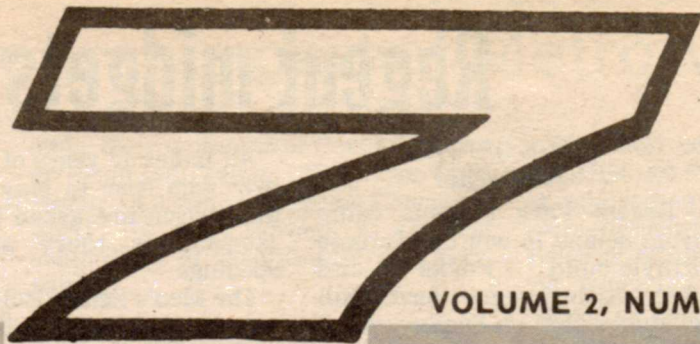


COMING UP ...

Deadline for the next issue is noon Monday, May 8th. The SEVEN NEWS ANNUAL MEETING will be May 10 at 8 p.m. at 80 Winchester St. Next editorial meeting is May 3rd at 8 p.m. in the SEVEN NEWS office, 80 Winchester St.



# NEWS

WARD 7 COMMUNITY NEWSPAPER  
265 GERRARD ST. E.

VOLUME 2, NUMBER 16

368-5101

APRIL 28, 1972



## JUST ANOTHER FIRE . . . . .

Del Zotto apartments at 79 Winchester Street — directly across from the Don Vale Community Centre — were hit by a three-alarm fire last Sunday. No one in the 10 occupied units was hurt although 24 people were left homeless. Police are

investigating the possibility of arson.

This week SEVEN NEWS presents a special report on Del Zotto and what it means to be a Del Zotto tenant. . . in fire-ridden Don Vale. . . and in the relative luxury of North York. See page 7.

## Dunlop park settled with citizen help

by CHARLOTTE STUART

People from the Riverdale area clearly feel that they have been dealt into the planning process for the future of the Dunlop property since nearly 100 met City Representatives at a meeting April 18th at Woodgreen Community Centre.

In usual Riverdale Community Organization style, the 'locals' met first, those out for the first time were clued in, and the issues were clarified. Clearly, people in this part of town don't want any part of a plan to use the site for Olympic swimming facilities (as a feasibility study had suggested). The people will settle for

nothing less than a recreational site for local (not regional) use and said so again quite emphatically.

Alderman Fred Beavis and John Sewell, with the Commissioner for Parks and Recreation and Mr. Hugh Clydesdale were then brought into the meeting to hear the demands of the people. It came as not much of a surprise to hear them support the local base concept.

City Hall Representatives were also asked to agree with the proposal from the people "To set up a working Committee of about 20 people who would set

about doing two things at its meetings (which will be open): 1) Draw up a Master Plan for the permanent use of the site, and 2) Draw up an interim plan for the immediate use of the site after the wreckers leave and the City takes possession.

Sewell pointed out that there was money set aside for the immediate use.

The Committee was increased to 21 and agreed afterwards to meet on May 2nd at 8 p.m. At the meeting afterwards Mr. Clydesdale was taken up on an offer to take anyone interested around the site and No. 11 building.

## DISCUSS ISSUES

# Ward aldermen decide to use block meetings

by NORMAN G. BROWNE

Alderman John Sewell and Karl Jaffary will organize and attend a number of small block parties over the coming months as a method of finding out what voters in Ward Seven see as major issues in the up-coming municipal election.

The idea for the parties was suggested by Don Vale resident Peter Akehurst at a second meeting attended by Sewell, Jaffary and their supporters to deal with strategy for their election campaign.

Mr. Akehurst made the suggestion because, from his experience, people were often inhibited from speaking out at large general meetings. He stated they were more likely to speak their mind at a small gathering held in their own home or that of a neighbour. He suggested that 12 to 15 people was the maximum number that should attend one of these "block" meetings.

In another decision, both Sewell and Jaffary decided they would confine most of their time and energy to getting re-elected in Ward Seven. However they would encourage some of their supporters to help elect reform candidates in neighbouring wards.

Neither Sewell or Jaffary showed any interest in leading at the polls and thus becoming "senior" alderman with a seat on Metro Council. Alderman Jaffary said he felt ineffectual, helpless, and often bored when sitting on Metro Council. Alderman Sewell sympathized with his feelings.

Jaffary also felt strongly about getting a majority of "reform" candidates elected to

next year's City Council. "I don't want a council like this term's", he stated, "Being in opposition is not much fun."

