

CITY HALL

Written by Aldermen Crombie, Jaffary, Kilbourn, & Sewell. Published by A.M. Hakkert, Ltd., Toronto. 50¢

Playing on the Mayor's Team

City Council
September 17

The day-long debate September 17 on the rezoning to allow the Meridian Group to build three apartment towers in West St. James Town (on Sherbourne, just south of Bloor) was a classic, in the sense that all politicians felt compelled to make a major pronouncement. For this reason, I am reporting the debate at some length, and where appropriate I insert my own commentary (in italics).

Kilbourn began the debate with a short speech. He said that almost everyone he spoke to was against this development. Further, apartments were clearly not the answer to housing needs in Toronto, and this development was just another raft of apartments. Clifford wondered if Kilbourn was really saying that people don't like living in apartments, and Wardle wondered if all of the people Kilbourn had talked to had any idea what the development was all about.

Wardle also asked what Kilbourn would do with the 60,000 people who came into the city every year, and Kilbourn replied that the population of Toronto has been relatively stable over the past decade. (*Wardle's question is the favorite rationale used in support of developers, even though Kilbourn's answer is correct in fact.*) Archer asked if those he had spoken to were given the Planning Staff report which stated that the development was good, and Kilbourn replied in the negative.

I was the next speaker. I used two charts: one a list of those who would vote for the development, on the basis that they supported development in the Lionstar, Quebec/Gothic, and Windlass areas; the other a map of the city showing the relation of the developments to the communities where these who would vote for the development lived. As I talked to the second map, Dennison, Rotenberg and Wardle all interrupted to say that the map wasn't really very fair, (*they were all shown as not living in the City; see CITY HALL May 18, 1971, pp. 84-5*), and Wardle jumped up to pencil in his business address and service centre. (*which is in his ward, although he lives in Scarborough*). I talked only to the 13 politicians who would support Meridian (*in the final analysis my only wrong guess was O'Donohue*), and said that they saw their job as working for developers, and not for the people. The map of the city attempted to show that since none of these politicians were directly affected by these developments, it was easy for them to support them. (*This speech turned the debate from one on the merits of West St. James Town to a debate on development in the city. Perhaps that was a questionable tactic: could the development have been defeated on its merits?*) While I was being asked questions, two locals of the Labourers' Union, led by Gerry Gallagher, came into the Council Chamber, some 300 strong. O'Donohue and Rotenberg seemed to be directing them around, and Gallagher started yelling at me that I was against progress, and that these people needed jobs. After an hour,

the Labourers left. (*Was this part of the pressure Rotenberg was organizing to get this development through? Was it a tactic developed by Meridian? Or was it all a coincidence?*)

Eggleton said that he supported striking out the recommendations before Council, but at the same time, disassociated himself from my speech. West St. James Town doesn't serve the housing needs of the City, and thus does not conform to the general principles of the Official Plan, even though it meets density requirements. "I'm not speaking against development," he said, but he did think that this development was bad, and some other kind of development should take place here. (*The liberal stance: we want "useful" progress.*)

Brown stated that he was going to vote against West St. James Town, but two things had made him change his mind: my speech, and the announcement that certain candidates in the provincial election would work against him unless he voted against the development. That, he said, was blackmail and intimidation. "My record over the years speaks for itself." (*That's why I had included him in my list of 13 aldermen whom I felt certain would support the developer. Votes speak for themselves.*) Brown made a motion that Council affirms that it will try to get more parkland in this area, and that OHC be asked to make part of the project into public housing units. (*Everyone voted for these motions when*

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they were finally put.)

Dennison then spoke. "The area undoubtedly has more density than it should. How do we finish off the job?" (Everyone realized that the Mayor's speeches never make sense, even though parts of them contain truth.) Having established this main point, he then rambled into his own property ownership in the area which he said he sold to Meridian 4 1/2 years ago, and was completely paid off 2 years ago. (The mortgage the Mayor gave to Meridian for his house on Sherbourne St. was discharged in March, 1971. Too bad the Mayor didn't remember getting the money.) He also said that the area was laid waste six years ago by fire. (The area was not laid waste by fire. Meridian simply tore the houses down in 1968, even though most of them were in good condition.) He cited how much some of the people living in the OHC units on Blecker Street liked living there. What we are doing, he said, is "voting for housing, not for developers." OHC can't build all the housing; the developers have to build some. Further, we can only have good public transit if we have density. (The Mayor has introduced the need for public transit as the rationale for apartments: it's a new argument which other people then pick up.) Remember the 1940's? Back then public transit paid for itself, and even made a profit. If we want to get back to that situation, then we need more density, more developments like this one. Further, we must raise more taxes: the 50-foot lots in the suburbs cost the city money. Why is there a shortage of housing for working class people? Because the middle class is moving into areas like Don Vale and forcing the working class out. Certain groups which campaign against everyone and everything are not providing housing. (Other speakers also introduced OHC and public housing into their speeches, even though St. James Town West is a high-rent development.)

