

# CITY HALL

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

## Meridian offensive at B & D

By John Sewell

Everyone is probably familiar with the procedure used for rezoning bylaws: they are given three readings in Council (usually all on the same day, when the report from the Building and Development Committee is before Council), notices are sent out to property owners within 1000 feet of the site saying that if they want to object before the OMB, now is the time to get in a letter; objections are sent to B & D to see if the bylaw should be confirmed before being shipped on to the OMB, and finally Council itself reconfirms the bylaw. After all that, the OMB gets into the act.

The three towers proposed by Meridian for West St. Jamestown are in the final stages of this process. On January 31, the bylaw was before B & D for confirmation. There were objections to the bylaw by 21 people or groups. There were 80 letters in support of the bylaw, 51 of which were form letters.

Everyone expected that there would be a scrap, and it was pretty clear that the whole of the evening would be devoted to discussion of the development. From the

residents' group end, it seemed that people were content to just let their letters stand: hopes of killing the bylaw at the Council level were small, and people did not want to waste their energy on a losing fight at this stage. But information was floating around that Meridian would have their troops down there in force.

And there certainly were a lot of troops. The Council chamber was packed to overflowing, with extra chairs being unfolded for the first half hour of the meeting. There were, in the main, two distinct groups of people: flashy middle class types in husband and wife combinations, and working class union types who found it difficult negotiating in English. I had received information that Meridian had (to put it lightly) suggested to their employees that they might attend, and a flier had been prepared saying "Welcome Meridian Employees," explaining who was on the Committee, what we were doing, and summarizing the main reasons why people opposed the development.

Six people spoke against West St. Jamestown: representatives of the North Jarvis Town Association, St. Jamestown Community Action Project, Association of Women Electors, CORRA, one resident of St. Jamestown, and a nearby resident.

Every one of these speakers was harassed and interrupted. Most viciously attacked was the famous pianist Anton Kuerti who was jeered on a sentence by sentence basis as he tried to outline the amount of change occurring in the city and how no one knew what the effects of it would really be. The booing, interruptions and jeering were led by Jerry Goldenberg, secretary-treasurer of the Meridian Group. Goldenberg could still be seen to lead the crowd after Bruce, as chairman of the Committee, was asked to maintain order. Bruce of course did *not* maintain order: in fact not once did he ask the crowd to allow deputations to be heard without interruption. Fourteen people spoke in favour of the development: five of these tenants were from the Ontario Housing buildings on Bleecker Street, and they extolled the merits of their apartment units. Two tenants of Meridian buildings also spoke. South of St. Jamestown was represented by one property owner who wants high rise, and two absentee owners who are also trying

to convince Meridian to offer them a lot of money. Two inveterate City Hall observers — Bert Chapman and Lloyd Poulton — talked about agitators and the right of Meridian to proceed. Two union spokesmen — Frank Giles of the Operating Engineers (they work construction machinery) and Gerry Gallagher of the Labourers Union (they build subways) — said the project should go ahead to help the employment situation. Finally, James MacCallum, solicitor for and director of Meridian, rose to say he had nothing to add.

It was quite a show. The crowd cheered and clapped every time people made a point. The following comments drew the loudest response:

"Jaffary and Sewell want to build up a slum empire which will re-elect them."

"Those who don't like the city can move on. You have to adjust yourself to congestion and crowding. If you don't like automobile fumes, you can move on."

"I'm tired of cry babies who are too dang lazy to go out and get a job."

"All of the people Sewell is defending are living off the money of homeowners."

"All Sewell is doing is trying to make an ostentatious identity for himself."

"The people who should be elected are those who back development. Welfare people trail Sewell around like a little tin god."

Gerry Gallagher: "Sewell wants people to stay in the gutter. He has a total disregard for the people he is supposed to represent. I will tell my people who to vote for and it won't be John Sewell."

(continued on page 66)

## in side City Hall

Etobicoke's Shiv-Shovers

by Dick Beddoes/ 66

Where Metro's Politicians Live

by Debbie Samuel/ 67

Kate Burgess Memorial Column/ 70

Council & Committee News/ 71

List of Citizens' Groups — Note/ 72



(continued from page 65)

You get the picture. The point of contention was not the development — hardly any of the speakers in support of it had the faintest idea of what it was about. (For instance the tenants from OHC kept implying that it would be public housing, while Meridian has said specifically that none of the units will be leased to OHC.) What the people were after was Sewell, and any other opponents to the big developments.

Deputations lasted until 10:45, at which point us politicians got to speak. Rotenberg was the first speaker, but he deferred to me, as the alderman for the ward. I didn't really want to speak first, since I wasn't sure what I should say to such a hostile audience. I began by running through the problems with the development: the fact that there wasn't enough park space, no sense of community, not enough shopping, and that the bylaw broke all the rules of the bonus policy. I then tried a bit of analysis of the meeting, how union bosses were willing to line up with Meridian, the biggest developer in the city, and how tenants were being sucked in as well. Clearly people should not be lining up with their enemies, and yet that was what Meridian was trying to work. I also mentioned that Meridian had been willing, two weeks earlier, to sit down with people in St.

Jamestown and replan West St. Jamestown, but now it was clear that Meridian wasn't serious about that commitment, they were only trying to waste people's time. I moved that the bylaw be referred to a working committee of tenants and Meridian for review.

Rotenberg followed, and read from a prepared text. He talked about the Official Plan, and how we should respect it since it gave guidance to both developer and homeowner. It was that usual soft stuff that is difficult to come to grips with, although anyone in city politics can see that it is an attempt to avoid the real issues. He went on about how people in high rises were citizens too, and that we should have faith in the Official Plan.