No decision was reached at the meeting as to whether Sewell and Jaffary should run combined or separate election campaigns. The decision will be left over to a later meeting of the group.

An estimate was made at the meeting that separate election campaigns would require 150 workers for each candidate and from \$3,000 to \$4,500 to cover each candidates' campaign expenses.

### \$3 SCANDAL

Supporters of the two Ward Seven aldermen this week discounted damage that might have been done by stories in the Toronto Sun playing up \$3 worth of city postage used on a recent mailing.

The Toronto Sun is funded by large development companies and survives mainly due to the advantageous location of its newspaper boxes at the doors of apartment properties of its backers (in St. James Town, for instance).

## Tenant wins court case against Meridian over water damage

by JOHN GOYEAU  
SEVEN NEWS Staff

Walter Marteniuk will be repainting his Toyota this spring with the unwilling help of Meridian Group, owners and managers of the St. James Town apartment complex.

The \$150 settlement that Mr. Marteniuk wrung from Meridian in small claims court doesn't represent a lot of money. But for tenants across Ontario it was a significant victory against landlord-tenant laws stacked in favour of apartment owners.

Marteniuk's Toyota suffered paint damage due to seepage through the concrete of the sub-basement at 240 Wellesley E., the Vancouver Building. Over a period of several weeks a stream of complaints to the building superintendent and to St. James Town management went unheard.

### BEING FIXED

Meridian officials assured Marteniuk that the roof was being fixed and that, if it continued to leak, he would receive another parking space. Finally Marteniuk realized that no cleaner would remove the stains caused by lime from the concrete mixing with the seeping water.

His appeal to Meridian was answered with a letter indicating that the matter was being referred to the development company's lawyers.

To the casual observer, unused to legal bias in favour of landlords, the case seemed clear. The company had allowed his car to be damaged. They should be responsible for the repainting bill.

Such is not the case.

Meridian tenants, like others in buildings run by Urban Development Institute (UDI) corporations, must sign a "standard" lease which provides some little protection for tenants but absolves the landlord of responsibility for a wide variety of unfortunate occurrences.

### STANDARD LEASE

One of the clauses of the "standard" lease reads:

...the Lessor shall not be liable for any damages to any such property caused by steam, water, rain or snow which may leak into issue or flow from any part of the demised premises or the premises of the Lessor or from the water, steam, sprinkler or drainage pipes or plumbing works of the same or from any other place of quarter. . ."

Marteniuk wisely sought legal advice and pursued the matter in small claims

court. His legal counsel, Miss Lu Panchenko, successfully argued that Meridian was guilty of negligent misrepresentation in that they had promised to fix the garage. In addition, she argued, they had given Marteniuk reason to believe that they were admitting liability in their communications with him.

The case was won, in other words, not on the facts of the matter but on the discussions between Meridian and the tenant.

Marteniuk, who now lives on Broadway Avenue, received an education through the settlement. "They don't want to communicate with the tenants. They don't care. We would have settled on the spot at any time but they were obstinate and stubborn."

"We pursued the matter through all the normal channels — the superintendent, the manager of St. James Town. We didn't get any results."

### TENANTS WIN

Marteniuk hopes that other tenants will have gained ground through his success.

"The night before my case came up I saw a Comet parked in the same building with exactly the same problem. I think the fault is in the architecture."

"They put up those buildings as fast as possible and as cheaply as possible. They don't care about the tenants . . . just their money"

Marteniuk's lawyer, Miss Panchenko, recalled the case last week.

"The Landlord-Tenant Act demands that owners keep their property in condition 'fit for habitation' but the Act defines the property being rented as the "the suite" and excludes the parking space."

"The standard lease refers to 'parking privileges' as a separate item but it also lists parking as an item covered by rent. There's no reason why this should not be included in the definition of the rented premises."

Marteniuk reports that the Meridian lawyer was "stupified" by his victory at small claims court. He hopes other tenants will follow his example and help set legal precedents that will continue to pick away at the pro-landlord bias in leases and practices allowed by Ontario law.



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PLAY BINGO AT ST. JAMES TOWN

**SPORTS ROUNDUP**

**Regent midgets stop Pape**

by **JOE GANNY**  
Sportswriter

Regent Park Midgets came from behind to win the Toronto Playground Parks and Recreation League basketball championship on Sunday, April 16 at Trinity Recreation Centre.

The final score was 45 to 21 for Regent Park over Pape.

Vic Alexander was the "Wilt Chamberlin" of the game as he popped in 16 points to aid in the victory. Other top scorers were Joe Bolton with 12 points, Doug Gray with 6, M. Minto with 6 points and J. Lynch with 5.