Dennison then told the story about King Canute trying to stop the sea. He stood on the shore and told the sea to stop, but as the tide came in, his followers had to carry him out of the water. That, he said, is the attitude of some of those who want to stop public housing.

Kilbourn, "the wealthy hippie" he said, looks a bit like King Canute.

This city is not like Rome, or Alexandria, or Moscow, surrounded by a wall. We can't keep people out. They will just keep coming. "I associate myself with the brave who stand up for the needs of the city, and for those who need public housing." On questioning, Dennison stated that he did not expect that any

part of this development would serve low-income people. He understood it to be a middle or high-income development.

Jaffary then spoke, and said he wanted to get rid of the straw men that had been set up. (Typical approach of the pragmatic: let's deal with reality.) Density was not the problem; high density had to be distinguished from high-rise. Growth was not the issue: even Moscow, with a government much more repressive than we would tolerate, had not been able to limit growth. Jobs were not the problem: people should be employed building useful things like subways and good housing — we shouldn't have people building horrendous projects like West St. James Town just to provide jobs. People in St. James Town stayed for one-lease terms and then moved out. They weren't happy with it. It's not good housing. What would make things clearer, he said, would be a revelation by members of Council of their election expenses and contributions. If people received money from Meridian, then they shouldn't vote on this issue.

Jaffary then moved four motions which, he felt, would make the development conform with the Official Plan: reduce the density from 4.375 to 3.58, as recommended by the Planning staff; (Believe it or not, that reduction of density would cut off no less than a total of 21 stories from the three towers); delete the words "private club" from permissible uses on the site, so the YMCA would not be able to run a club which excluded people from the OHC buildings; (The 'Y' excluded OHC people from recreational programmes for more than 2 years, using the "private club" argument. After all, OHC people aren't quite as nice as other people.) delete references which allow landscaped open space to be anywhere up to 36 feet above grade, i.e., on the proposed podium which will cover most of the site; rewrite the description of the land so that lands to be conveyed for roadways are excluded from the square footage available to Meridian to calculate landscaped open space. Jaffary said that he hoped everyone would support these simple amendments, but that in any case, they should vote against the whole development even if these amendments were incorporated.

Rotenberg then spoke. He said that my list of those who would vote for the development was "an honour role of those helping the city." I used McCarthy-type smear tactics, and Jaffary and I are really saying that it is a matter of honesty or dishonesty. Public opinion on West St. James Town is split. Those who are in favour of the development are in favour of jobs and OHC housing. Those who are

in favour of the development are in "favour of our democratic system and our social system." (Isn't that a nice quote?) What we should do is sit down with the developer as a friend and try and get OHC units. That is what you do if you are sincere. Are we going to question the Official Plan all the time? Let's work together. (Too bad he didn't think of this argument for the amendment to the Official Plan for Windlass.)

At this point we all broke for lunch.

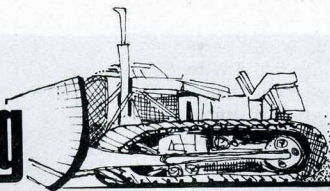
After lunch, Chisholm moved that the vote now be taken. That motion carried by a vote of 13 — 4, but Scott complained that cutting off debate like that was like "using the guillotine," "disgraceful." After a flurry of people changing their minds, Rotenberg moved that the question be re-opened, and the second time around Chisholm's motion to take the vote only garnered support from me and Bruce.

Scott swung into his speech, reminding Council that this debate was one of the most important to be held this year, and of import to the whole context of urban democracy. (Scott clearly sees himself as the reformer, perhaps as Mayor. His vision is of Toronto, the Beautiful City.) The two extremes, he said, could not talk to each other, and as they locked themselves into their black and white worlds, they almost engaged in guerilla warfare.

While disassociating himself from my position, he was opposed to West St. James Town development because it would bring about an undesirable type of city. There is, he said, undisputed evidence that high-rise creates more problems than it solves, and for anyone to justify this development by saying we need housing was to cite the wrong solution. Quoting from Jane Jacobs, he discussed other types of housing which were less expensive. What Council should do is put a halt to all high-rise building. (The solution — good because it will be known far and wide as "Scott's solution." Scott seems uninterested in process.) That would be a move that would be heard throughout North America. It might mean that developers, like Meridian, who had relied on Council's past performance with regard to both the Official Plan and rezoning might have to be compensated, but even that could be discussed. This City could be the best in the world, but we, the politicians must exercise the will necessary to make it that way. People who support West St. James Town are both deaf to people across the city, and are turning their back on the future.

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Standing



in the way of progress

Union Station

by Douglas Richardson



"Constructive architecture does not pre-suppose demolition. If Toronto is to escape, finally, the accusation of meanness, continuity must be established, the new must incorporate and embrace the old, and the city must be seen as providing an environment for living, not merely for making a living."