Brown talked about his childhood, Beavis talked about Ward 7 as the welfare state, Grys thanked everyone for coming down and speaking so well, Pickett said that I, as alderman, should try to get Meridian and tenants together on the basis of Meridian's commitment two weeks earlier, and Eggleton said development in this area was already too concentrated, and didn't serve families, who need housing. I summed up the speeches by pointing out that Jaffary and myself as aldermen, Allan Lawrence as MPP and Donald MacDonald as MP were all against this development. If people believed in electoral politics to any extent, surely

they would have to take cognizance of the fact that everyone who has been elected from this area is opposed to this development.

My motion to refer to a working committee was lost 5 — 2. (Sewell and Eggleton vs. Pickett, Rotenberg, Wardle, Brown and Grys.) It is interesting that Pickett voted against the suggestion which he said I should follow up.

Eggleton's motion to reduce the density of 3.58 (that is the density recommended by the planning staff) got the support of Pickett, Eggleton and Sewell.

The motion to confirm the bylaw and forward it to Council was supported by Pickett, Rotenberg, Wardle, Beavis, Brown and Grys, and opposed by Eggleton and Sewell. It now goes to Council on February 16.

The West St. Jamestown soiree is the first of many scenes which will be more and more frequent this year. The developers will be attempting to forge a coalition with working class leaders, absentee owners, and all the hangers on. They will attempt to discredit politicians like myself, and representatives of the citizen movement. They will attempt to disrupt meetings, and will undoubtedly employ both politicians like Bruce, Grys and Rotenberg, and people like Lloyd Poulton. Watch out.

## Etobicoke's Shiv-Shovers by Dick Beddoes

One had known about politicking, sort of. Several years as a jockstrap journalist produced an awareness that the lovely people who manipulate the National Hockey League are capable of shoving shivs under your short ribs. "Some boys I know," says Harold Ballard of Toronto Maple Leafs, "would give you a grape for an eyeball every time."

But even the boys in the bush league of Etobicoke politics could make it into the finaglers' Hall of Fame, on merit. Consider the machinations to replace Don Russell, the Lakeshore controller who died suddenly a few days before Christmas. Russell's death left a vacancy on the 15-man Council presided over by Edward Horton. The corpse was barely cold before the politicking for the empty spot began. There was a zircon cheapness about it which, in retrospect, I resent having been a part of. The approach seemed to be fuck your friends.

Perhaps the relentless bone picking was understandable: aldermen in Etobicoke are paid \$6500 a year, compared to \$12,000 for the fourth-string controller.

Russell had been eminently first-string, always outpolling everybody in the race for four controller seats. When he died, the fourth-string John Allen moved up to third, which means sharing some responsibility at Metro.

Donald Kerr, the senior alderman in Ward 1, actively sought and ultimately got the job as fourth-string controller.

David Sandford, the junior alderman for Ward 1, sought it and failed.

Patrick Keaveney, the senior alderman in the Lakeshore area known as Ward 5, had sound credentials for the position, but did not politic hard enough to get it.

E. H. (Peter) Farrow, an undistinguished fifth in the contest for four controllers' jobs in 1969, would have liked to replace Russell but was not nominated. His campaign included shaking hands with surviving members of Council at the Russell funeral.

Sandford and Kerr appeared to do feverish politicking; Keaveney did not. Mrs. Ruth Grier, Keaveney's partner in Ward 5, confessed to being appalled at the wheeling and dealing — this from a woman who is obviously a political animal.

There is, along broad general lines, Your Guys and My Guys on the Etobicoke Council, but the lines were not precisely straight in this hey-rube. In a straight two-way race, Kerr against either Sandford or Keaveney, Kerr would have lost. That is supposing, of course, the Sandford and Keaveney forces united.

There were 14 voters. Kerr, on the first ballot, got six — controllers Dave Lacey

and John Allen, aldermen Bruce Melanson, Douglas Hanson, John Hanna and himself. Sandford had nobody but himself and alderman Bruce Sinclair. He got Alex Marchetti and myself, for four, with some far-fetched reckoning on how subsequent ballots would go.

It was Sandford's belief that, by some strange manipulation, he could win a playoff if he and Kerr wound up tied at 7 — 7. He sold me on the notion that he could eventually get Hanson and Melanson to switch because of Liberal connections. He prevailed on me to sell Marchetti.

The Liberal connections are, at best, tenuous. Sandford ran and lost for the Grits in Lakeshore in the last provincial election. Hanson has been active among Liberals in the zone between the Queen Elizabeth Speedway and Thruway 401. But his interest has waned to such a degree that he will not seek re-election in the civic dogfights this fall. Melanson is a professed Liberal, several months gone with a swelling sense of destiny. He believes he can replace Phil Givens as the Grit in the vacant federal seat of York West.

So: Sandford received four votes on the first go-round.

Keaveney received four — himself, Mrs. Grier, mayor Ed Horton and controller John Carroll. Right there Kerr was beaten, 8 — 7, but the anti-Kerr feeling was split. Falling between two stools, I believe this is called. Or fools?



In the semi-final to break the tie between Keaveney and Sandford, Sandford won 7 - 6. In this balloting, Alderman Hanna curiously abstained. Keaveney was the choice of himself, Horton, Grier, Kerr, Lacey and Carroll. Sandford got the rest - Marchetti, Beddoes, Sinclair, Allen, Melanson, Hanson and himself.

In the final, Kerr versus Sandford, Kerr won 7 - 5, with Keaveney and Grier disgusted enough to abstain. Kerr got himself, Hanna, Hanson, Lacey, Allen, Melanson and Horton. Sandford's supporters were himself, Carroll, Beddoes, Marchetti and Sinclair. So Kerr was something less than a unanimous choice, only 50 per cent of 14 going with him.

In the bylaw naming him to replace Russell, Kerr did get 10 to endorse him - himself, Hanna, Hanson, Horton, Lacey, Allen, Sinclair, Sandford, Carroll and

Melanson. Beddoes and Marchetti were opposed, while Keaveney and Grier kept abstaining. Kerr thus received no aldermanic support from the Lakeshore area which was Russell's constituency. Neither did Sandford.

