month.

Attractive Place

Generally, Vincent and others have been very pleased with the construction of the place.

He gives praise to their architect for the "attractive design of the building" and to the workmanship. Any "cos overruns" are still being dealt with. Vincent says that the contractor "is to be given credit" for his attitude of "getting on with the job and doing right" despite some of the unforeseen problems which have occurred.

Down The Back Stretch To Home

Vincent notes that he "really pushing to get done", to get it finished.

He's hoping "to have or wing ready" before the end of November, giving the present 14 applicants and the public an opportunity to "have a look".

He says that the "big thing now is to get more applications". The application review committee, consisting of Duff Wilson, Joyce Love and Louise Hall who "is experienced with the South Waterloo Housing Authority" are ready awaiting to deal with applications, assign apartments, and collect the first month's rent with the hope of occupancy being available for part of the building as early as the 1st of the 15th of December.

District Citizens' Association, stands in front of the Ayr Adult Apartments. Construction has progressed far enough along that an Open House for prospective tenants and the public will be held in one section of the building this Saturday from 2 to 4 p.m. A model apartment will be open for inspection.

For Warren Vincent of Ayr, chairman of the Ayr and District Citizens' Association, the exciting beginning is drawing nearer as a 30-unit adult apartment complex is in the final stage of construction.

Vincent says that "it's been a kind of fun thing. We've made it that." The "we" that he talks about is the large group of Ayr and District citizens who from the mid 1970's onward, have nurtured and supported the idea of Ayr having its own low rental adult housing complex with particular considerations being given to the seniors in the community.

Vision Supported

Vincent gives a great deal of credit to people like the late Mildred Hall and Chamber of Commerce member Wally Yuzwa who were particularly active in promoting the idea when it was in the "dream stage". Vincent feels that Yuzwa had vision in seeing that there was going to be this future need for accommodation.

The steering committee, "five or six years ago", was comprised of "representatives from the local groups such as the Chamber of Commerce, Women's Institute, the churches, senior citizens, as well as other interested people in the community".

North Dumfries council, at that time, gave moral support to this idea.

Need Determined

The initial study to deter-

mine the need for this type of facility "turned people off" as a "means test" asked financial questions that folks didn't care to answer. Therefore, the "response" or need appeared "poor".

However, the steering committee and "Rev. Doug Willis", Vincent says, "in particular", kept plodding along, investigating programs and possible sites.

As well, another survey was undertaken; this time in conjunction with a survey that Wilfrid Laurier University was already planning to do in the area. Both studies "indicated a strong need" and this was then to be verified by the Canadian Mortgage and Housing Corporation (C.M.H.C.) through government statistics for the area; "yes, there's a need!"

All Adults — Young and Old
Then energy started to build. The Association was incorporated and received its charter for this low rental adult accommodation:

Why not just seniors? Vincent explains, emphasizing the fact that a number of young adults, in the past and the present, "have wanted to live in Ayr and work here". They either want to live on their own for the first time, but not necessarily too far away from home, or else they are newly married or have a job here. "Commuting has become quite expensive", reminds Vincent. Living this way in the community just hasn't been possible before now. And this goes for seniors

as well who decide, that for one reason or another, that smaller, less work-demanding living quarters would serve their needs better.

By making it an adult complex, both needs in Ayr could be met by giving people housing in a community where they choose to live and/or work.

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That charter also calls for, in its bylaw, 16 directors who revolve on an every four year basis. Thus, there will be a continuing need for new directors on the committee.

At the present time, Vincent heads in the chairmanship, with Ellen Poll as vice-chairman; Joyce Lovett as secretary; and Jane Fair as treasurer. The remaining directors include Reg Dedman, Wallace Moore, Frank Denouden, Louise Hall, Connie Page, Doug Gole, Dr. Duff Wilson, Murray Smith, Rev. Doug Willis (recently resigned), Harley Forden, Walter Bildstein and Ted Bolton who replaced Al Walker.

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commodate "the old dining room suite or grandma's buffet". So it'll take some getting used to the space of the smaller living quarters.

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Versatile

At the entry is an office and a waiting room. Further, past the entry, between the two wings, is a common room with a kitchenette to be used on those occasions when residents require larger facilities for entertaining — be it family or friends.

Vincent also sees outside groups such as the senior citizens holding social functions in the common room.

In the basement area, underneath the Birch Wing, there are four rooms, each the size of an apartment, two of which are to be used as communal storage areas and the other two for the setup of "group activities".

You Can Help

One of the ways the com-

the workmanship. Any "cost overruns" are still being dealt with. Vincent says that the contractor "is to be given credit" for his attitude of "getting on with the job and do it right" despite some of the unforeseen problems which have occurred.

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Vincent has been enjoying his role as chairman, a task asked of him by the original committee and specifically, by Rev. Willis.

Vincent comments, with a satisfactory note, that the directors have been co-operative and that all of the people involved really have "something to be proud of" since they did most of the groundwork and follow through what consultants are often paid to do.

Consultant Role, Too

Again, he thinks the federal government has been wise to encourage the spending of money in the smaller com-

munities for housing "rather than pack them all in the cities", thereby uprooting and upsetting people unnecessarily.

As Ayr sees their apartments soon to be ready, Vincent relates that he's been consulted about similar projects in Innerkip, Baden, Elmira and St. George.

In fact, he says that, having been recently in touch with Innerkip, "they're getting ready to call tenders". He adds, "to others considering this", that "you have to expect at least a three-year time period" from "idea to occupancy".

And so the community says to the Ayr and District Citizens' Association venture, "congratulations, on a job well done!"



DREAM BECOMES REALITY — For many attending the official opening of Kirkwood, Ayr apartment building on Sunday, it was a dream finally becoming reality. With the help of federal financing, the 30-unit apartment was completed early this year and now boasts full occupancy. Taking part in the official ribbon cutting on Sunday were Murray Smith (left) of Ayr, representing the Ayr Senior Citizens and Al. McBain (right), QC - M.P. for Niagara Falls. Also present was Herman Poser of C.M.H.C. in Kitchener and Warren Vincent (far right) of Ayr, who acted as chairman for the afternoon.

RENT SUBSIDIES AVAILABLE AT KIRKWOOD IF NEEDED

Canadian Mortgage and Housing officials toured Ayr's adult apartment, Kirkwood, last week and gave the facility a good report. After their tour of inspection, which included interviews with several tenants, they told board members Warren Vincent, Frank Denouden, Joyce Lovett and Jane Fair that they were pleased with management and cleanliness at the apartment.

The matter of rent increases due April 1st were discussed at the post-tour meeting.

Rent for a single bedroom apartment will go up from \$260 to \$295 per month and a two bedroom unit will increase from \$290 to \$335.

The C.M.H.C. officials noted their agreement with Ayr and District Citizens' Association, the non-profit organization which operates the apartment, stipulates rents must go up so there is no chance of an increase reversal.

However, board members were told that there are programs whereby rents of needy tenants can be subsidized.

Subsidization, over and above that presently supplied by the federal government through C.M.H.C., is available through the Ontario government's Ontario Community Housing Assistance Program (OCHAP).

According to Wilf Knox who runs the OCHAP program, the Kirkwood board would enter into a five year agreement with the province. Then anyone who is paying more than 25% of their gross income on rent could have the amount above 25% fully subsidized.

A tenant with a gross income of \$10,000 who pays \$3,540 rent per year could be eligible for subsidy of up to \$1,040.

It is understood that Kirkwood's management board will investigate the OCHAP program further if tenants start applying for help in light of the April 1st rent increases.