It was great to see Matty Eckler, instructor in charge of Pape Centre, at the game after his recent illness. Many championships teams have come out of Pape Centre under his leadership.

Lacrosse and Ball Hockey are now being formed at North Regent Gym and at 205 Sackville Green. All boys who are interested are asked to see Doug MacLean at Regent South or phone 363-2955. Ages are 12 and under and 13 to 17 years old.

The outdoor swimming pool, next to the Regent North Gym, is now under construction. Tentative opening date is set for July 1st.

All ladies 17 years of age and over who wish to play softball this season are asked to phone 363-2955 as there are still openings.

The Men's Senior Ball League are also looking for ball players with pitchers in greatest demand. Regent Park Recreation Centre is looking for volunteer coaches.

Congratulations to the MTHL Bantam Hockey Team from Regent Park who are doing very well in the King Clancy League

finals. Coaches Bill Christie and Delbert Lounds feel that the team may go all the way to the championship.

Two sponsors are still needed for the Ladies Ball League. Sponsorship cost is \$75 per team. Anyone interested in being a sponsor is asked to phone 363-2955.

The Regent Park Bantam Floor Hockey team is now in the finals. Congratulations to its two coaches; Les McCormick and Doug McLean.

**Tenant associations meet in Calgary and Rose Park**

Tenant associations in the Calgary and Rose Park buildings of St. James Town met last week.

Mrs. Evelyn Ford and G.W. Beddes were elected tenant representatives at a meeting of the Calgary Tenants Association of 325 Bleecker St. Calgary tenants also discussed the constitution for the association and agreed to give it final reading at the May 8th general meeting.

The Association is looking for a recording secretary to fill out its executive which now consists of: Bill Ince, president; Joyce Gates, vice-president; Lloyd Barrett, general secretary, Bertha Provost, treasurer and Mrs. G.W. Beddes and Helen Cullier, tenant representatives.

Residents of the Rose Park apartments met last month to lay the groundwork for their tenants' association. Anyone interested in further information should leave their name at 923-7483.

**Irritated by negative zoning plan**

Dear Sir:

I was somewhat irritated by Richard Morey's article on "Negative Zoning" in the March 17, 1972 issue of SEVEN NEWS.

It seems to me that the author is guilty of oversimplification. Presumably he has some kind of evidence to support his contention that "the idea that people need to be able to look out at open air and sunlight is largely a myth." If so, I would be interested to know the sources of this evidence.

How does Mr. Morey plan to ventilate his subterranean homes if "the windows couldn't be opened"? By artificial air-cycling devices? If so, he should remember how drying these techniques can be. Having worked in more than one building cooled and ventilated in this way, I appreciate coming home to a natural breeze.

And when I look out my window in the morning — yes, there are still some of us who use our windows — I would rather see a real tree than an audio-visual illusion, however artfully projected.

Finally, it seems to me that instead of hiding underground from this "age of visual pollution, where almost everything visible is an eyesore and a blot on a landscape" — with which statement, incidentally, I do not entirely concur — it would behoove us to continue to clean it up.

Douglas E. Kehoe  
10 Hogarth Ave.

**Correction on free store**

Dear Sir:

We were very pleased with your story about our Free Store at 375 Bleecker. However our Store is open every day except Saturday, not just three days a week. The real schedule is: Tuesdays and Thursdays 8-10 p.m. and Mondays, Wednesdays, Fridays and Sundays, 2-4 p.m. Every one is welcome.

A staff worker  
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## Local LIP programs part of Metro-wide extension drive

Special to SEVEN NEWS

The Local Initiatives Program (LIP) which is scheduled to end May 31st, has provided grants to some 25 community service projects in Ward Seven. Between them, these projects created jobs for 163 people.

While the total amount of the grants to Ward 7 groups is not known, LIP is currently putting over \$16,000 a week in wages into the ward.

As the May termination date approaches, the LIP groups across the city have launched a campaign to persuade the government to extend the present program.

Across Metro, district organizations of LIP groups have been formed to

lobby their members of Parliament for an extension. Thirty LIP groups from Wards 7 & 8 met at All Saints Church on April 18 and formed a steering committee to co-ordinate the campaign.

A meeting has been set for Thursday, April 27 at All Saints Church, 215 Dundas St. E. at 8:30 p.m. for all LIP groups and their supporters to meet with and express their concerns to their Federal members — Donald S. MacDonald and John Gilbert.

Manpower officials have claimed that 70,000 people are employed in LIP projects across Canada. Over 2,000 are working here in Metro.

