

Rudy Bos admits error in charges against colleague

BY SID RODAWAY

School trustee Rudy Bos has agreed that it may be necessary to print public apologies in the local press for his campaign charges of conflict of interest and excessive absenteeism levelled at defeated incumbent trustee John Hart.

"I really felt sick about it when I printed them," Bos admitted in an interview last week. "It's not the sort of thing that I would normally do."

Bos had made the charges in campaign literature distributed in Ward 2 (Clarkson-Lorne Park-Park Royal area) before the Dec. 4 elections for the Peel County Board of Education.

Eight candidates scrambled for the two seats apportioned to the ward in what was the first ward style election in the county. Bos and incumbent Ted Humphreys captured the top spots.

Bos publicly apologized to Hart at the last board meeting of 1972. "I apologized for simply having done it," he said in an interview.

He explained that despite his bad feelings about seeing his charges in print he went ahead with distribution of the pamphlets because "there wasn't enough time to

print more." Bos added however that "I could perhaps have blocked the charges out but..."

Hart announced last week that his lawyer had sent a letter to Bos requesting that he formally withdraw his campaign statements by way of advertisements in the press or a distribution of pamphlets (equal to the original handout) in Ward 2.

Specifically, Bos had claimed that Hart was in conflict of interest as a trustee because his wife was a school teacher. He also said Hart had been absent from board meetings for a total of seven months over the last two-year term.

Hart denies both charges. "I was away for four months, a difference of three months from Bos's charge. Three months is a considerable difference when you know that virtually all the trustees are off for at least two months of summer vacations over the two years."

As a free lance educational consultant Hart spent two months in Chili in 1971 studying factors behind the success of that country's national Grade 8 exams.

"That's about a total of seven meetings I missed. I deliberately picked summer months to be away this year because the agenda is usually light."

Hart said his wife had not worked as a teacher for almost two years and had never served as a supply teacher since then. In addition she has never worked for the Peel County Board of Education and at one time had decided not to seek an open position at Clarkson Secondary because of any potential conflict.

"All we are doing is requesting Bos tell the truth," Hart said. "We are asking for a printed retraction. If he refuses we will take him to court."

"As long as people think that I skipped off for seven months what chances have I for any elected office?" Bos' literature also attacked Ted Humphreys, who won in spite of the criticism. Bos claimed that Humphreys was in conflict of interest because his wife was a supply teacher and the board had dealt with the issue of supply teacher wages in the last 12 months.

Humphreys explained that the fact is his wife had not worked as a full time teacher since the late 50's and had put in only 12 days of supply teaching since then.