John M. Robson

Union Station is the most magnificent expression of civic architecture in this country. Monumental public spaces of this sort are no longer built, however, so it is irreplaceable in more than one sense. In addition, many of the other great railway stations of the world have been destroyed in recent years. For these reasons, Union Station must be considered a priceless asset. It was originally built and is now sustained with public assistance; it will endure only if it receives public funds and, above all, protection from public bodies.

It is the privilege and responsibility of governments to support and protect enterprises of artistic, historical, social and environmental significance. Federal, provincial, metropolitan and civic governments are already committed as owners or investors in the lands and buildings as well as operators of or benefactors to the various institutions involved, so that action on behalf of all the people represented by those governments is distinctly possible.

No action has been taken as yet to protect the pathetically small number of surviving Toronto landmarks, including Union Station. These structures, which could almost be counted on the fingers of one hand, have immense value as records of our social history, as works of art in their own right, and as yardsticks of quality in years to come, but they are being demolished one by one. This destruction must stop and people must be prepared to take responsibility for initiating action.

No other work of the early twentieth century in Canada can compare with the Station, which was built at enormous scale, with 'colossal' expenditure, in the most advanced Beaux-Arts

style of the day. The late Carroll Meeks drew world-wide attention to it in his definitive work on *The Railroad Station* (New Haven and London, 1956) and pointed out that the "confidently monumental mood" of the 'teens and early 'twenties was "most emphatically" demonstrated here.

The Station was planned in 1913 and built in 1914-21 (though not opened until 1927) at the height of the great station-building era. Union Station was not imitative, however. Instead it advanced international standards of design. It remains one of the very best examples of the type anywhere in the world.

Union Station has served admirably as a modern railroad terminal in the past, but its almost unlimited potential for future use has not been explored. There are various means of approach and many different levels of access in the building. These, when combined with the station's enormous capacity, provide remarkable opportunities for a real transportation centre. It could combine bus, subway, commuter train, through train, and even airport connections (using the existing Malton railroad line) all within easy walking distance of the core of the city.

Though large, it is distinguished from other examples by its just and humane sense of scale, so that it does not seem to crush the visitor. It was meant instead to raise the observer's emotions: the noble, smooth, simplified forms create a strong and dignified exterior; the immense and generous interior space, flooded with soft light entering beneath the reflective curved ceiling, possesses monumental serenity.

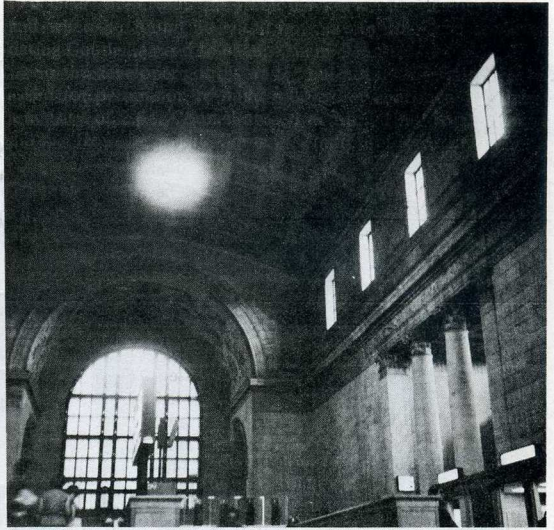
Millions have passed through the great hall of the Station, which is the only real gateway to the city, and it has impressed them profoundly: soldiers departing during the Second World War and returning from it, New Canadians entering this country to make a fresh start, commuters moving daily in and out of the city, as well as other travellers. The effect of the great hall is to increase the sense of expectancy and vitality in the observer by the

strangely hushed yet echoing atmosphere of this marvellous room.

It is of paramount importance that this beautiful building, affectionately engraved in the memory of so many people, should be preserved, but it need not be preserved like a specimen in a glass jar. The essential features are the great hall and the portico which belongs to it. Because of its unique composition and its wide range of facilities, this portion might still be used for almost any purpose in the future, while the rest could be gutted and put to new uses. The old should be incorporated in the new: the contrast between the two enhances the effect of each. But the natural lighting of the hall must be protected and nothing should be permitted to be built on top of the structure in order to avoid degradation like the various Grand Central Station proposals in New York.

This kind of conservation is of pressing concern everywhere today. We have finally begun to appreciate — almost too late — that the good order of the constructed environment is every bit as important as that of the natural environment for our well-being.

While trying to come to terms with this extraordinary structure with its soaring spaces, it is reassuring to remember that the land on which it stands is largely owned by the city, that is to say, by the people of Toronto. The building should be declared an important architectural and historical monument, and it is essential to remember that the land agreement already drawn up with the developers of Metro Centre has not yet been ratified and therefore the land is still very much within the



jurisdiction of City Council. It is therefore not too late to weigh the tragic consequences of a lost opportunity. The land should be encumbered to prevent the demolition of the Station and provide for its continued life of public service as the priceless inheritance of all Canadians.