The total cost of the LIP program was \$150,000,000. However, this figure is misleading. Many LIP employees were previously drawing social welfare benefits or unemployment insurance. As well, LIP workers pay income taxes. To calculate the actual cost of the LIP program, one would have to deduct the social assistance or insurance benefits and new income taxes paid from the stated cost of LIP. A reasonable "guesstimate" would be that LIP costs the taxpayer 10 to 20 percent more than he would have paid for welfare or insurance payments.

While LIP workers are understandably concerned about the

threatened loss of jobs, and the mass layoff of 163 people is a crisis in any community, the campaign is stressing the fact that LIP has facilitated the establishment and growth of scores of worthwhile community services which cannot get funding from any other source.

The members of the Ward 7-8 LIP Steering Committee are: Al Baldwin, Injured Workman's Consultants; Jim Duvall, Metropolitan Toronto Boys Club; Jeannie Wells, Downtown Community Television; Dave Stanley, representing Duke of York and the 3 other Regent Park projects; Roberta Sankey, Neighbourhood Information Post; Peter Taylor, The Open Door.

### TRUSTEES REPORT

## Parents group condemns busing kids to rich areas

by GORDON CRESSY  
Ward 7 School Trustee

It seems that in this country we are prone to copy some of the tragic mistakes of our neighbors to the south.

Trustee Shanoff has suggested that we might consider busing (poor kids to rich areas and vice versa) as a method of solving downtown education problems.

### CONDEMNED

At a meeting at 393 Ontario Street on April 17th a group of 35 parents from all parts of the Ward strongly condemned this idea as insulting and irrelevant. The people at this meeting viewed this suggestion with contempt and further recognized that if the board is serious about improving downtown education they get on to the Park School Brief which has now been before the board for some five months.

One item that emerged from the meeting was the suggestion that a reference group of people in the Ward be formed to meet from time to time to discuss critical issues as they affect education.

If you would like to be part of such a group give me a call at 921-3720 and I will see that you are invited to the next session.

### REORGANIZATION

After 5 years of much planning and talk the Board of Education has finally passed a reorganization of its administrative structure. The basic thrusts of this plan are integration of Kindergarten to grade 13 and decentralization. Under this new set-up the city is divided into 6 areas (Ward 7 lies in the east central division) and theoretically more decisions will

be made at the local school-community level.

The implementation of this structure will be the real test of whether the Board of Education is serious about community involvement or not. It will be interesting to note whether elementary and secondary teachers can really integrate.

### OAK STREET

Yes there will be a school at Oak Street. Despite a drop in the last 5 years of some 900 students in the surrounding schools there is still a need for a school for approximately 600 students.

The problem with the separate school is apparently solved.

I attended a very funny Metro liaison committee meeting where our separate school friends said they had no rooms available. But off the record they could in a pinch come up with 13 rooms. At any rate, now all we have to do is wait for the province to approve our application and we can hire the architect who is already there.

In the meantime (as you have no doubt read in articles in SEVEN NEWS by Janet Ross and Edna Dixon) the Oak-Cornwall Citizens' Committee meets Tuesday evening in the portable on the site. So if you get tired of Ping-Pong at the drop-in at Winchester School, come to

Oak Street. There is free coffee at both spots but Oak Street has the great cookies.

### SACKVILLE SCHOOL

There is talk again in official circles about the possibility of closing Sackville School because of its small student population and its old age. (The school was built in 1888).

Many of us think there are some very nice things about small old schools. I for one think it should remain. There is a good future in that area if people can continue to work together.

A first class nursery program is operating in the basement which shows what can be done with solid co-operation between parents, school system and the Montessori School Program.

### PLAYGROUNDS

Playgrounds are in this year. They can be viewed at Park and Duke of York, and construction is getting under way at the Queen Alexander and Dundas site and also at Withrow after they take down the old school.

Some of the thinking is to replace concrete with grass and give kids a place to play. Opponents talk of high danger risks and excessive costs in a tight budget year.

Take a look and form your own opinions.

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## Youth program still open

Young people aged 13 to 18 may still register for the spring term of workshops and special school tutoring at "The Cellar", the youth program of the Parliament Street Library House at 265 Gerrard E.

The program is called "The Cellar" because activities take place in the brightly-painted, renovated, basement floor.

No registration is required for the drop-in on Thursday afternoons and Friday evenings. Young people can sit around and talk, listen to music or participate in craft activities such as leatherwork, painting and tie and dye.

Volunteers and students can

still register for individual tutoring sessions in any school subject from Grade Eight through Thirteen.

