

# CITY HALL

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

## A hard day's night

City Council  
October 13

by Karl Jaffary

On October 13 Council came reluctantly back after dinner and cleaned up the motions on the order paper. Several of them were interesting.

### Reviewing Council's Powers

Scott had an elaborate motion about having the Urban Renewal, Fire, Housing and Legislation Committee (URFHL) study the powers of the Ontario Municipal Board with a view to seeing what powers should be removed in order to give the City more autonomy. This is clearly a difficult issue. I suppose we all believe, in theory, that self-government would be preferable to having an appointed board review the decisions of an elected council. However, it is clear to most citizen groups that the OMB has been making better decisions than those made by the City politicians. We would have a lot more development, and a lot worse development, if it were not for the OMB. On top of all that, many of us felt that the presence or absence of the OMB was not the really basic issue on the question of self-government.

Archer moved some amendments to Scott's motion, calling for a review of all the bodies that have the power to review

Council decisions. He pointed out that the Minister of Municipal Affairs may modify and/or amend an official plan enacted by Council. If we want to put up a stop sign, the Minister of Transport must approve it. Archer said that the only thing we really have the right to do on our own is sweep the streets.

I wanted the review to look at our powers as well as those of other bodies. I am convinced that as long as the only taxing power we possess is that of fixing a mill rate on real and business assessment (and a rate that covers all our expenses — no deficit, no surplus) we will never really have the power to govern.

Rotenberg thought that if we wanted to look at all those things there was no hope of URFHL doing it, and we might just as well resign ourselves to commissioning an outside study by a university of other experts.

Finally a compromise motion was drafted, I think by Rotenberg, and moved by Piccininni in substitution for Scott's motion. It asked the URFHL committee to prepare terms of reference for a study of the role and power of City government, with particular reference to the powers it ought to have and the constraints upon it that ought to be lifted. Poor Scott had made his big speech and then had to sit quietly by watching his idea become so expanded as to be completely unrecognizable. He finally voted for the substitute motion when it became clear that it would pass and his would not. Sewell voted against the motion on the grounds that whenever Council has talked about studies of the role of City government before it has produced absolutely nothing.

### Inviting Guests

Another interesting motion of October 13 was Pickett's motion that we invite the Queen to Toronto on Dominion Day, 1973. This, not surprisingly, produced a good deal of gushy patriotism.

Sewell suggested that there would be equal merit in inviting some interesting Canadians to Toronto, like Joey Smallwood, and W.A.C. Bennett or some Quebeckers with views different from ours on what the country is all about. He thought that before we had the Queen over, we ought to have all the provincial premiers,

leaders of other provincial political parties and "other interesting people" to Toronto, and try to arrange for as many people to meet them as possible.

I supported both Pickett's motion and Sewell's idea. I said I generally favoured a constitutional monarchy, but there was more and more republican sentiment around, and in any event a monarchy could not survive unless the great mass of the public looked on the person of the monarch with real respect and affection. I said that I really knew practically nothing about the Queen, as a person, and therefore had no real affection for her (this remark was I suppose predictably picked up by the papers) and that I therefore favoured having her over so that people could meet her. I also supported Sewell's idea as it seemed to me that if we had a lot of people from other provinces in, made a fuss over them, tried to get people out to public meetings with them, and generally showed some interest in the rest of Canada that might give us a very fitting sense of our own identity prior to the Queen's visit. Most people seemed to agree with that, although Beavis grouched that nobody watched the Federal-Provincial conferences, and there were no crowds lining the streets when other provincial politicians came to town. Sewell retorted that the conferences were held in private, that nobody tried to get crowds out, and that Gordie Howe drew as many people as the Queen did.

Both motions finally passed unanimously.

## Inside City Hall

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# Low-cost housing loses in council *by David Crombie*

Does City Council have any policy regarding low-cost housing in the City of Toronto? When was the last time, if ever, that the Mayor and the Executive Committee discussed with OHC policies and programmes regarding OHC operation in Toronto?

Last week Council was presented with an opportunity to show its concern for low-cost housing.

The item involved a bylaw allowing for a development by New Style Development at Dundas and Sherbourne.

New Style Development has exhibited in the past a reasonable and conscientious approach to the social aspects of development in this city. They developed the only high-rise building for roomers in the city and in the Dundas-Sherbourne project they changed their initial plans to include a nursery and day-care facilities when these changes were requested by the Ward 7 Alderman at a citizens meeting.

For some time there had been a suggestion that the development should include an OHC component offering low-cost units. However, it was reported that negotiations had failed between the developer and OHC and further that OHC would only enter into negotiations after the development has been approved at the OMB.

Alderman Jaffary, one of the ward aldermen involved, read to Council a letter from Mr. Paul Goyette, head of OHC, which indicated that no significant negotiations had been undertaken. Mr. Goyette went further and noted that if New Style Development worked to apply prior to October 22, 1971 his application would be considered and discussed.

I moved "that the bylaw for the development be passed but not forwarded to the OMB until negotiations between the developer and OHC had been undertaken and the results reported to Council." Not

a very overwhelming motion, but one which would underlie Council's concern for housing at prices people could afford to pay. It was not a motion to stop the development — it was meant only to facilitate a discussion between the developer and OHC. Nevertheless it was defeated on a tie vote 10 — 10.