Keaveney unquestionably had the strongest right to replace Russell since he was the senior surviving member in Russell territory. But there was no way he could get the support of Sandford and Sinclair, which he needed to beat Kerr. The most votes he could count were six - himself, Grier, Horton, Carroll, Marchetti and Beddoes.

Sinclair and Sandford, confessed Liberals, told me they feared the aldermanic replacement for Keaveney, which might have been Gordon Rush, a Tory. Rush was a close third among Ward 5 aldermen in 1969, 21 votes behind Mrs. Grier. So Kerr, essentially a sympathizer of devel-

opers, moves up to Board of Control.

Winfield Stockwell, who ran behind Kerr and Sandford in Ward 1 three years ago, easily won appointment to fill the aldermanic vacancy. He generally has been an ally of ratepayer groups, for which praise be.

The weekend before the controller vote, my phone jangled unceasingly. The Sandford and Keaveney camps sought help, but refused to see that the only way to beat Kerr was to join up. Didn't Paul Hellyer and Bob Winters fail to beat Trudeau in 1968 by uniting too late?

Maybe all is politics, at every level. But in my own racket, I've been writing about characters operating at the highest level in sports for a long time.

In the Etobicoke scrum, too often, I seem to have thrown myself back with bushers. At their level, when I stoop to it, they beat me every time. The hell with it.

## Where Metro's Politicians Live

by Debbie Samuel

In the May 18 issue of CITY HALL last year we printed a map showing where the members of the Toronto City Council live. The point of this was to show how many members of City Council don't live in the wards which they are elected to represent, and to raise the question of what sort of interest a person can have in a ward if he doesn't care enough about it to live there. Further, we pointed out that a number of members of City Council who are members of Metro Council don't even live in the city of Toronto, but live in one of the borough, although they are supposed to represent the City's interests at the Metro level.

We have learned since compiling that map that we erroneously credited Alderman Fred Beavis with living in Ward 8, which he represents on City Council, whereas in fact he lives over the border on Logan Avenue in the Borough of East York. This revises and totals to the following: 9 out of the 22 aldermen live in their wards. 7 members of City Council (including the Mayor) live outside the City of Toronto, and of these 7, 6 are members of Metro Council. That is, 6 of the City's twelve representatives on Metro Council live in the borough rather than in the City. Furthermore, when we look at the City of Toronto Executive Committee which replaces the old Board of Control in terms of function, but whose members were elected as ward aldermen, none of the four members actually live in the wards which elected them. Two, (O'Donohue and Pickett) live quite near each other in Ward 11, and two (Beavis and Rotenberg) live in the boroughs. If we add the Mayor to this group, since he is *ex officio* the head of the Executive Committee, we find that the majority of the Executive committee members, in whom is vested the chief power of the City, prefer to live outside of the city.

We have recently extended this investigation to see whether the same tendency exists in the borough for people to get elected to municipal office who do not live in that municipality or in the wards they represent. This is what we have found:

In the Borough of East York 7 out of the 8 aldermen live in East York; of these 5 live in the wards which elected them. The 8th alderman lives in North York. The Mayor of East York lives in East York.

In the Borough of Etobicoke, the Mayor and all 4 controllers live in the borough. All of the 10 aldermen live in the borough, and all but one live in the wards they represent.

In the Borough of North York, the Mayor and all 4 controllers live in the borough. All the 12 aldermen live in the borough, and 8 out of 12 live in their own wards.

In the Borough of Scarborough, the Mayor and all 4 controllers live in their borough. All of the aldermen live in the borough, and 8 out of 10 of them live in their wards.

In the Borough of York, the Mayor lives in North York, but both of the 2 controllers live in the borough of York. Of the 8 aldermen, 2 live in the wards they represent, 5 out of the 8 live in the borough, and of the remaining 3, one lives in the City of Toronto, 1 lives in North York, and 1 lives in Etobicoke.

These statistics, viewed collectively, reveal the following disturbing fact: whereas 7 of the 23 municipal officials in the City of Toronto don't live in the city, only 5 of the 67 municipal officials in all of the borough don't live in the boroughs they represent. In other words, elected officials in the boroughs are much more directly representative of their constituencies than are those of the City of

Toronto. This has rather alarming implications when one considers the difficulties we are having in maintaining the centre of the city as a viable place in which to live. Furthermore, whereas only 9 out of our 22 aldermen live in their wards, 35 out of the total of 48 aldermen in the borough councils live in the wards which they represent. The comparison is rather striking.

Now, let's look at the members of Metro Council to see what areas are represented in terms of place of residence. As we have pointed out above, only half (6) of our 12 Metro Council members actually live in the City of Toronto. Of the other 6, two (Marks, Rotenberg) live in the Borough of York, one (Wardle) lives in Scarborough, one (Grys) lives in Etobicoke, and two (Mayor Dennison and Beavis) live in East York.

Of the two East York members of Metro Council, both live in East York; all 5 of the Etobicoke representatives to Metro Council live in their own borough; all 6 of the North York members of Metro Council live in their own borough; all 5 of the Scarborough members of Metro Council live in their own borough. Two of the 3 York members of Metro Council live in their borough. In other words, of all the 20 members of Metro Council who represent the boroughs, there is only one, Philip White, (The Mayor of York) who does not live in the borough whose interests he is supposed to represent at the Metro level.

The point of all this is that the residence patterns of the City representatives distort the intentions of the drafters of the Metro system. Metro Council was constructed to give a balance of 20 members from the boroughs against 12 in the City, but according to places of residence we actually have 26 residents of the boroughs on Metro Council as opposed to 6 from the City. The importance of City representation at the Metro level



is underscored by the allotment of seats on the powerful Metro Executive. This body consists of 10 members, equally divided between the City and the boroughs in order to give the city a strong voice. It consists of the Mayor and the four Executive Committee members from the City, and the five borough Mayors. As it works out in fact, with the Mayor, Beavis and Rotenberg living outside the city, the Metro Executive is made up of 8 residents of the boroughs and only 2 from the City, both of whom live in a comfortable middle-class section of Ward 11.