A wide range of workshop groups in subjects of special interest to young people are scheduled for every day of the week: Drama (Monday afternoon), Piano (Monday and Tuesday afternoon), Photography (Tuesday evening), Meeting people (Tuesday afternoon), Guitar (Wednesday and Friday nights), Art (Wednesday night), Creative Writing (Wednesday afternoon), and Media (Friday afternoon).

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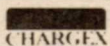
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**SURVIVAL**

# More on drug costs

A Health Column  
by DON WEITZ

Some applied research by a reader has turned up this piece of useful and enlightening information on non-prescription drugs.

He writes: "A large number of people don't seem to realize that they are brainwashed by TV and Radio advertising into buying drug products at an inflated price. The price is inflated to pay for that very same cost of advertising.

"By buying one of these heavily advertised, so-CALLED 'name' brand drug products, you are actually paying for the cost of your own brainwashing.

"Or, if you prefer to rationalize your stupidity in paying an excess amount of money for a drug item that can be obtained cheaper — then you are helping to pay for the production costs of the radio or TV shows sponsored by these products.

**LIKE ASPIRINS**

"As an example, take acetosalisilic acid or "aspirin" as it is more commonly known: The following heavily advertised, so-called "universal cure-alls" are in reality simple aspirin tablets.

"Drugs are measured by the "grain" and approximately 15 grains is a normal adult dose.

**Arthritic Pain Formula** — 100 tablets of 7½ grains each is sold for \$2 or roughly 4 cents a dose.

**Anacin** — 100 tablets of 7 grains each is sold for \$1.09 or roughly 2 cents a dose.

**Instantine** — 100 tablets of 7 grains each is sold for 99 cents, also roughly 2 cents a dose.

**Bayer** — 200 tablets of 5 grains each for \$1.39 or a little over 2 cents a dose.

**Bufferin** — this also contains "dialminate" but the label doesn't say how much. 125 tablets of 5 grains each sell for \$1.29 or roughly 3 cents a dose if you take 3 tablets for your headache.

And now the clincher. Plain, ordinary, non-name brand A.S.A. tablets with exactly the same ingredients as the others sell 500 tablets of 5 grains each for only \$1.09 or ¼ cent a dose!

The choice is yours. You can continue to buy "name brands" and pay for the cost of your own brainwashing or you can save a lot more money by buying the same product in a non-name brand . . . "

\*\*\*

**A DRUG FLASH:** Connection is the name of the Addiction Research Foundation's 24-hour community information-referral service. It's more than a year old and the people there give out accurate and reliable information on drugs — especially on hallucinogenic drugs and the Toronto and Ontario street scene.

Rhoda Lipton, one of Connection's key organizers, tells me that the Foundation does free analysis of any drug samples. So, if you're concerned or worried about any drug that's causing problems to individuals or your community, just bring the sample(s) down to 33 Russell Street (off College, near Spadina Ave.).

They'll send you a written report on the drug(s) in about two weeks and it's free. This is a province-wide service. Connection's phone No. is 595-6100.

\*\*\*

At the Fudger Home for the Aged (439 Sherbourne St.), apparently 30-40 percent of the old people have been refused "extended care" under the Provincial Government's new nursing home scheme.

According to Mr. Frank Russell, Fudger's Administrator, most of these old people were refused "extended care" because "they don't need" it, but only "intermediate care". Despite Mr. Russell's attempt to explain the difference between the two types of care, I'm still not too clear, except possibly the extended care means more bed rest and medical care.

Anyway, old-age pensioners and others whom the government has refused will have to pay \$110 month or \$3.67 a day in a 30-day month. If accepted for "extended care", they would have to pay \$3.50 a day or \$105 in a 30-day month, a saving of \$5.

The Provincial and City Health Departments pay the rest of the \$400 monthly nursing home costs. More on nursing and old-age homes at a later date.

## OAPO petition wins wide support

The Ontario Anti-Poverty Organization has announced that it has signatures in the "hundreds of thousands" in a province-wide petition campaign.

The Organization, located at 1905 Danforth Avenue, was formed at the recent Ontario Poor People's Conference and is being financed through federal grants and private donations.

The petition campaign has won the endorsement of trade union locals, labor councils, municipal councils, church organizations and other community groups. Last Sunday in Ottawa, for example, churchmen announced from their pulpits that it was "anti-poverty week" and asked their congregations to support the Anti-Poverty Association campaign.

**DATE SET**

Mike Carson, provincial coordinator of the new group, stated in an interview with SEVEN NEWS that May 25th had been set as a tentative date for the presentation of the petition to Queen's Park.

"We are conducting a very dignified lobby campaign," he said. "People from all over the province will talk to their own MPP."