What Protects a Neighbourhood?

by David Crombie

The residents of Ward 11 are about to become the possessors of probably the highest apartment building in the City of Toronto — a 34 storey plus building housing 321 suites. The process by which the building got there is a first class example of the way in which development intrudes into neighbourhoods — within the rules. It illustrates how the Official Plan, the Committee of Adjustment, the “bonusing” policy and a pro highrise Council can combine to create a development in which the prime interest being served is that of the developer.

In the spring of 1969 Council was asked to consider an application for the redevelopment of a site on Duplex Avenue between Montgomery and Roselawn. The area consists primarily of single family homes. The argument in favour of the development was that the area had been designated for highrise development by the Eglinton Area Part II plan. The planning for this area was done in 1965 and 1966. During the many meetings which were held at the time the residents accepted high density designation *only* on the basis of four conditions which would protect the neighbourhood and offer sound planning.

The most important of these conditions was the first one. It was that “any rebuilding of the south side of Roselawn Avenue between Edith Drive and Duplex Avenue . . . *not be approved* except in a comprehensive scheme including *all* frontages on the east side of Edith, the west side of Duplex and the existing medium density apartment in the centre of the block.”

These conditions were accepted by Council on May 25, 1966. The validity and importance of these conditions was recognized by all. Indeed the Planning Board, when reporting on the developer's application in 1969 said unequivocally that “the major issue in this application is its *non-compliance* with the Eglinton Planning District Appraisal recommendations for this area which calls for a comprehensive land assembly incorporating the entire block.”

Then in one paragraph which was subsequently accepted by Council, the Board dismissed this fundamental condition which had been negotiated with the area residents. The phrasing is a stunning example of insensitivity to the original agreement. Here's what the Board had to say about the conditions:

“The conditions outlined above must be regarded in the light of subsequent experience as *impractical*, as a land assembly of the entire block is not very likely, and the redevelopment by the remainder of the block may not take place for an indefinite period. The present applicant has indicated that assembly of the western portion of that block has proven impractical for him to consider while in the meantime he has completed a satisfactory assembly of the eastern portion, up to certain physical limits.”

In short, the promises made to the area residents in 1966 were dismissed in 1969 for the simple reason that the developer was having difficulty. To quote the report: “The land assembly does include the entire block, one of the conditions set forth for any redevelopment in the Eglinton Area Plan as adopted by Council in May 1966. It is considered that because of . . . the apparent difficulties in the assembly of the entire block that this clause of Council policy for this area should be rescinded.”

It is interesting to note that the developer in his application indicated that he began to assemble his land in 1964 just prior to the Eglinton Area Plan process. It is a fair assumption that he attended the meetings during which the conditions were agreed to and was also aware of Council's acceptance of them in 1966. It is clear, then, that the developer knew the rules of the game, and when he found he could not play by them, an accommodating Council agreed to change them.

So the developer got his way — but not in everything. He had asked for permission to build a 34-storey apartment building at a density of 2.64. Council agreed in April 1969 to a density of 2.325. However what Council would not give in 1969 the

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Committee of Adjustment and the Buildings & Development Committee would give in 1970 and 1971.

In October 1970 the developer applied to the Committee of Adjustment for an increase in density from 2.325 to 2.375 in order to "provide a more equitable density in conformity with current bonus systems." The basis for this application was that since the agreement with the area residents had been rescinded, "the Eglinton Part II plan would now recognize this site as a complete development stage in this block" and therefore should be considered as "good planning" under the new bonus policy. The Committee of Adjustment agreed to this application in January of 1971.

In May of 1971, the developer again applied to the Committee of Adjustment. This time he requested that the Gross Floor Area be increased from the permitted 256,000 sq. ft. to 270,000 sq. ft. Again his argument was based on, "a more equitable density in conformity with current bonus systems."

On June 7, 1971 the Committee of Adjustment referred the matter to the Buildings & Development Committee. Aldermen Rotenberg (Ward 11) recommended that the application not be approved. The Committee decided *not* to accept the advice of the Ward Alderman and on a motion by Alderman Fred Beavis

the Committee agreed to an increase of 7500 sq. ft. of floor space.

On August 20, 1971 the developer, probably by now very impressed with the ease of his victories, applied to the Buildings & Development Committee for further changes, one of the affects of which would be to again increase the Gross Floor Area.

As things now stand the Planning Board and the Works Department have recommended acceptance of these changes.

The whole matter raises a number of issues and questions:

1. What is it about the Official Plan and our political process which allows the interests of the developer to be protected and indeed extended, while those parts which were to protect the interests of the area residents can be summarily scrapped?

2. What is the role of the Committee of Adjustment? How is it that what Council denied in 1969 was given to the developer by the Committee in 1970 and 1971?