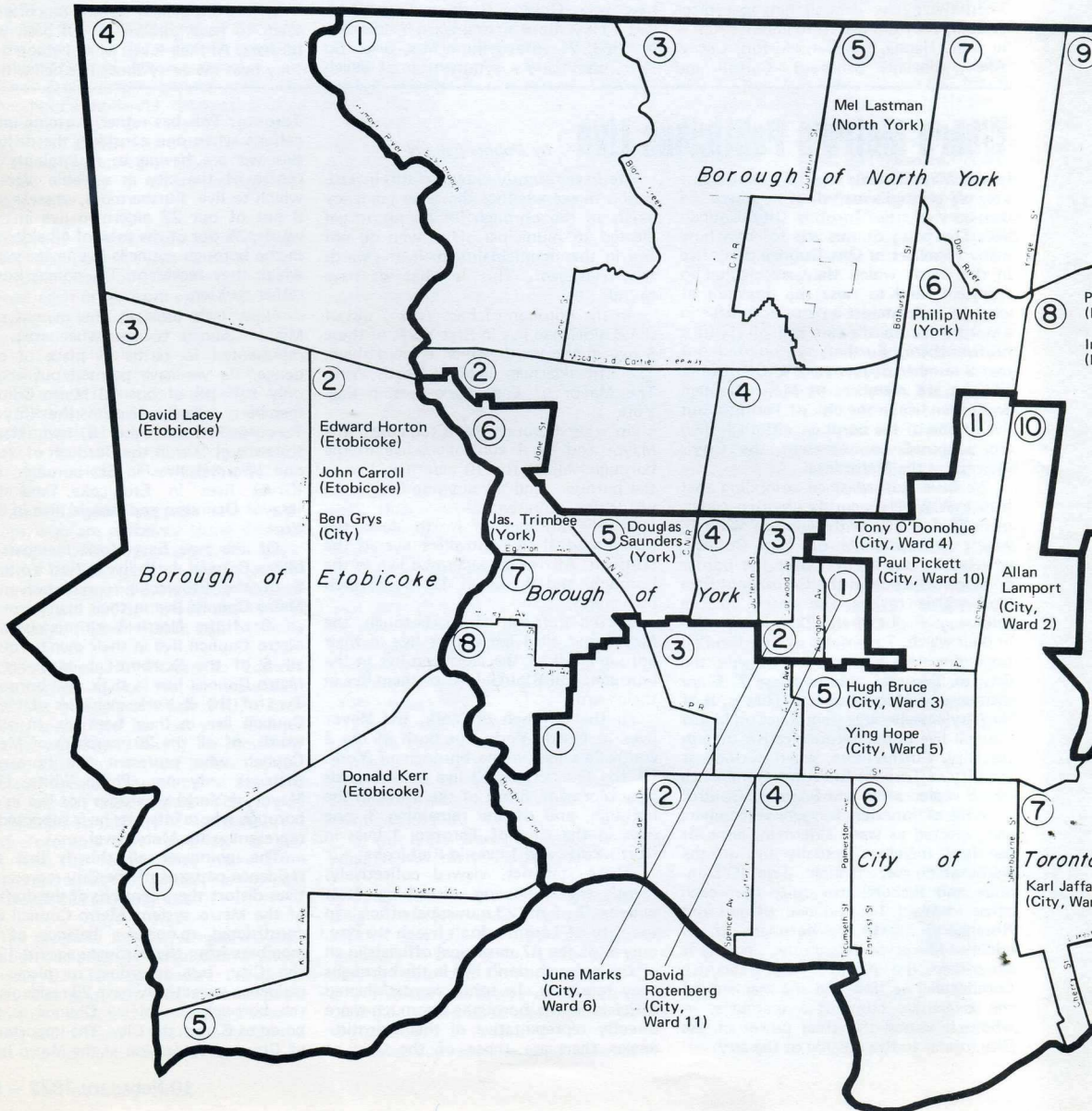
Does all this affect the interests of the City and the way people vote? We have not yet compiled a voting record of Metro Council, nor have we done so for

the various borough councils, but we can look at the voting records for members of Toronto City Council which were published in the last issue of CITY HALL to see what relationship there may be between where people live and how they vote on important issues.

On matters relating to the issue of citizen involvement, in which a black dot indicated a position not favouring involvement in City politics, whereas a white dot represents a position encouraging citizen involvement, we find that 6 of the 7 City Council members who live outside the city limits had a heavy predominance of black dots on 11 important issues centring on the question of whether citizens should have involvement. Of the

13 Council members who had well over half black dots on these issues, only 2 live in the wards they represent (Boytschuk, Clifford). Of the 9 members whose records indicate a heavy predominance of white dots on this issue, 7 live in the wards they represent. (I omit Archer from both lists, because his record is divided and does not have a predominance of either kind of vote. He does not live in the ward he represents.)

Now let's look at the transportation decisions in the same way. In this category a black dot represents a position favouring the use of automobiles in the city, whereas a white dot indicates a position discouraging the use of automobiles. There were 7 major decisions in this





category. Here we find 14 City Council members casting almost all their votes in favour of the automobile. Of these 14, the same 6 of the 7 City Council members who live outside the city are found, as well as 6 aldermen who live in the city but don't live in their wards. Again Clifford and Boytchuk are the only 2 aldermen who live in their wards whose votes were cast primarily in favour of the automobile. Of the remaining 9 members, 8 voted predominantly to discourage the automobile, and of these 8, 6 live in their own wards. (In this category I omit Brown, whose votes were divided between black and white dots).