Mr. Carson added that their campaign to alleviate poverty was above reproach and there would be no mass demonstrations or confrontations.

**ANNUAL INCOME**

The petition calls on senior levels of government to provide an adequate guaranteed annual income, increase development of secondary industry and establish an all-Canadian auto industry.

The petition also urges a complete overhaul of Ontario's welfare system, a one-year moratorium on plant closures, and a moratorium on consumer debt and mortgage payments for all unemployed.

Information as to where it can be read and signed is available from the Anti-Poverty Organization at 421-7833.

## NEWS IN BRIEF

**PANEL DISCUSSION ON THE RISE OF ACCADIAN NATIONALISM** at the Vanguard Forum, 334 Queen W. at 8 p.m. on Friday, May 5th. Guest speaker will be Dick Fidler. Silver collection.

**BROADVIEW-RIVERDALE LIBERAL ASSOCIATION** will hold a **CARD PARTY** on Monday, May 15th at 7 p.m. at Queen Street Presbyterian Church, Carlaw and Queen. Tickets \$1. Refreshments served.

**GOOD SHEPHERD REFUGE AT QUEEN & TRACY** streets will be holding a flea market on Saturday, May 13 from noon to 6 p.m. The refuge, at 412 Queen E., is operated by the Little Brothers of the Good Shepherd, a Roman Catholic order. They feed 400 to 600 men a day and provide beds for about 60 a night.

**DON VALE COMMUNITY CENTRE** is holding its second annual spring flea market at the end of May. The Centre is seeking donations of hard goods, furniture, tools, pictures and frames, books, dishes, etc. Anyone with items to donate is asked to drop them off at the Centre, 80 Winchester, or phone 921-6710 for a pickup.

**REPORTS INDICATE THAT THE RECENTLY OPENED** adult drop-in at Winchester School is a success. The drop-in is open every Tuesday evening at the school, Winchester and Rose, and features volleyball, basketball, cards, conversation and hot coffee.

**MOSS PARK SOCIAL EVENINGS** are held in the Penthouse at 285 Shuter every Friday evening. Records for dancing; bring your own drinks. Admission 25 cents. Sponsored by the Moss Park Tenants Association.

**TORONTO CHRISTIAN RESOURCE CENTRE**, located at 297 Carlton Street in Don Vale, will hold its annual general meeting on Thursday, May 11 at 7:00 p.m. at the Resource Centre. Anyone interested in the work being done by this organization is welcome to attend.

**THE CO-OPERATIVE DAY CARE CENTRE** at All Saints Church is badly in need of donations of crayons, paints, drawing material, toys, shelves, etc. Contact Marcy Gibbons at 924-2544.

**MOTHER WEST OF THE DON** looking for free afternoon day care on a co-operative basis contact Marcy Gibbons.

**THE METRO DOWNTOWN BOYS CLUB** is holding their grand opening on May 3 in the basement of 540 Dundas E. at 4 p.m. and 7 p.m. Admission is free and coffee and biscuits will be served.

*This column is now being compiled and written with the help and co-operation of the NEIGHBOURHOOD INFORMATION POST. In future, please address any items concerning new programs or future meetings to Neighbourhood Information Post, 265 Gerrard East. Or phone 924-2544.*

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### DelZotto Dossier

## Suburban tenants get more but often they pay less

by SEVEN NEWS STAFF  
There are many absentee landlords in Don Vale.

One of the biggest is Angelo Del Zotto Enterprises Ltd. which owns those big brown buildings on Sackville Street (431 to 441), 112 Winchester as well as 77-79-81-83-85, and 37-39 and 43 Metcalfe — a total of eleven buildings and 87 apartments.

The Del Zotto boys — Elvio, the lawyer, Angelo and Leo the builders — started out in 1957 by forming three companies. In May of 1969 there was an amalgamation of the 3 companies into the stockholding corporation of Angelo Del Zotto Enterprises Ltd.

#### 'FAR AWAY

The company's stock volume is 303 shares totaling \$150,000. The head office is located far from the local scene at 4800 Dufferin, Downsview, Ont. The board of directors consists of four members of the Del Zotto family and three friends (including a knight of the British Empire):

Angelo Del Zotto, 5 Doncrest Dr., Thornhill; Leo Del Zotto, 7 Lia Cres., Don Mills; Elvio Del Zotto, 10 Culford Rd., Toronto; Jack Del Zotto, 33 Christina Cres., Willowdale; Harvey Fruitman, 7 Pointsetta Dr., Thornhill; Andrew Thompson, 17 Frank Cres., Toronto and Sir Frederic Bennett, House of Commons, London S.W.1, Great Britain.