Those opposing the motion to have the developer negotiate with OHC were: Mayor Dennison, Beavis, Rotenberg, Marks, Bruce, Grys, Piccininni, Wardle, Clifford and Brown.

Those in favour were: Hope, Pickett, Eggleton, Kilbourn, Sewell, Chisholm, Jaffary, Scott, Archer, and me.

Boytschuk and Lampport were absent for the meeting; Scott who opposed the motion in Committee of the Whole switched in favour when it came to Council and O'Donohue who opposed the motion in Committee missed the vote in Council.

## Buildings and Development October 12 *by John Sewell*

### Eaton Centre

It goes to show that some rumours should be believed. Four months ago somebody told me that Eaton's was planning to put up a 150-storey building near College Street. It seemed a bit much, and I relegated that to the pile of unresearchables.

I was wrong. On October 16, the *Globe* carried a story that a 140-storey tower is planned for the College/Yonge/Hayter/Bay block. Mind you, plans for this one are contingent on Eaton Centre being approved.

Which brings me to the state of Eaton Centre. The matter came up at B & D on October 12, when the Committee was asked to approve the objectives as set out by the Planning staff in its report of last May. Those objectives asked that Eaton Centre become a varied and enjoyable place, with squares, fountains, a main pedestrian connection with City Hall, enjoyable access to the subway stations, and controlled demolition. The Planning Board stated that these objections should not be accepted, but rather that they should be used as guidelines. Since that time, Holy Trinity Church and Eaton's/

Fairview have been sent away to talk about their conflicting development problems, and the City government has virtually said that planning decisions for the City will be left up to those two conflicting interests.

On questioning at the Committee, Emslie said that he hoped these two developers would be reporting to the Executive Committee in the next month or so. He was uncertain whether or not they would be able to reach agreement and he implied that little of the original concept had been changed; there will be an open space somewhere near Holy Trinity Church amounting to a bit less than an acre; Eaton's/Fairview is siting all buildings so that Dundas, Yonge and Bay can be widened; negotiations between Eaton's/Fairview and the Salvation Army are attempting to solve access problems to the latter's building if Albert Street is closed.

The Committee decided against adopting the Planning staff objectives for the development. In arguing for those objectives, I said that staff people like Emslie should have the benefit of what we thought should be obtained in the development. Eggleton said that he agreed with the Planning staff objectives, but felt two or three points suggested by CIVAC should be added (he never said what those points were), and that he was willing to have the Planning Board consider the objectives again. He moved that no bylaws for the development be debated until objectives for the site had been adopted by Council. That motion never got voted on.

Beavis led the fight to defer considera-

tion of the objectives until sometime later. It was premature, he said, to adopt objectives. The City should wait until there was a definite proposal that was put forward by Eaton's/Fairview. Bruce agreed, noting that the Public Works Department and the Planning staff disagreed on some major items (particularly the widening of streets in the area).

In the end, Beavis' motion to defer everything until the Planning Board comes down with a definitive report was carried 4 — 3. In support were Beavis, Pickett, Bruce and Hope. Opposed were Eggleton, Brown and me. So the City still is without any planning objectives for the Eaton Centre site. What a fine way to proceed.

There is a third point relating to this general area. The Provincial government has agreed to rent 95 per cent of the old City Hall from Metro. It is being rented to the Province at \$6.00 per square foot (that sounds like cheap rent for office space in the Bay/Queen area). And it seems that the outside of the building will be cleaned — it is still unclear just how this will come about, since Metro will be receiving further reports on the question. The agreement has been approved by Metro Executive, and will be going to Metro Council shortly.

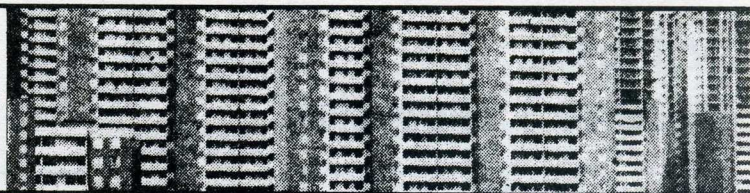
*(My notes on the Buildings and Development Committee of October 12 are not what I had really wanted. It appears that someone lifted my notebook from my office between 11.00 p.m. Monday and 9.15 a.m. Tuesday. That's why I haven't got any of the crisp quotes with which the meeting abounded.)*

CONTINUED ON PAGE 7

# Boomtown Toronto

Crescent Town  
— a landlocked cruise ship

by Ken Greenberg



**Location:** Between Dawes Road and Victoria Park Avenue, north of Danforth Avenue in the borough of East York. Connected by bridge to the Victoria Park subway station.

**Developer:** Owned by Howard Investments, a joint venture of Meridian and Belmont, Built and Managed by Belmont.

**Architect:** James Murray

**Site:** 33 acres, formerly The Crescent School.

**Buildings:** Rental: one 11-storey building, two 27-storey buildings. Rents start at \$138/month for bachelor. Condominium: two 27-storey buildings, one 37-storey building, three 6-storey buildings. Prices start at \$18,000 for a bachelor, 5 per cent down.