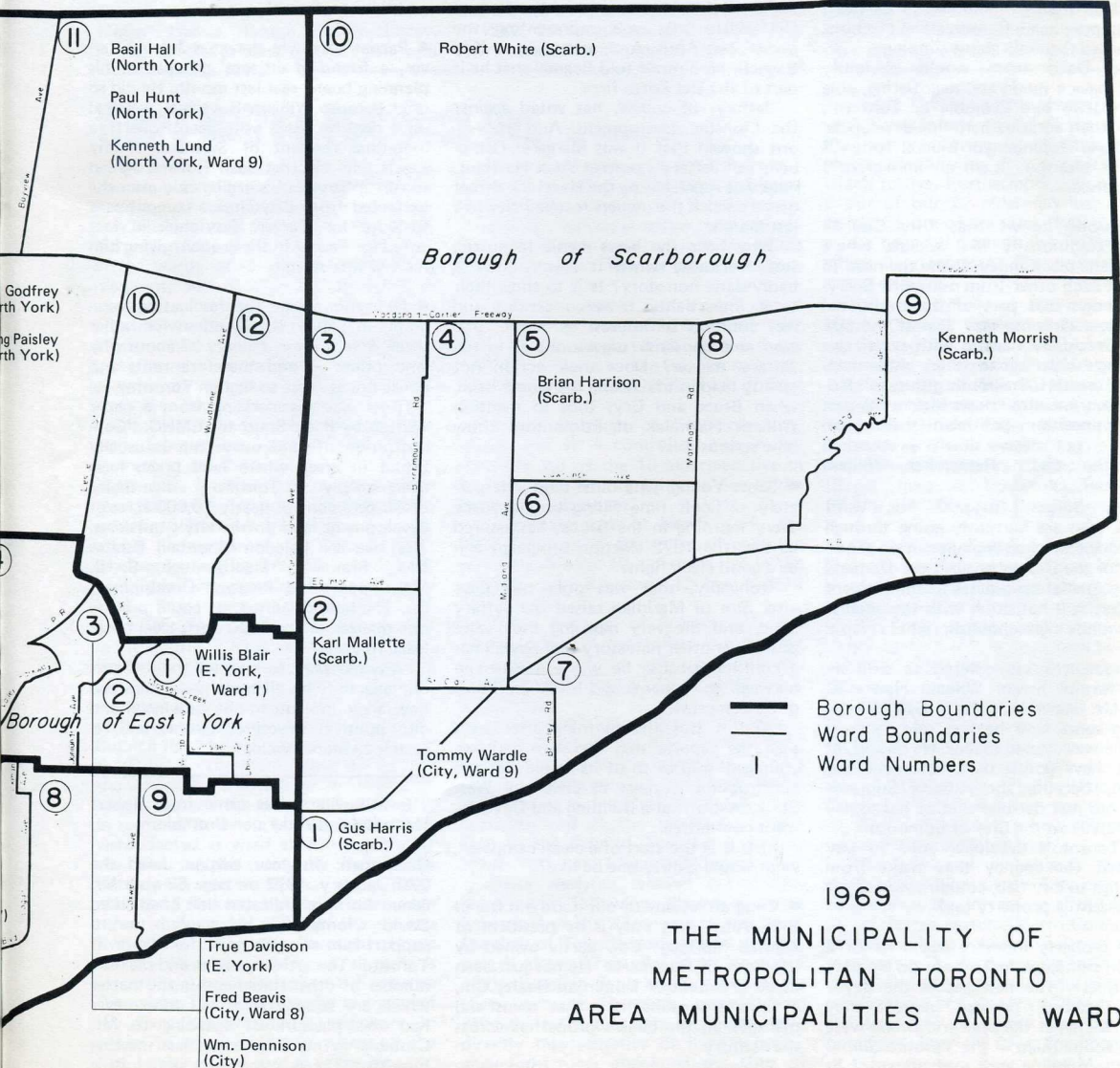
In the final category, Planning and Development Decisions, we find a very

similar lineup, except here we find Brown and Archer, whose votes have not been clear in the previous two categories, voting decisively with the developer in the majority of cases. Of 13 major issues, we find 15 of the 23 members of our City Council voting very decisively in favour of development on almost all issues. Of these 15 only Clifford, Boytchuk and Brown live in their own wards. Of the 8 Council members whose votes indicate a position which does not accept development unquestioningly, 6 live in their own wards, and again Scott is the only one in this group who doesn't live in the city.

What we have tried to show here is that there is an overwhelming correlation between the places where city council

members live and the pattern of their voting. Those who live in the wards they represent tend to be people who favour citizen involvement in municipal politics, who want to discourage use of the automobile in the centre of the city and who do not vote for the developer. Those who do not live in their wards, and particularly those who do not live in the City of Toronto, are characteristically anti-citizen involvement, pro-automobile, and pro-developer.

When somebody asks you to vote for him for alderman, don't forget to ask him where he lives. It makes a difference. If he lives near where you do, the chances are he won't want to look out on a 30-storey luxury apartment tower either.





# The Kate Burgess Memorial Column *by James Lorimer*

■ My reliable informant Jimmy Lewis has let me down for the first time. He told me Robert Macaulay, the well-known Campeau Corporation director, had asked David Crombie if Crombie wanted his support to run for mayor in 1972. First of all, Lewis got the wrong Macaulay. It was not Robert but Hugh that Crombie was talking to. Hugh works for Bill Davis and is very close to Davis.

But I understand that it was not Macaulay but rather Norm Atkin, another confidant of Davis's and also at the heart of the provincial Conservative machine, who asked Crombie about running.

The Davis team would obviously rather have a moderate, negotiating, able Conservative like Crombie as Toronto's mayor than abrasive hard-line developers' boy David Rotenberg or Liberal Tony ("I am not wealthy. I am an immigrant") O'Donohue.