3. Should we allow any more bonuses until we have completed our reorganization of the bonusing system?

4. In the final analysis what protects a neighbourhood? The area around Duplex, Roselawn and Montgomery now finds itself with a development which will place the area to the north in an unstable and uncertain situation — and all within the rules.

COMMITTEE REPORT

Works

North Jarvis Town Comes to City Hall

Toronto's newest citizens' group has just been told that they don't know what's good for them. And that even if they did, their own narrow interests mustn't stand in the way of progress for the city as a whole.

The City Public Works Committee voted last week (Marks, Lampont, Bruce, Clifford, Boytchuk in favour; Jaffary, Crombie, Scott and me opposed) to make four eight-foot throat widenings on Wellesley Street between Jarvis and Yonge. Two trees and two saplings and a total of about a thousand feet of wide pedestrian boulevards, which are presently impeding the smooth flow of rush hour traffic in these two city blocks, will be removed — unless Council decides on Wednesday, September 29 to refer the matter back so that the people in the area may have a further hearing and perhaps a chance to propose a compromise to the City.

Almost a year ago City Works Commissioner Bremner proposed two major road widening items in his 1971 capital budget. I objected to the one for two blocks of Wellesley Street East, which was to cost a total of nearly a quarter of a million dollars (only a bit over half of it

payable by the City and the rest to come from the usual provincial subsidy). Council passed the budget as presented, and voted down the motion to remove this item by a few of us who had objected to it and proposed that the money be spent on a tree-planting programme instead.

Several individuals and residents' groups objected at the time, but after we lost we assumed that that was the end of that particular affair. In the spring of 1971, however, two things happened. The Works staff wisely decided it would be better to save some money and most of the remaining trees on Jarvis Street. This could be done if the general widening were not carried out, but instead four eight-foot cuts were made at the four corners in question. These cuts, including the taperings off, totalled about one thousand feet in length.

At the same time, a few alert residents of the area, led by Norman Depoe, had decided they didn't want their throats widened or any change made that would threaten the attractive urban quality of life in their neighbourhood. DePoe had already protested to City Council (see CITY HALL, December 15, 1970, p. 33). The Works Committee delayed hearings on the new proposal, which came before it in May 1971, so that any interested persons might appear to comment. Un-

fortunately no one on Council had heard of the existence of the Church-Wellesley Businessmen's Association (the people whose interests were more closely affected than anyone's), except for the ward aldermen, who didn't inform them. By the time their president John Feeley did get the news (from me), the Works Committee had adjourned for the summer. The Executive Committee told Mr. Feeley that they were reluctant to interfere or make a decision in the matter, and so it was held over until the first Works Committee meetings in September.

The delay, and the issue, gave residents in the area a chance to do something. Instead of a series of predictably futile protests from individuals, they decided to see if a community association could not be formed. The area was supposed to be dead politically, and any sense of community or neighbourhood responsibility was assumed to be feeble. The first high-rise apartments in the city had been built here after all, and there were not many single family homes left. A lot of people lived here, however, in a great variety of old and new apartments and duplexes, over stores and in rooming houses, and in the remaining private homes. A lot of other people worked in the rich variety of institutions in the area. Perhaps many of them cared for their

place of work as much as the residents did, and had little desire to see what was left of its variety and character as a once fashionable city neighbourhood disappear.

At Depoe's suggestion I submitted a draft of an invitation to a meeting for an area which we decided to name, for the present, North Jarvis Town. A group of interested people met and decided to distribute 5,000 copies of the flyer in the area.

The response was astounding. The meeting at Jarvis Collegiate in July was one of the liveliest I have seen in Toronto. Obviously there were many other issues besides throat widenings which people wanted to talk about. When they saw how many of their neighbours turned out and that they all were talking and thinking along similar lines, they decided to stick together and do something. A provisional executive — for which there were forty volunteers — was formed. It has been meeting regularly ever since. The group has now become a permanent one. It has appeared before the Parks and Recreation Committee already and has sent its first formal letter to Council — on the subject of St. James Town West, which lies along its border. Though it is only officially a month old, it already has 200 paid members.

By the time it appeared before the Works Committee to protest the Wellesley throat widenings, members of the group had gathered over a thousand signatures to a supporting petition, 85 per cent of them from people with addresses in the area and the rest from people who spend part of their day there.

Alderman Bruce asked how the signatures were obtained: "I suppose you stuck the petitions up on lamp-posts and trees around the place." The signed forms were passed around the committee table and it was quite obvious that all but a couple of them had not been out in the weather or signed over a rough surface. The deputation stated that most were gathered on door-to-door visits. They admitted that this was not the most objective way of ascertaining everyone's opinion but pointed out there had been very few people who expressed indifference or unwillingness to sign. Bernard Novack, the owner of the drugstore at Church and Wellesley, which has been something of a neighbourhood centre for thirty years and which stands to lose eight feet of its boulevard, told the committee he was certainly biased. ("The cars will be practically in my front door; at rush hour even as it is that corner is often jammed with pedestrians.") But

he pointed out that of the 300 or so people he had discussed the issue with, only two truck drivers said they wanted the widening. Alderman Lampert made one parting shot by pointing out one address of a petitioner who didn't even live in Metro.