Total number of units 2,934. Estimated population between 5,000 — 6,000. In addition to housing the project also includes covered parking and recreational and commercial buildings. A school will be built on the site to open in September, 1972.

What is happening at Crescent Town, is that the developer is attempting to create a "town." We provide not only housing but "Everything you need for modern day living . . . it's all here waiting for you to enjoy it." This impressive list includes a supermarket, bank, beauty salon, barber shop, drug store, restaurant, clothing store, delicatessen, dry cleaners, medical and dental offices . . . a recreation centre containing swimming pool, handball courts, squash courts, a sports auditorium, exercise rooms, a jogging track, sauna baths, a club room for dancing, a day care centre . . . and there is more. He proposes to add indoor golf, indoor lawn bowling, a teenage room, an indoor theatre and a rifle range.

How can you look a gift horse in the mouth? What is happening at Crescent Town is that a host of activities, social relationships, and events which normally occur in public places, on city streets, in different buildings owned by different individuals and groups — activities, relationships, and events which are normally characterized by heterogeneity, diffusion of control and choice — have now been assembled under one roof, under one corporate administration. This consolidation has a profound effect on the qualities we normally associate with "towns."

I. Monopoly — There is only one of

each type of store with a captive clientele.

2. The erosion of public territory — there are no public streets through Crescent Town, no sidewalks. The public park has been replaced by the Recreation Centre which is not public. This Centre which is presumed to be the town square is open Monday — Friday 12 a.m. to 11 p.m. and Saturday — Sunday 10 a.m. — 10 p.m. No one under the age of 16 is allowed in the club after 7 p.m. . . . "only activities programmed may take place in time periods allowed. . . ."

3. The definition of the townspeople themselves is narrowly homogeneous, a function of the rent structure, "let's leave your apartment and stroll down to Crescent Town's social centre, a meeting place for nice people like yourself!"

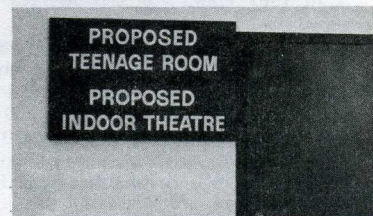
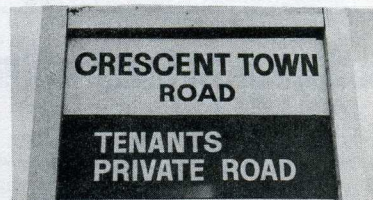
4. The commoditization of experience. Persons renting apartments are told that the use of the Recreation Centre is free. When further questioned, however, the agents admit that a fee will be charged after the first lease is up, but they cannot say how much. Outsiders pay \$75/year or \$135/year for a family. Not only has recreation itself been turned into a commodity but the whole range of hobbies and avocations which form the basis of dispersed social groupings are organized by the centre for a fee. On a sign up sheet for the photo club was pencilled in the question "Why \$20?"

5. The erosion of political rights — The fact that the whole "town" is private property speaks for itself. This was made obvious to tenants who recently tried to circulate a counter-petition in buildings owned by Cadillac Property Management. More fundamentally there is no "government" in this town. (The owners are now organizing a Residents' Recreation Association on whose Board of Directors they reserve one seat).

6. The plan itself. Unlike the pattern of city blocks which offers choices of routes to any destination and a choice of destinations for basic necessities, a single spine runs through Crescent Town from the subway station to "Monopoly Row". The edges of the project reinforce this self containment. No connections are made except to the subway and the golf course. On the brochure the "town" is depicted in splendid isolation, its edges cut off like a cookie although in fact it fits into an already established pattern with other buildings tight against its periphery.

In fact this Town is not a town at all but a landlocked cruise ship. It has a

Social Director, a corporate logo which appears everywhere even on apartment doors and carpets. It is laden with signs and instruction for the use of various facilities. The Crescent Town news exhorts tenants to sign up for their favorite hobbies, sports, arts, music, debating, card games, etc. Dances are held on week-ends in the Club Room — disco on Friday night, Latin on Saturday. The advertisements for the project from which all quotes are taken read like travel brochures . . . "You've had a tough day at the office, the kids got on your nerves, you need to unwind . . . What's on the agenda tonight?"



Ken Greenberg is a Lecturer in Architecture at the University of Toronto.

# City of Toronto A Population & Housing Study<sup>1</sup>

compiled by Lorraine Van Riet, Sept. 1971

Year	Population	Density	Dwelling units demolished	Dwelling units built
1965	655,000	25.0	1,358	7,039
1966	659,700	25.4	1,153	8,491
1967	681,600 <sup>2</sup>	24.5	873	3,091
1968	685,400	24.7	832	5,479
1969	685,700	24.7	624	3,843
1970	688,800	24.8	502	4,969
Net Gain 33,800 - 0.2				
Total			5,342	32,912 <sup>3</sup>

1. Population and density figures are taken from "Population Density Study

Based on Total Acres" (September 71). Figures for Dwellings Demolished and Dwelling Units Built are based on the *Annual Reports of the Buildings and Development, City of Toronto - 1965-1970*.