■ Everyone knows that City Council works traditionally like a club, where politicians place above all else the need to protect each other from outsiders. Everyone knows that part of the traditional City Council conspiracy against the citizenry is closely tied up with politicians drinking with each other. Alderman-drunks create tremendous group solidarities. Everyone also knows that in the past most opposition politicians have been surely — not always slowly — absorbed into the club. Remember William Dennison?

Kate Burgess suggests for ward groups who are currently going through the process of choosing opposition candidates for the December election: Demand from potential candidates a commitment that they will not drink with the enemy. It sounds high-schoolish, right? It isn't.

■ Condolences are offered to Edmonton's former mayor William Hawrelak. Poor Mr. Hawrelak made \$72,197 by getting some land he had sold rezoned after he was elected mayor. He should, of course, have got it done before he was elected, because the Alberta Supreme Court has just decided that he has to pay the \$72,197 to the City of Edmonton.

If Toronto's developers had to pay just half the money they make from rezonings to city hall, couldn't we call off the residential property tax?

■ The property industry began its 1972 election campaign in Toronto on Monday January 31. The newspapers the developers financed, perhaps because they didn't like what the *Star* and *Globe* were saying about them — the Toronto *Sun* — fired the opening shot with its story of

Karl Jaffary's supposed "conflict of interest" over a client of his law firm with a house on Havelock, in the area where Lionstar wants to build its own St. Jamestown.

Did Jaffary's enemies try to get the story into a respectable newspaper before allowing *Sun* of Meridian to publish it?

The facts of the matter are so clear that the suggestion of a conflict of interest is ludicrous. Hugh Bruce, let us remember, voted in favour of the rezoning on Delisle Avenue, when the firm of Del Zotto etc. was representing the owner, last April. And, according to Ken Bagnell, he himself told Bagnell that he is part of the Del Zotto firm.

Jaffary, of course, has voted *against* the Lionstar development. And the record showed that it was Margaret Campbell, not Jaffary's partner Alex Havrlant, who was representing the Havelock Street owners when the owners reached city hall last March.

Why have the news media taken the story seriously when it is obviously a badly-done non-story? Is it to show their total impartiality between serious and real conflicts of interest as in the Grys case and nonsense suggestions as in the Jaffary matter? Does their action not greatly help in trivializing the whole issue, when Bruce and Grys (not to mention William Hawrelak of Edmonton) show how serious it is?

■ Scott Young, who must have a desperately difficult time filling up his space every morning in the *Globe*, has assured us that the 1972 election campaign will be a good clean fight.

Ironically, that was only two days after *Sun* of Meridian raised the Jaffary issue, and the very morning they were pushing another non-story that Sewell has a conflict because he was a middleman between the tenants and Meridian South of St. Jamestown.

And it was the morning after we'd seen the reports that Meridian had 'encouraged' 400 or so of its employees and construction workers to cheer for West St. Jamestown at a Building and Development committee.

If this is the start of a clean campaign, what would a dirty one be like?

■ Congratulations to our good old friend Billy Allen. Not only is he president of Kinross Mortgage Co., partly owned by the Bank of Commerce. He has just been made president of Dominion Realty Co., a Commerce subsidiary that owns and manages all the bank's properties across the country.

Shows you what a good solid back-

ground in city government can do for an able administrator who wants to get into the property industry. Doesn't it, David Rotenberg?

■ Why is Frank Paznar considered Greenwin's candidate in ward one in 1969? Because Greenwin paid several hundred dollars towards Frank's campaign postage, that's why. Good old Frank was re-elected to the planning board last month. Congratulations, Greenwin! Congratulations, Frank!

■ Paznar narrowly defeated Jeremy Carver, a friend of citizens' groups, for his planning board seat last month. He did so only because William Boytchuk welched on a deal he made with Jean Roberts, a long-time resident of Swansea. Jimmy Lewis tells me that Jean Roberts agreed to run at Boytchuk's urging only after she extracted from Boytchuk a commitment to vote for Carver. Boytchuk in fact voted for Paznar in the crunch, giving him his one-vote margin.

■ Did you notice the fascinating paragraph in Sandy Ross's otherwise rather meek *Star* column January 27 about why land prices — and therefore rents and house prices — are so high in Toronto?

Ross was summarizing from a paper written by Peter Spurr for CMHC: "Concentration of land ownership is usually found in areas where land prices have risen steeply. In Toronto . . . five major developers control nearly 20,000 acres of development land on the city's outskirts. The five are Caledon Mountain Estates Ltd., Bramalea, Markborough, S. B. McLaughlin, and Pinetree Development Co. The holdings cited . . . could provide one quarter of the 1970 starts-level for at least 10 years."

Anyone want to help me try to figure out exactly who all these people are and how they link up to the provincial and city political structure? Letters and research assistance welcomed.

The following notes came from Robert Macaulay and Alderman Crombie:

Gentlemen: In your edition dated the 27th January, 1972 on page 62 your Mr. James Lorimer indicated that I had asked David Crombie if he wanted me to support him as a candidate for Mayor of Toronto. The article goes on and makes a number of other statements in the matter which are equally untrue. I have never had the pleasure of speaking to Mr. Crombie in my life, much less meeting him that I can remember, and I have



made no offer to him, nor him to me, on any subject at any time, and I have never heard of Mr. Lorimer's friend, Jimmy Lewis either. I therefore assume that you will take note that these statements and others contained in Lorimer's article are untrue and without foundation, and the fairest thing you could do is to publish

my reply in your next edition of CITY HALL, if there is one. I am surprised that Alderman Crombie who writes part of your material would allow the statements to be printed unless he did not know that they were being included in the article.

Yours very truly,  
Robert W. Macaulay

"I don't know Robert Macaulay, and never had any conversations with him at all. I have had conversations with members of the Ontario Conservative party regarding the 1972 elections, but no offer of support was suggested, and consequently, no offer accepted or rejected."