But basically the Committee was impressed with the solid middle class respectability of the deputation and the fact that they clearly represented opinion in the area. (So much so that O'Donohue, who had spoken with some of them beforehand, told them he would vote in their favour at Council, even though an important previous commitment prevented him from staying for the vote in Committee.) The North Jarvis Community Association had also deliberately decided against any kind of demonstration or show of numbers.

Their Ward alderman, June Marks, recognized this, and took a different approach in Committee than she had at the initial community meeting in Jarvis Collegiate. At that time she had managed to turn a very heterogenous and largely open-minded collection of individuals into a hostile and unified group by telling them they were the dupes of "outside agitators seeking a power base" (later identified as provincial election candidates — who were certainly in evidence.) She made such endearing remarks as:

"To all the *innocent* people in this room, I say don't get taken in."

"I wasn't frightened to walk into Jarvis Collegiate tonight . . . I know what's going on in my ward. My *true* constituents most of whom aren't here . . . It makes me sick . . ."

At the Committee, however, she told the deputation: "I know my stand is very unpopular in the neighbourhood, but I have to weigh all the facts. Some day I hope one of you will run for public office and see what faces us. When you are sitting here year after year and seeing *all* the facts, you have to do what's best for the city as a whole." She then expounded Commissioner Bremner's argument about wider streets, in most instances, being safer streets. And she quoted from an elderly constituent's letter which talked of the difficulty of crossing Wellesley Street in the traffic and asked that the situation be improved. If trucks could make their turns more readily at the corners, then it would be safer for everybody, Alderman Marks commented.

Alderman Marks then asked the deputation: "Do you *honestly* believe — and I'd like a really straight answer — do you *honestly* believe our Commissioner of Public Works would make a recommend-

ation that would hurt people?"

"Of course not, intentionally," Barr Greenfield of Monteith Street replied, "But the Commissioner has to be interested in the flow of traffic and not what people think. If you want to know what people think, listen to us, because we're telling you."

Commissioner Bremner stated his position: "We don't go into these things by drawing lines in the bathroom over the weekend, you know. I'm no theoretician. I have to deal with the pertinent facts. My data is fool proof. You have to look at what's happened in the area since 1957. And there's more development to come. Wellesley Street is going to get busier. It is an arterial road and it carries public transit. If it gets choked, it will throw cars on to the smaller cross streets nearby."

He concluded by complaining of a piecemeal approach to this sort of problem. "If that's what it wants, City Council should say, 'Look, Bremner, no more widening!'"

At this point, cheers from our side. As several of us have frequently argued, the basic question of whether we are going to encourage or deter private cars entering the downtown core still has to be answered. Every piecemeal widening is a partial answer — in favour of cars for the inner city. If we really want to improve the flow of buses and taxis and necessary service vehicles, there are plenty of changes the City and the Province could make immediately to deter all but the most necessary trips by private car into the inner city.

Other members of the deputation ask to speak. It is well past lunch hour and some aldermen have to go to another committee at 2.00 p.m. But nowadays we go out of our way to listen to citizens at City Hall. (And no hassling the respectable ones, either — even if they provoke us. Remember Mallette and Paisley. Remember Spadina.) We agree to listen some more.

The Church-Wellesley businessmen talk about taxes, and how they'd rather see the money spent on off-street parking. They also say they've been hoping to have an area improvement program (like the one at Runnymede and Bloor) and that if their boulevard is cut in half there won't be enough room for planters and shrubs.

Residents talk about the district upgrading itself in recent months, and about the hospitality they find in the neighbourhood shops. "We have a little village here." And once again someone asks why

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Hope followed Scott, and echoed his views about high-rise, although placing the major blame for them on the bonus policy. The Official Plan certainly says the area is designated as one of high density, but because of the "escalation" of sections of the Official Plan used in the Windlass development, there are problems with passing this particular development. (*Hope never hinted at whether he would vote for the development if the density was 3.58, which conforms to the Official Plan.*) This development, if passed, will only be rejected by the Ontario Municipal Board in six months' time. Worse still, Hope stated that over the dinner hour certain persons threatened to picket his house if he voted against the development.