2. In 1967, Forest Hill and Swansea were annexed by the City increasing the acreage by c. 1590 acres and population by 32,850. Though the population increased over 1966 by over 21,900, the density decreased by .9 persons per acre. And although the net population gain from 1965-1970 was 33,800, 32,850 of this was due to the annexation of 1967. Real gain to the city for this period was therefore 950.

3. Dwelling units built for this period (32,912) - dwellings demolished (5,342) - allowance for new dwelling units as tourist accommodation (2,400) = a total of 25,170 new dwelling units.

If in the new dwelling units there would be an average of 1.3 per unit the housing demolished would have probably housed an average of 6.1 inhabitants per dwelling.

4. It would appear from notes 2 and 3, *supra* that the units far exceeded the population increase, and that it may then be possible to assume that there are now many more residents with separate kitchens, bathrooms and entrance doors. The question is at what public expense?

## A Population Density Study<sup>1</sup>

Year	Population	Acreage <sup>2</sup>	Density	Land	
				Acreage	Density
1880	77,100	10,360	7.4	6,360	12.1
1883	99,150	10,920	9.1	6,920	14.3
1885	111,800	13,140	8.5	9,140	12.2
1887	126,200	13,510	9.3		
1888	144,850	14,780	9.7		
1889	160,150	15,440	10.4	11,440	14.0
1890	167,450	15,470	10.8		
1893	167,650	15,590	10.7		
1904	226,400	16,710	13.5		
1906	253,750	17,120	14.8		
1910	342,000	22,500	15.2		
1913	445,600	25,250	17.4		
1918	489,700	25,800	19.0		
1922	529,100	25,930	20.4		
1924	542,200	25,960	20.9		
1928	585,650	25,960	22.6		
1932	626,700	25,970	24.1	23,920	26.2
1936	645,500	25,970	24.9	23,920	27.0
1940	648,100	25,970	25.0	23,920	27.1
1946	696,600	25,970	26.8	23,920	29.1
1950	667,500	26,000	25.7	23,950	27.8
1954	682,500	26,000	26.3	23,950	28.5
1958	658,500	26,000	25.3	23,950	27.5
1962	642,300	26,000	24.7	23,950	26.8
1966	659,700	26,000	25.4	23,950	27.5
1967	681,600 <sup>3</sup>	27,750	24.5		
1969	685,700	27,750	24.7		
1970	688,800	27,750	24.8	26,050	27.2
1946 <sup>4</sup>	696,600	25,970	26.8	23,920	29.1
Net Loss*	7,800		2.0		1.9
Net Gain*		1,780		2,130	

\*For the period 1946-1970.

1. This study is based on *total acres*. Acreage figures are based on *Growth of City of Toronto by Annexation* from the City Archives, with modification of land and underwater acreage where possible. This breakdown was obtained from the Toronto Harbour Commission, as the City Planning had no figures indicating the amount of land reclaimed from the lake during the past 100 years. Population figures are based on those compiled by City Treasury Dept. (Assessment). The acreage figures were taken to the nearest 10 acres.

2. In 1880 the underwater acreage figure was 4,000 acres. By 1930 underwater acreage had decreased to approximately 2,050 acres. From c. 1954 small amounts of land were reclaimed from the lake; the major part of the additional acreage totalling 350 acres has taken place since 1968, leaving 1,700 underwater acres.

3. In 1967 Forest Hill and Swansea were annexed. This increased the city's population by 32,850. This means that the original city *did not gain, it lost 10,950 people*.

4. If the City of Toronto was as densely populated as it was in 1946 there would be a total population of approximately  $26.8 \times 27.750 = 743M$  or  $29.1 \times 26.050 = 758M$  people, an increase of 65M over the present 1970 figure. This would indicate that there should be a companion study made for the period 1946 - 1970, indicating the changes in acreage devoted to residential land use.

I believe it is significant that *the year indicating the highest density was prior to high-rise development*.

*The Urban Landscape: a study of Open Space in Urban Metropolitan Areas* is a fascinating study of the possibilities of unused open spaces (like lanes, parking lots, lawns, etc.) in downtown Toronto. Its suggestions are specific and seemingly easy to implement - if people pressed for them. It can be obtained from the Conservation Council of Ontario, 11 Adelaide Street West, Suite 604. It is worth getting hold of.

## Who Is the Urban Quisling?

Mayor Dennison last week told a building management conference that the "hippie aldermen" on Council were "urban quislings."

A quisling is somebody who collaborates with the enemy.

An urban quisling must be somebody who collaborates with the enemies of the city.

Who is the enemy? Is it the Bedford Park Ratepayers, the South Rosedale Ratepayers and the Don Vale Homeowners and Residents? Is it the Children's Aid Society, the Elizabeth Fry Society and The Board of Education?

Or is it somebody else?

There is a modern Chinese proverb that directs us to ask "Who are our enemies? Who are our friends?" and then counsels that "We should support whatever the enemy opposes and oppose whatever the enemy supports."

Some of our friends are listed above.

Who are the Mayor's friends? Who is the enemy? Who is the urban quisling?

K.J.