Alderman Crombie

## Council and Committee News

### City Council

*Trying to resign Grys, by John Sewell*

My motion on the Council Order Paper saying it was advisable for Grys to resign only came up late Wednesday evening after an hour and a half of hassle. As the Council debate on what we should do with Lamport's motion to resurrect the Board of Control dragged on and on, finally past eleven o'clock, there was a move to try and defer my motion to the next meeting of Council. The Mayor took a vote on that, which carried, but Rotenberg pointed out that deferrals can only take place with the consent of the mover of the motion. Beavis said that Council was supreme, and could break any or all of its rules of procedure, and that was the Mayor's position until Archer pointed out that the rules were there to allow some sort of order, and that there were specific provisions in the rules for their amendment. The Mayor (he is chairman of Council) decided that Rotenberg and Archer were correct.

But he then said that my motion was out of order since Council could not act on it by bylaw or resolution. Archer and Crombie challenged that on points of order, and after the Mayor (aptly called King Chaos) dinked around with the rules, he decided to put his ruling to a vote. His ruling was overthrown by a 12 - 6 vote.

Brown then rose to say that the matter could not be debated because it was sub judice, and we would all be responsible for contempt of court actions. Callow, the City Solicitor, said he had talked to the lawyers for both Grys and Jaffary and myself, and they had agreed that the judge had made an oral decision as to the existence of a pecuniary interest, and that he was now merely putting that into written form, and deciding on the question of costs. Callow did not state it, but the implication was clearly that the matter was not sub judice.

Grys rose to complain that the motion was brought for political purposes, and that what I was doing - namely forcing politicians to judge one of their number - was disgusting. In Grys' opinion, the people in Ward 1, not Council, should

decide the question.

Brown and Piccininni both said that their worst suspicions were confirmed, that the matter was sub judice, and they would absent themselves from the debate. (Alan Powell points out that at the Citizens' Forum meeting of February 1, in response to a question from him, Brown indicated he would probably support the Sewell motion.

Crombie and Archer urged that the motion go to the special Committee on Conflict which had been established. At that committee, there would be some chance of outlining rules and regulations which aldermen could follow in the future. Rotenberg thought the motion should not go to the subcommittee, but should be withdrawn. If Sewell wouldn't withdraw it, then it should be deferred until the judge's decision was out.

The first vote was on referring the motion to the subcommittee. I decided that what I really wanted was a straight vote on my motion as it stood, so I voted against it. That motion lost on a tie vote, 8 - 8.

The second vote was on deferring the motion to the next meeting. That too lost on a 8 - 8 tie.

That meant that we were now faced with a straight vote on the motion. In favour of the motion that it was advisable for Grys to resign were: Hope, Chisholm, Kilbourn, Sewell, Scott, Archer and Crombie. Opposed were Dennison, Rotenberg, Beavis, O'Donohue, Pickett, Marks, Wardle, Eggleton, and Clifford. As Scott said, when it comes down to voting on the motion, one has to support it.

People kept complaining that their job was not to make judgements on matters such as this. But doesn't Council make decisions which have much more lasting effects? Like Metro Centre? Or West St. Jamestown? Isn't it our job to make decisions on important public issues?

Apropos the Grys affair, the tactics used by the Sun are interesting. They have said that both Jaffary and myself have conflicts of interest. Against Jaffary, they say that his law firm acted for someone selling property to the developer in the Lionstar area. Jaffary, of course, voted *against* Lionstar. Is it a conflict of interest if you vote against the supposed private interest you are supposed to be representing?

In my case, the Sun alleges that because I had a contract with Meridian, and because Meridian had offered to withdraw a \$20,000 law suit against me if I voted in favour of West St. Jamestown,

I had a conflict of interest. Clearly I had an interest in West St. Jamestown: if I had accepted the Meridian offer I wouldn't have any worries about the law suit. For instance, one could say that if I was offered a bribe to vote a certain way, then I would have a conflict of interest in that matter. Is that the way the developer will knock people out of the debate, by offering bribes? We all know that bribes are not offered to keep people out of debates, but rather to keep them in the debate, on a certain side.

Go back to Grys and Bruce. There, the personal interest and the developer's interest coincided. In both cases (if Bagnell's information in the *Globe* is correct) the interest was a pecuniary interest, where both people gained financially because of their actions.

But that is not something which the Sun wants to touch on: after all, Meridian, Greenwin and Cadillac are all represented on the Board of Directors of the Sun. What else does the Sun want to do but muddy the waters?

### Works Committee

*Riverdale Recycling Experiment Reported On, by Karl Jaffary*

On January 31, the Works Committee finally received a report from Streets Commissioner, Harold Ateyo on a pilot project for separate garbage pick-up, and recycling in the Riverdale area. The R. C. O. had requested the report over a year ago, and it had been held up waiting for comments from Metro.

The reports showed several things. First, they described various attempts at selling the scrap out of garbage pick-ups in the past, and concluded that they were marginally economic at best, and were usually a losing proposition. However, they also indicated that some projects might be viable if Metro would pay the City the equivalent of metro's per ton cost for disposing of refuse. Finally, there was a clear indication that the major difficulty in a recycling program was establishing good markets for the material.

The people from the R. C. O., assisted by Greg Bryce of Pollution Probe, made the point that there would be a great over-all saving in environmental terms if garbage did not have to be burned or buried.

I moved a motion in three parts. First, Council would have gone on record as favouring garbage separation and recycling. Second, it would have asked Metro



to agree to pay the City the cost per ton now paid by Metro for garbage disposal for every ton the City disposed of by recycling. Finally, it would have called on the Province to establish a crown corporation to purchase separated refuse and arrange for re-cycling, either by entering the market itself or by making arrangements with private firms.

The motion seemed to be so much motherhood that defeating it disturbed the committee. It was eventually referred to a sub-committee of Metro, to be buried, on a motion by O'Donohue.