To be a Del Zotto tenant in Don Vale guarantees two things.

You're paying exorbitantly high rent; and you're living in apartments that, in the majority of instances, are in such poor condition that one must question either the efficiency or honesty of the municipal housing inspection department and the intentions of Del Zotto Enterprises.

#### HIGH RENTS

To be a Del Zotto tenant in Don Vale means you are forced to pay a low of \$35 a week (\$150 a month) for a "furnished" one bedroom apartment and a high of \$65 a week (\$280 a month) for a two bedroom "furnished" apartment, with heat, water and power extra.

Most of the apartments are furnished. Furnished with old and well-used pieces, many of which are in disrepair and suitable only for the rubbish heap (where some tenants have rightfully put them.)

To be a Del Zotto tenant in Don Vale means that you often live in

dingy, ill-lit, rarely painted apartments, with worn and cracked floors, walls and doors, with doors minus knobs and with broken locks, with exposed wiring, with electrical outlets limited one to a room, sharing your well paid for accommodation with cockroaches.

(Some tenants recalled visiting another tenant, a woman and her two children, living in an apartment in which one room had an exposed wire hanging down from the ceiling.)

#### MUST WAIT

To be a Del Zotto tenant in Don Vale means that you usually wait weeks, often months, to have even the most minor repair seen to. It means that you share one washer and one dryer with 32 other households. It means that if you live in a corner basement apartment you probably live next to garbage piled for pick-up. It means that your kids have no place to play except allies and hallways.

In general the outward aspects of a Del Zotto building in Don Vale — worn red brick, dysentery-brown paint, a postage-stamp, packed-earth front yard and piles of garbage — accurately reflects the kind of life people are forced to live inside the buildings.

But this is not the case with all Del Zotto tenants.

A Del Zotto tenant in Driftwood Gardens, or Queensview Apartments, or Julian Apartments or Lawrence Park, or Lawrence Terrace, or Tuxedo Court or any of the other Del Zotto owned and managed buildings has nothing but his landlord in common with Del Zotto tenants in Don Vale.

#### ON RAVINE

To be a Del Zotto tenant in the highrise Driftwood Gardens (Jane and Finch) is to enjoy an expensive ravine setting with play-grounds for the kids, an outdoor pool, carpeted halls, a sauna bath and a large laundry room where you pay only 20 cents to wash your clothes. Your rent: \$182 a month for an unfurnished two bedroom fully-equipped apartment.

To be a Del Zotto tenant in the Queensview Apartments (1855 Jane) is to be able to take advantage of a day nursery on the premises while a Del Zotto tenant in the Lawrence Park apartments can enjoy an indoor pool, underground parking, extensive surrounding park-like play areas and a bright and clean laundry room with 16

washers and dryers, washrooms, an attendant and even a dry cleaning depot. Your rent: \$155 a month for a one bedroom unfurnished and \$184 for a two bedroom unfurnished apartment.

#### SOME LOSE

Tuxedo Court (\$149 a month, unfurnished one bedroom), Kensington Court (\$112 a month for a bachelor, \$129.50 a month unfurnished, one bedroom), Danforth Towers, Brimorton Apartments, it. much the same. Some Del Zotto tenants are clearly more equal than others. The buying power of a dollar in a Del Zotto apartment varies, it seems, from suburbia to the inner city.

But, what if you're a landlord in Don Vale and your name is Del Zotto. What about the value of your dollar then?

To be a landlord named Del Zotto in Don Vale is to have bought six buildings at the corner of Winchester and Metcalfe in 1966 for \$270,000 (\$65,000 in cash and \$205,000 in mortgage); to have collected approximately \$100,000 yearly in rent; to have paid \$15,580 in taxes and — allowing for operating costs and mortgage payments — to have made, at least, approximately \$60,000 a year in profits.

To be a landlord named Del Zotto in Don Vale is to have bought five buildings at the corner of Sackville and Winchester in 1967 for \$200,000 (\$41,600 in cash, \$117,320 existing debt on the building, \$41,000 in a mortgage); to have collected approximately \$70,000 yearly in rent; to have paid \$8,911 in taxes and — allowing for operating costs and mortgage payments — to have made, at least, approximately, \$50,000 in profits.

To be a landlord named Del Zotto in Don Vale is to take at least \$110,000 out of the area each year, and in return ...

These are the facts. Many don't like them, but what can be done?

One thing is that people are talking about things they might be able to do, listening to one another and sharing ideas. If you have any and would like to share them why not call Don at 924-2544 or 921-6710 or Skip at 964-8459. Things can change; but not by themselves.