Marks began her speech by quoting Dennison's 1959 comments about the evils of expropriation. (*Marks always tries to resurrect her glorious days of the past.*) Back then, it was contemplated that the developers would be helped out by expropriation, since the area was broken down by speculators, and she voted against the original St. James Town because it didn't contain any public housing. But, she said, "we all make compromises," and since she has been an alderman, "she has had a good working relationship with Meridian." In any case, if St. James Town weren't there already, then there would not be little cliques of people to fight a development like West St. James Town. This opposition has, to a large extent, been funded by grants from the Opportunities for Youth programme. (*From her experience, Marks knows that every speech should contain a charge that someone is about to overthrow democracy.*)

As Marks went on, and began talking about the Opportunities for Youth grants, one girl in the audience stood up and said that she did not like to be slandered by Mrs. Marks. Marks asked Bruce, who was the chairman at the time, to get the girl to keep quiet. The girl who had been soundly attacked by Marks said she had a right to speak because she was a citizen, a remark to which neither Bruce nor Marks had a reply. Fortunately the audience participation stopped as the girl sat down and burst into tears.

Marks continued with her speech, saying that there were threats against people who said they did not want a park on the site. If one votes against the development, then one is listening to "people who will settle anywhere, not the solid people who are grateful for all the things you have done over the years."

Archer followed Marks, saying that I was unproductive in my attack. Sure he voted for Lionstar, Windlass and Quebec/Gothic. But that was done on the merits of each one. What has happened (if one hears Scott properly) is that the wheel has come full circle, and grass is no longer in vogue. (*Archer's speech in fact parallels Scott's in its tenor and allusion to grandeur. Maybe that is what mayorality candidates are all about.*) We are back to the situation where apartments were erected without open space. Apartments are not harmful psychologically. There isn't any evidence on that point. Archer then moved three very technical amendments needed to satisfy the Commissioner of Public Works if the development was to be approved.

Lampert began by saying that he was proud to be on my honour list, and that he was not a member of that "sacred band of six or seven inexperienced members of Council." Scott's argument for high-density low-rise is unworkable. The advantage of developments such as West St. James Town is that they provide amenities for the city, like recreation centres, and parks, which the city would not otherwise obtain. (*This is also a new argument for the existence of apartments. The other arguments are the same as Dennison's.*) Further, how can a subway system function without high-rise development? For subways you need a density of 60 people to the acre, and a place like Rosedale only has 12 to the acre. If it wasn't for high rise, taxes on homes would be twice or four times what they are. Good development like West St. James Town keeps taxes low. Those people who are on the "honour list" are really in favour of "employment, wages, and housing."

Beavis said he was proud to be associated with those on the honour list. Mind you, he said, I have fought for other developments such as the OHC projects at Don Mount and Blake Street, and in the current development in Ward 8 at Pape and Gerrard, there is compromise between the developer and the people, not confrontation. (*Beavis, unlike Rotenberg and the Mayor, can't rationalize. Like Marks and Brown he recalls his past.*) People do not dislike apartment buildings. If they did, why would rents be higher for each floor? People like the height of high-rise. West St. James Town, being right on the subway line, is a good place for the apartment planned.

Crombie harkened back to what Scott had said. This whole question deals with the image of the city, and the fate of the city in 1991. (*The social scientist, the moralist, the appeal to reason.*) Certainly

everyone is concerned about wages and employment, but the concern relates to the consequences of employment — what does it do for the community at large? We must remember the context of housing which is the community. Let's send this development back until we get a community.

Grys said that the talk about apartment dwellers as second-class citizens was all wrong. He said he hates people who make such statements, just as he hates people who say those on welfare are second class. Toronto now is a beautiful city. He saw it come up from being a slum and, he commented, "I'm proud to say that I've come out of the gutter." (*Poor Grys just can't string words together. His vision is backward — he usually compares his present position with what he used to be.*) The Mayor has been elected by all the people, and has been on Council for 30 years, thus he speaks for everyone.

Wardle commended the Mayor on his speech, and said he was glad to be on the Mayor's team. Compared with American cities, Toronto was in good shape, and that was mainly because the middle class lived downtown, in places like St. James Town. Apartments like these helped to keep the taxes stable. (*He paraphrases the Mayor, but never brings up new points.*)

O'Donohue was dismayed at the fact that there were only blacks and whites, that each side had locked itself into a certain position. This matter should be referred back to the Buildings and Development Committee so that we could get some high density housing which was not high-rise. (*This is a rewrite of Eggleton's speech, although as the teacher, O'Donohue lags behind Eggleton. Maybe O'Donohue could afford to take this position since his vote was not needed to get the development approved.*)

Chisholm closed the debate, stating that this development was not for low income or old people: it was going to be a high rent development. When people sold their houses to Meridian, they moved out, and that showed clearly that they were not interested in the area, or concerned about it. (*Chisholm is always straightforward, stating simple truths which make sense.*) He said it was interesting that Rotenberg, who had said previously that he had no use for unions now finds them useful. "I'm concerned about unions," Chisholm stated. In spite of the fact that everyone chastised Sewell for not talking about this particular development, no one went on to talk about it themselves, they all talked about generalities. This development, like all others, is put forward by the developers so they

can make money in the way they best know how. But this development should be defeated so we can get on with good development.