## Historical References Hobble Hard-Driving Prose

One sure way to hobble the hard-driving prose of a big daily newspaper is to denounce somebody as a Machiavellian or a Quisling or Fabian or whatever — just so long as there is historical (i.e., anything over a day-old) reference to be explained in the epithet. I remember one stop-the-press story in the *Star*, filed by that ubiquitous reporter — Clark Kent's alter ego — who is invariably referred to by the headline writer as Starman (as in: STAR-MAN GETS GERDA MUNSINGER or STARMAN RIDES A GAZELLE AND FINDS . . . etc., etc.) Unfortunately for the reporter on this occasion, the essence of the story was that somebody called somebody else a Machiavellian. At which point in the third sentence on page one the *Star* background man pushed his way in with a long paragraph starting: "Niccolo Machiavelli, 16th century Italian political philosopher, . . ."

You had to turn to page 8 before you got the rest and by that time the story's impact was somewhat deafened.

Well, Mayor Dennison has done it to poor old Starman again this week. He called David Stein and me (and other unnamed characters) urban quislings. Sure enough the background man was put to work in the 6th sentence of the story: "Vikdun Quisling — Norwegian traitor, ruled German-occupied Norway from 1940 until his execution in 1945." To be sure we weren't missing anything he added: "Mayor Dennison made his remarks in an address Oct. 4 to the north central chapter of the Building Owners and Managers Association at the Royal

## On urban quislings

York Hotel." A real Gradgrind for facts, that background writer.

Then just to cap it off, he explained that Stein was a *Star* editorial writer now on leave to study at the U. of T. etc., etc. I feel flattered that the backgrounder declined to explain who I was, but perhaps the Mayor will take care of that, because he has promised, according to the story, to cite in a letter to the *Star* the 2 or 3 instances on which my quisling designs against "Toronto's image as a clean homogeneous community" have been most evident.

In the meantime a friend of mine at the *Star* has pleaded with me not to use the word quisling in my reply — or for that matter anywhere else. Because every time — unto seventy times seven — the inexorable backgrounder will move in on the story with his: "Vikdun Quisling, a Norwegian traitor, ruled Norway . . ."

I promised I wouldn't, but I couldn't promise not to call somebody a Fabian. "The Fabian society, named after Quintus Fabius Maximus, a Roman general who . . ."

W.K.



by Helen Sewell

### Please, Mr. Dennison: Who's been infiltrated by who?

The following letter was read at Council on October 13.

Dear Mr. Dennison,

We are pleased to hear your worship state that you welcome the views of

residents' associations. But we are disturbed to learn that you have discovered, according to your most recent public address, that "in the last year or two well-meaning associations have been infiltrated by political and academic misfits."

We would appreciate your assistance in identifying which residents' associations have been so infiltrated. We would also be glad to have the names of any misfits whom you know of, or have reason to believe have become members of our associations in recent months.

We consider this to be a serious accusation, as it casts aspersions on all ratepayer and resident associations in Toronto, and we would appreciate an early clarification of this charge.

We would also welcome any further names, in addition to that of the *Star* editorial writer you already cited, of the city politicians and newspapermen you know to be "urban quislings, hell-bent on destroying Toronto's image as a clean, homogenous community."

Yours truly,

Christopher Moore, President, South Eglinton Ratepayers Association. Roy Birkett, President, Lytton Park Residents' Association, Norman de Poe, President, North Jarvis Community Association, David Molesworth, President, Asquith-Collier Residents' Association, Elsie Agnew, President, Deer Park South Residents' Association, William Saunderson, President, Teddington Park Association, Dorothy Thomas, President, For Ward Nine.

## Letters

### \$5 Million Homeowners

At B & D a developers' lobbyist from the UDI was saying how much it cost his friends, say \$5 million for the average development by the time they got it approved and built. But does the developer not consider this when he raises rents to cover taxes? In other words, it's really thousands of Torontonians who pay the \$5 million.

Perhaps if citizens want to appear before a City Hall committee, it might have more impact on the aldermen if, say, 100 homeowners appearing to defend properties worth on the average \$50,000 each, would represent themselves as being owners of (100 x 50 thousand) \$5 million worth of development. They are developers and custodians of property worth just as much as the average grand design cited by the U.D.I. man.

Lorna Easser

# PROMUS, the Provincial - Municipal Simulator

Here are the first few paragraphs of an Executive committee report before Council on September 13:

Early in 1970 the City of Toronto and the Province of Ontario, represented by the Department of Municipal Affairs, undertook jointly with P.S. Ross and Partners and Decision Sciences Corporation, a study to determine the possibility of developing a financial simulation model of a municipality and to perform the preliminary tasks in this regard relative to the City of Toronto.

The Project, which became known as Phase I of Project PROMUS (derived from Provincial-Municipal Simulator) is now complete.

PROMUS is a simulation model conceived as an operational tool for use in support of decision making. With PROMUS it will become possible to evaluate rapidly alternative plans for action in terms of their financial implications on the community over a period of years and in terms of a wide range of community characteristics . . . The immediate benefit to the City of Toronto is the detailed and complete articulation and simulation of the City and its activities as an integrated financial entity.