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2. DO YOU THINK THERE SHOULD BE A FREEZE ON HIGH-RISE DEVELOPMENT IN THE WARD? YES — NO — DON'T KNOWN — DON'T CARE —

3. DO YOU THINK A HEIGHT RESTRICTION SHOULD BE PLACED ON ALL FUTURE CONSTRUCTION IN WARD SEVEN? YES — NO — DON'T KNOW —

4. IF YOU AGREE THERE SHOULD BE A HEIGHT RESTRICTION WHAT DO YOU THINK IT SHOULD BE? 3 STORIES — 5 STORIES — 7 STORIES — 9 STORIES — HIGHER THAN 9 — OTHER —

5. WHAT DO YOU THINK OF THE AMOUNT OF PUBLIC HOUSING IN WARD SEVEN? ENOUGH — NEED MORE — TOO MUCH — DON'T KNOW —

6. DO YOU THINK THAT PEOPLE LIVING IN AN AREA SHOULD HAVE MORE SAY IN THE TYPE OF DEVELOPMENT PLANNED FOR THEIR AREA? YES — NO — DON'T KNOW — DON'T CARE —

7. PLEASE LIST THE STREET YOU LIVE OR WORK ON

WHAT QUESTIONS WOULD YOU LIKE TO SEE ASKED IN FUTURE SURVEYS IN SEVEN NEWS? (List questions in the following space or use a separate sheet of paper.)

FILL OUT AND MAIL THIS COMPLETED QUESTIONNAIRE TO:

SEVEN NEWS  
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ALL RESULTS WILL BE COMPILED AND PUBLISHED IN THE ISSUE AFTER NEXT.



**SOUTH ST. JAMES TOWN**

**Co-operation building slowly**

by **NORMAN G. BROWNE**

The attempt by Alderman David Crombie to form a Working Committee in the South of St. James Town area met with apparent failure. After a short series of loud and fruitless meetings, Crombie resigned as chairman saying, "My usefulness has ended".

His resignation also, in effect, disbanded the committee.

But the Crombie Working Committee wasn't a complete failure, it was just premature. To be effective, a working committee must have on it members from every association in the area. And there must be a well organized, credible association for every major point of view expressed.

**ONE ASSOCIATION**

When Crombie started his committee in South of St. James Town, there was only one active association and that was made up of tenants on two streets only.

Alderman David Crombie did in one month what three years of intensive organizing had failed to do. He activated the whole area and polarized it around various points of view.

When Crombie came into the area there was one association; when he left, there were seven.

In the interval since the Crombie Committee folded, two important things have been happening in the area. The first is that newly-activated citizens have had to sort out in their own minds where they stood on the various issues in South of St. James Town.

They then had to find — or organize — a group of

like-minded individuals and start hammering out a common platform.

It sounds simple but it has resulted in a frenzy of activity that has bordered on the chaotic at times.

Organized groups have been trying to reach uncommitted residents and bring them into their organization. And they've been fighting with each other in the process.

Many of those same uncommitted people have been switching from group to group — or splitting into separate groups — as they became more politically aware of the realities of the South of St. James Town area.

The second important thing that is happening in the area is the gradual coalescing of the various groups back into another "working committee".

This new committee has on it representation from the two tenant groups and two homeowner groups. It lacks representation from the property owners association and the various businessmen's association.

It also lacks an official representative from City Council, the Planning Board, and Meridian, the largest land owner in the area.

The new "working committee" has come up with an 8-point proposal that asks for a better system of management for the Meridian-owned houses than the present middle-man system.

Meanwhile, with a high vacancy rate in St. James Town and a depressed market for apartments in Toronto, Meridian is in no hurry to develop their property in South of St. James Town.

And with municipal elections coming up this year, this forced delay might be their undoing.

**SPEAKING OUT**

Photos by **BILL RENO**

Q: Should Metro Toronto widen Dundas Street into a seven-lane road from downtown all the way across Ward Seven?

Sure. That'll make more room for cars.  
**Roberta Hedgeman**  
80 St. David Walk



... there's no way. That would be ridiculous. There was more traffic when I used to live on Shuter Street. It would be very unwise.

**Mary O'Toole**  
563 Dundas E.

I think I'd be against that. It's already dangerous for children. If it were any wider it'd be worse ... especially with the projects here.  
**Donna Slade**  
15 Belshaw



What would happen to the sidewalks? They would run right up to the houses. It would cause a lot of trouble for children running on the streets.  
**Elizabeth McCarthy**  
9 St. Bartholomew

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