By this time, it was 5.00 p.m., and the votes were taken. O'Donohue's motion to refer back to consider high density which was not high rise, was put. That was supported by O'Donohue, Hope, Eggleton, Crombie, Chisholm, me, Kilbourn, Jaffary and Scott. Opposed were Dennison, Rotenberg, Beavis, Marks, Lamport, Bruce, Brown, Clifford, Wardle, Grys, Archer and Piccininni. (Pickett and Boytchuk were absent.)

Jaffary's motion, making amendments in the development bylaw, was then put, and received the same break in vote, except that O'Donohue switched sides and supported the majority, so the vote

lost 13 - 8. The development was then approved, as amended in technical fashion by Archer, by a 12 - 9 vote, with the same split as in O'Donohue's motion.

After the fact, the debate looks more interesting. This time around, the pro-developer's faction relied less on the Official Plan than on sociological arguments: apartments are needed to provide a healthy public transit system; it is important to keep the middle class in the downtown area, even though that cannot be done by keeping houses standing; it was impossible physically to plan high density which was not high-rise, if one expected to get the benefits now demanded by the public; apartments help to keep taxes down; there is a responsibility to house the 60,000 people who annually come to live in Toronto, and that re-

sponsibility is best served by the developers.

Strange about the anti-developer's faction. They were divided, half arguing on the merits or otherwise of apartments, half arguing about what the community wants. From my point of view as a politician, it was the division on our side which is disappointing. Those who argued that apartments are bad are somehow thought to be listening to the community. Isn't the real argument not whether or not apartments are good or bad, but whether or not our real constituents want us to do something? If that's the case, the minority aren't very impressive. There turns out to be little difference between Scott and Dennison, except that Scott senses what people in the city are saying, and Dennison doesn't. J.S.

B&D

How to Adjourn

Grys has learned well from Wardle. At the last Buildings and Development Committee meeting, Beavis moved to adjourn shortly after 6.00 p.m. Eggleton pointed out that there weryonly ten items which had not been dealt with, and a half hour's work would clear most of them up. Grys cut Eggleton off by pointing out that a motion to adjourn is not debatable, and the vote was then taken. In favour of adjourning were Wardle and Beavis. Against were Eggleton and Sewell. Brown was present, but did not vote, which always is recorded as a negative vote. That looked as though the motion had lost on a tie vote. Grys, however, said the motion carried. When questioned, he said that he, as chairman, had voted for the motion, making it 3 - 2. When it was pointed out that Brown had to be recorded in the negative, making it a three all tie, we found that Beavis and Wardle had left, and Grys was on the way out the door, saying that he had not bamboozled the Committee. J.S.

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shouldn't a traffic count include people on sidewalks and not just cars.

At this point, that Watchdog of Progress, the Citizens-for-Mayor Dennison Society, can no longer contain himself. Lloyd Poulton jumps from his seat in the audience and asks to be heard. He addresses the deputation rather than the Committee, in spite of the Chairman's attempt to contain him.

"I'm a little annoyed," he tells them. He is obviously much more than a little annoyed. "We get deputations down here all the time who think we're still living in the horse-and-buggy age."

"As one who spent six months in the Wellesley Orthopedic Hospital," he tells them, they don't know their area as well as they think. And a lot of them are just transients anyway. (Like Anna Cameron, I ask, who's been living there for 18 years? But Mr. Poulton is unstoppable.) "The very people who signed that petition won't even be living there six months from now." He turns with a flourish from pointing a finger at the deputation back to the Committee. He pauses, fixes us with his eye and sums up: "We need to carry on and build a great city."

Someone on the Committee comments on the fine character of the deputation and on their good behaviour. We then vote to widen their street. Once again we have protected people from the consequences of their own unreasonable-ness. We choose the broad city-wide vision over the narrow neighbourhood vision.

That's us all over.

W.K.

A Small Win at Works

We had a small win at Public Works on September 13. The question turned on the expansion of the Art Gallery to the corner of Dundas and McCaul.

The Commissioner of Works recommended, among other things, that twenty-one feet on the south side of Dundas Street be conveyed to Metro for dedication as a public right-of-way. A number of amendments carried, most of them on a 6 - 5 vote, with me, Scott, Crombie, Kilbourn, O'Donohue and Archer in favour, and Marks, Bruce, Lamport, Boytchuk and Clifford opposed. Most significant were amendments deleting the reference to dedication as a public right-of-way, and directing the conveyance to be to the City rather than to Metro. There was pretty general agreement and another amendment which made it clear that lands conveyed would not be used for either a road widening or a pedestrian way without further report to the Committee.

In June, when Metro Council was faced with a number of conveyances of land on Dundas Street, it ordered a report from Commissioner Cass (Metro Commissioner of Roads and Traffic) on the whole future of Dundas Street. Some of us suspect that Dundas is to be something akin to the Crosstown Expressway, a 100-to 120-foot road from about Coxwell west to at least Bathurst. We hope to find out about that in the report from Cass. In the meantime, we ought to oppose the spot widenings that are constantly coming up. K.J.