The report was from The Commissioner of Finance and the Commissioner of Budgets and Accounts. It asked that Phase 2 of the PROMUS scheme be approved, at a cost to the City of \$100,000, and to the Province \$140,000. (The first phase cost both parties \$16,000 apiece.)

Crombie, O'Donohue and I all said we couldn't understand what the whole thing was about. I suggested that maybe that money could be used in other ways, if we are after "good" decisions. It could, for example, be used to hire some community workers. Crombie, having dealt with the computer question at Ryerson, was even more dubious about PROMUS,

and said that what was needed was a "ten point lesson to guide the perplexed." Questions of the Commissioner of Budgets and Accounts didn't help much: we were all left in the dark.

Brown spoke in favour of continuing with Phase 2. He said that he had taken a six month course in computers, and therefore had some idea of what was involved. This study will pay us back in the future, and thus we shouldn't get upset about costs, even though Metro won't participate in the study. Further, it is a sign of cooperation between the City and the Province.

A motion to refer the matter back to the Executive Committee for further study lost on a 9 - 8 vote. Those in favour of referral back were O'Donohue, Bruce, Hope, Eggleton, Crombie, Kilbourn, Jaffary, and me.

*Needed very badly:* someone (for example, a retired lawyer) who knows how and likes to search titles in the Registry Office. The rewards are simply coming across things that are very exciting. J.S.

## NOTICES OF MEETINGS

Control Your Environment Conference  
October 20-24

Neill Wycik College - Ryerson Polytechnic Institute  
96 Gerrard Street East - 367-0320

Among the speakers:

Saul Alinsky, Pierre Berton, Dr. Joshua Horn, Vince Kelly, Michael Harrington, Annette Rubenstein, Howard Adelman, Archibald Rogers, Vine Deloria, Gar Alperovitz, John Jordan.

Thursday Noon on the Square  
12.10 - 1 p.m., Holy Trinity Church  
October 28: The Housing Problem - The Co-op Solution

## COMMENT

One of Frank Lloyd Wright's dreams was a mile high skyscraper to be built in Chicago. Surrounded by park and forest, it would be a vertical city. Lucky Toronto may get a building like that, according to the news of the last week. A 140-storey building is proposed for the site adjacent to College Street Eaton's by engineer John Maryon. Buildings up to 200 storeys high are now possible, according to Maryon, with the use of new structural techniques.

Another tour de force of technology, technology impelled (or justified) by the accounting determination that such super-tall buildings can be constructed in a price range of \$23-25 per square foot, compared with \$28 or more for conventional techniques and buildings. The mental process is a direct and linear descendent of 18th century thought, when in 1770 accounting methods were devised which, for the first time, permitted farmers to make rational decisions: counting in the value of dung as fertilizer, as well as the cost of feed, farmers could calculate for the first time just how valuable (or not) animal breeding was in comparison to other forms of farming.

Mile-high cities, massive redevelopments like Metro

centre, and the nervous calculations of gross national product are all part of the logical development of the Western system. They are not only representations of "the internal contradictions of capitalism" as Marxist thought might have it, but are as much part of "satisfaction of toiling humanity's wants by developing the productive forces of the entire globe" - socialist doctrine would merely re-allocate the fruits of the new adventures.

History has no inevitability, but it makes its future. At one time, nervous calculations of gross national product are all part of the logical could accommodate it, he gave it away. It seemed to the ancients a silly thing, and, until relatively recently, people usually didn't do things just because they could. The mile-high city, just like the expansion of airports to accommodate jumbo jets, depends in part upon cost accounting, to take into consideration all the benefits of an innovation set against the costs of its production and use. We can now rationalize in financial terms the gratification of our egos. To the Greeks, Daedalus' technological ambitions brought disaster, when his boy Icarus flew too close to the sun on Daedalus's invented wings, and fell into the sea. We take courage from figures, and push the sun away in order to fly higher.

Alan Samuel

## South St. James Town

Beavis' desire to help developers was shown no more clearly than in the discussion surrounding South St. James Town. As reported in the last CITY HALL, the Planning staff produced an outstanding report on the area, and the Planning Board refused to deal with it at its meeting on September 28.

Just as that report was coming out, Meridian applied for a rezoning to a small chunk of land it owns on Bleecker Street, in the midst of South St. James Town. It asked that the density be increased to 4.375 to allow for three 28-storey towers. That rezoning started going through the mill. (The mill, you will remember, now says that the Chief Planner does a short report to B & D as soon as the rezoning is applied for. That report outlines what is requested, what the Official Plan says, and what planning studies are under way. B & D is supposed to then tell the Chief Planner whether he should do a full scale study on the application, or whether the application should be refused outright. If B & D thinks the application has some merit, then the Chief Planner begins his studies — he requests comments from the Technical Planning Committee, a body which is made up of City Departments, the Board of Education, and other relevant agencies. Some six or eight months after the application has been submitted, the report goes to the Planning Board, and then on to B & D.)

On October 12, B & D had before it the preliminary report from Barker, the Chief Planner. It noted the fact that the Planning Board had not yet considered the South of St. James Town report, and recommended that any preliminary consideration of the rezoning application be deferred until the Planning Board considered the report.