## Committee on Buildings and Development

*The reports on this meeting are by John Sewell*

### *New Developments*

Two new developments are now in the wind. Beavis said that he had been looking at something "near O'Keefe Centre and St. Lawrence Centre." I guess that means the lot on the east side of Yonge between Wellington and Front.

Secondly, someone has assembled the land on the south side of Gerrard, between Yonge and Bay. To date, plans are not available, although tenants have all been given their notice.

### *Committee of Adjustment Applications*

It is interesting how B & D handles matters when requested for approval of a Committee of Adjustment application. The rule is that if you are going to the Committee of Adjustment for a minor variance to a site plan bylaw, then B & D approval must be sought. At every meeting there are three or four requests for approval, and at the meeting on January 31, two matters showed how the ground lies.

One had to do with the 20 storey luxury apartment scheduled for Carlton and Homewood, right across from Allan Gardens. The developer found, when he got his working drawings done, that he couldn't provide all of the landscaping he had promised. He asked to be allowed to put the landscaping on the roof, i.e., 20 storeys up.

Brown tried to treat it as though it was the fault of an employee of the developer who had since been fired. Hope and myself felt that either the bylaw should be met, or the density should be reduced to conform to the lesser bonus attainable with the smaller amount of landscaped open space. It was clear that with the landscaped open space the developer now wanted to provide, the bylaw could not be passed under the present bonus system.

The Committee decided, Hope and Sewell dissenting, that the Committee of Adjustment application should be consented to even though it meant that Committee of Adjustment would be do-

ing something indirectly which Council could not lawfully do directly.

Compare that with the consent requested for a Committee of Adjustment application by some doctors on St. Clair, who wanted to decrease the number of parking spaces they have to provide from 13 to 8. Eggleton and Sewell felt there was an inconsistency between trying to discourage cars and forcing people to provide a great deal of parking. They moved that the consent to the application be given.

Lampont and Rotenberg immediately gave speeches about how bylaws should not be broken unless there were very good reasons. Rotenberg moved that the application only be approved if the five missing spaces were provided somewhere in the immediate vicinity. That motion carried, with Eggleton, Pickett and Sewell dissenting.

### *No Part II for the Annex*

B & D unanimously agreed that there should be a height limitation of 38 feet on new buildings in the Annex, that is, the area bounded by Bloor, Avenue Road, Dupont and Bathurst. The only exceptions to this height limitation are areas not zoned R. 3, and they are basically the St. George, Bedford and Bloor frontages.

The unanimous vote occurred, I think, because the Committee wanted to adjourn for supper without lengthy discussion. Previous to consideration of the height limitation, the Committee had spent one and a half hours talking about the possibility of doing a Part II (i.e. intensive planning) study in the Annex. The residents, in a well prepared brief, had requested the services of a full time planner to undertake the study in co-operation with the community.

Barker, the chief planner, said that he just didn't have the staff to undertake the study, and in any case there were other areas which were higher on the priority list - South of St. Jamestown, South of Carlton, Niagara, Yorkville, South of Queen east of the Don River. (I found that encouraging, since planners have rarely worked below Bloor Street, and Barker was not saying that these areas were priority areas.)

When asked about the possibility of taking on new staff to fill the requests for more planners, Barker said it was administratively impossible. Rotenberg said the city just didn't have the money. In the end, the Committee agreed to get a report from the Planning Board on the question of providing more staff for such Part II studies.

Why do people want Part II studies? As I see it, a Part II study is the only tool the community has which will give local control. If we had other tools for local control, people would be using them. But at the moment, the Part II statement is the only thing which people can control

and at the same time is acceptable to politicians.

### *Parking Lot at McGill & Granby*

Just over a year ago, B & D and Council were fooling around with allowing a temporary parking lot to be established on McGill and Granby Streets. At that time, Council decided to grant the bylaw allowing temporary parking for a two year period, but on perusal, it appeared that the applicant had included a property which he didn't own. The bylaw was dropped, and the Commissioner of Parks was asked to negotiate rental of part of the lands for parks purposes. He negotiated, but the owner of the lands wanted such an exorbitant annual rent that the Commissioner recommended against the park suggestion.

So back comes the applicant and asks for his bylaw without the property he didn't own. (The bylaw would allow temporary parking for a two year period, subject to renewal.) He admitted that right now the lands were being used as a parking lot - in fact they had been so used for the past five years, even though such a use is illegal.

There were two positions at B & D. Brown and company took the position that the lands should not remain vacant, and the temporary parking bylaw was the only way in which we could control the lands which were being used for parking anyway.

The other side thought that the land was being used for parking illegally, and that that use should be stopped. Further, parking would help to run down the street even further, and make living even more unpleasant for people in the remaining houses.

The Brown motion to approve the bylaw carried 4 - 3: Grys, Brown, Rotenberg and Lampont vs. Wardle, Eggleton and Sewell.

### **List of Citizens' Groups**

CITY HALL will publish corrections and addenda to this list in the next issue. If you have any information, please let us know by the end of next week.

CITY HALL is a bi-weekly, non-profit publication of A.M. Hakkert Ltd. in association with James Lewis & Samuel. Opinions expressed in each article are those of the writer of that article and do not necessarily reflect the views of the other writers or of the publisher. Comments, letters, or articles of information are welcomed and may be addressed to any of the writers or to the publisher.

Published by A.M. Hakkert Ltd., 554 Spadina Cres., Toronto 179, 966-5196. Distributor for courses, James Lewis & Samuel, 76 Charles Street West, Toronto 5. Written by Aldermen David Crombie, Karl Jaffary, William Kilbourn and John Sewell. Single copy 50 cents. Subscriptions \$10.00 per year; with bound volume at end of year, \$25.00. Group subscriptions mailed to one address, \$5.00 per subscription per year; group subscriptions for school year, \$2.50. Individual full-time student subscriptions, \$6.00 per year.

Copyright © A.M. Hakkert Ltd.

Volume 11, Number 9, 10 February 1972.