McCallum spoke for Meridian, and while generally agreeing with Barker's recommendations, he suggested that the rezoning application might never be considered if the South of St. James Town report was never considered by the Board. Accordingly, he requested that the recommendation be amended to state that Barker report back to B & D in four weeks on the status of the report. It was such a reasonable suggestion that even I was about to go along with it.

After both Eggleton and I had spoken in favour of Barker's recommendation, Beavis had his turn. Out of the blue, as it were, he moved that Barker's preliminary report be deferred for six weeks, and that in the meantime the Technical Planning Committee be requested to report on the rezoning application to the November 9 meeting of the Planning Board. As I tried to point out to the Committee, what Beavis was really doing was giving tentative approval to the 4.375 rezoning application, and asking for planning reports in

six weeks, rather than the usual six months. The Planning staff report on South of St. James Town was quietly disposed of by Beavis in favour of this rezoning.

Since Beavis' motion was mostly a deferral, it came first. It carried, 4 — 3. In favour were Beavis, Grys, Bruce and Brown. Opposed were Eggleton, Hope and me.

I blew up. I yelled that this had been the most incredible thing I had ever seen happen at the Committee, and that Brown had been conned by Beavis' nice words. Grys told me to keep quiet, since the matter had been disposed of, and could no longer be discussed without being reopened. I attempted to move that it be reopened, but was ruled out of order since I had not voted with the majority. I yelled and screamed some more, and Brown finally agreed to reopen it.

I then launched into fifteen minutes of hysterical screaming and yelling. Grys kept interrupting, at one point saying "Did you write the report?" and on being challenged as to whether he in fact had said that, lied and said that he had not. After a tempestuous half-hour, Brown finally said that although he hated my performance, he saw some merit in a few things that had been said. He moved that Barker's recommendations — to defer consideration of the rezoning application until the Board had considered the South of St. James Town report — be adopted. The motion carried 4 — 3, this time with Brown on the proper side.

## Forest Hill

Barker had a preliminary report before B & D on an application to build a 10-storey apartment in Forest Hill, off Ridgewood Road. The density proposed was 1.34, and that is a density which is allowed anywhere in the City. (Low density, in the Official Plan, is anything under 1.35.) Here is his comment:

It appears that this application is not in conformity with the present zoning regulations of the Forest Hill area nor with the surrounding development and that the most suitable use of the land would be for single family dwellings.

The first argument is not really of any import: every rezoning application is made because the present zoning isn't good enough. Why can't the other argument, namely that the apartment tower is not in conformity with surrounding development, be used on rezoning applications in parts of the City other than Forest Hill? The application, of course, was refused out of hand.

## Taking Care of Vacant Lots

There were two items on the agenda relating to the care of vacant lots. One was a report by the Planning Board

undertaken at the behest of Alderman Chisholm, recommending that the Chief Planner request information from developers regarding the interim use of sites (on the theory that demolition takes place long before rezonings or building permits are granted) and that, along with planning reports, recommendations be included with respect to the interim treatment of development sites. The second was a motion by me that the City obtain the necessary legislation to set standards of care and use for vacant lots.

A Mr. Saunderson appeared before the Committee on behalf of the Urban Development Institute, the organization which represents most developers in Toronto. He made three main points: 1) he saw any attempt to control vacant lots as an attempt to control private property; 2) any more restrictions on developers would only further slow down development; 3) a developer should not be deprived of the right to set up a parking lot on vacant land, since that will help pay taxes. And he dropped a few morsels along the way. For instance, he thought it was unfair that vacant lots be grassed, since people would enjoy the bit of greenery, and then maybe interfere with the development when they found the grass would be taken away. He expressed strong opposition to what he called "the public use of private property," (i.e., developers are not doing what they do because of any love of the public, but rather for their own sake). He said that UDI did not have any policy with regard to creating vacant lots, such as in West St. James Town for the past two years, and his personal opinion on the question of demolishing houses long before the land would be used for some other building seemed to be in the negative, on the grounds that houses fall into disrepair by the time developers actually get their hands on them. All in all, it was a most enjoyable (albeit blatant) half hour.

Since it was obvious that Mr. Saunderson had not really read the Planning Board report (even Beavis attacked him on the fact that he didn't really know what he was talking about), that report was deferred for the next meeting. My motion, along with an amendment by Eggleton to get some particulars on the lot beside Maple Leaf Gardens which has been surrounded by hoarding for the last ten years, was referred to the Planning Board for a report.

## Gerrard & Yonge

Way back in our pre-CITY HALL past, 1969 to be exact, Council passed a rezoning bylaw which, at a density of 4.375, approved a 43-storey apartment building on the north side of Gerrard, just east of Yonge. The bylaw stipulates that the building is to have no more than 312 units, so that units would be extra spacious, with a coverage of something over

1000 square feet. The original proposal was that it would be a condominium building.

Grozbord, King and Associates is the developer, and they sent their lawyer to B & D to say that the market had fallen out of condominiums in this part of town, and what they really wanted to do was build 441 units (bachelor, 1 and 2 bedroom) instead of the 312 extra large units. Since the density would remain the same (only the profits would be different), this could be accomplished by merely deleting the reference in the bylaw to the total number of units.

Brown led the attack. He said that if this matter were before him today, he would not approve such a building. It was clear that something close to a majority of those present on the Committee were prepared to go along with Brown, and maybe even repeal the bylaw. Eggleton pointed out, for example, that the population density per acre was close to 500 (Metro's guideline for maximum people per acre is 240), and that the floor square index of 4.375 also exceeded Metro's maximum. (Metro has three guidelines for development, and it refuses to approve any development which does not conform to two of those guidelines. The third guideline, beside the two just mentioned, is the open space ratio). Since the development could not satisfy Metro requirements, it was clear that the requested change would never be approved by the OMB.

Some members sensed that maybe the developer was going to lose the whole bylaw, rather than obtain his small change in the number of units. Accordingly, it was moved, and passed, that the item be deferred to the next meeting. Perhaps the attack on this building is a sign of change regarding this type of residential development.

### Dealing With The Chief Planner

It is interesting to watch how Grys and Beavis, as two powerful members of the Planning Board, deal with Barker, the Chief Planner. At one point during the meeting, I referred to the short study which Barker's staff is now undertaking regarding the Official Plan. Beavis and Grys both perked up when that reference was made, and immediately swung into Barker. Why was he doing it? (Because I have to figure out my work programme for 1972). Does the Planning Board Executive know about it? (Probably not, since it is an internal thing, part of ongoing studies). Why didn't you tell us about it? I mean, who do you think you are working for, and what do you think you are doing? It was all very frightening, to see two big powerful politicians asking Barker if he had bought a new suit, and why didn't he consult them about the colour of it. Barker fortunately stood up to them.

### Lionstar

O'Donohue was overheard at the B & D meeting talking to Gordon Singer, the head of the Lionstar firm which has been making development proposals for the Dufferin/Bloor area. It went so:

**O'Donohue:** Get on with your development just as soon as you can.

**Singer:** But I am having problems with the financing. I'm just not big enough.

**O'Donohue:** But you have to get on with development. No one else will do anything up there unless you go first.

**Singer:** It would be nice but . . .

**O'Donohue:** Why not go to one of the big developers for money?

**John Whitelaw:** (from South of St. James Town, who heard all this): I didn't know you were like this, Mr. O'Donohue.

**O'Donohue:** I've always been a developer's man.

**Whitelaw:** Mr. O'Donohue, you are incredible.

**O'Donohue:** Mr. Whitelaw, you are incredible.

While this was going on in the stands, the Committee was indeed discussing the Lionstar problem. Eggleton performed as predicted in the last CITY HALL, and produced letters from two Associations saying they stood behind the density proposal of 2.5. That means that two community groups don't want 2.5 density, and two do. Eggleton stuck to his guns about public discussion occurring only when a rezoning application is submitted, and wouldn't go along with discussion now to clarify the form of development that would be acceptable. However, he did say that he was giving Lionstar until the end of the year to complete its assembly in Phase II, and if it hasn't happened by then, that's the end of the ball game.

The matter goes to the next Council meeting, where undoubtedly Council will reaffirm the 2.5 density, and try to squelch any further planning discussion.

## Planning Board Appointment

by Karl Jaffary

On October 13th, City Council appointed Mrs. Juane Hemsol to the Planning Board for a term expiring on December 31, 1972. Mrs. Hemsol's appointment followed the resignation of Mr. Harry O'Neill, whose failure to attend meetings had become an embarrassment to all concerned. Mr. O'Neill had attempted to resign immediately after his appointment, but had been persuaded to remain by Mayor Dennison.

Mrs. Hemsol is a moving spirit in the South Eglinton Ratepayers. Her appointment was recommended by the Executive Committee and her champion was Paul Pickett. She was nominated previously by Kilbourn in January, 1970, and Pickett early in 1971, and defeated both times, for lack of Executive Committee support. Beavis moved to appoint Mr. R.V. Doty in place of Mrs. Hemsol. Mr. Doty lives in Rexdale and is manager of Industrial Development for the C.N.R.'s Great Lakes Region. Mr. Doty was apparently a member of the Planning Board once before and resigned. He is president of the Forest Hill Lions Club, a member of the Toronto Railway Club, Variety Club, the Industrial Developers Association, the Ontario Industrial Development Council, the American Industrial Development Council, the Board of Trade and the Community Planning Association. He is active in the Boy Scouts and he plays golf.

Some members, notably Sewell and Kilbourn, objected to appointing people who didn't live in the City. Doty would have been the eleventh non-resident member of the present Board. Archer objected to Doty on the grounds that his interest in Metro Centre was so clear that he ought not to be on the Board. That was apparently exactly the reason why Beavis, Marks and Piccininni did want him.

I don't believe that I spoke on the issue at all. I had made up my mind to support Mrs. Hemsol prior to the meeting, because I had learned that she supports the planning staff report on South of St. James Town. We need support for that report very very badly. I hadn't heard of Mr. Doty until the meeting, but anybody who belongs to that many development associations frightens me.

Those voting for Mr. Doty bear a striking similarity to those who support every development - Beavis, Marks, Bruce, Piccininni, Clifford, Wardle and Grys. Lampport was away.



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