The Times

Mississauga

Serving Mississauga, Port Credit and Streetsville

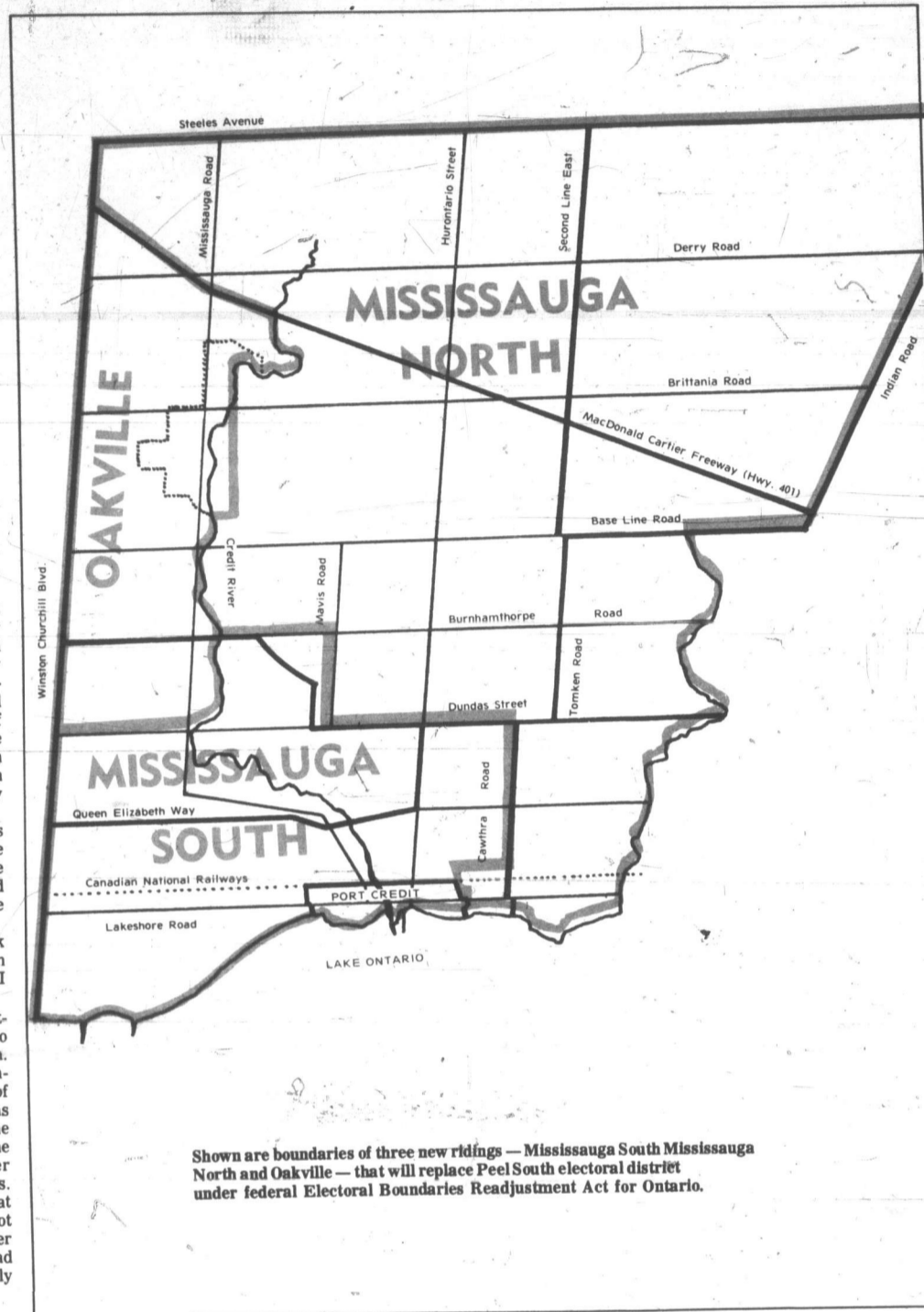
Vol. 35 No. 34

Wednesday, January 3, 1973.

15 CENTS

THREE RIDINGS REPLACE ONE

Electoral act: more Mississauga power



Shown are boundaries of three new ridings — Mississauga South, Mississauga North and Oakville — that will replace Peel South electoral district under federal Electoral Boundaries Readjustment Act for Ontario.

Mississauga's federal representation will more than double under proposed boundaries recommended by the federal Electoral Boundaries Readjustment Act for Ontario.

The present riding of Peel South will be wiped out under the legislation and Mississauga North, Mississauga South and part of the new Oakville riding will take its place.

Streetsville and part of Mississauga will be lumped with Oakville and Milton while Port Credit will form part of Mississauga South.

Peel South M.P. Don Blenkarn feels the new boundaries can only be enacted if the present Liberal minority government maintains the confidence of Parliament until the end of 1973.

Mississauga South with a population of 83,892 will contain the Town of Port Credit and a southwesterly part of Mississauga. The Mississauga portion is bounded as follows: starting at the west boundary of the County of Peel and its intersection with Dundas Street West, easterly along Dundas to the Credit River, then northerly along the Credit to Burnhamthorpe Road west to Mavis Road, then along Mavis to Dundas Street West, then easterly along Dundas to Dundas Street East and Cawthra Road, then southerly along Cawthra to the Canadian National Railway lines, then west along the CNR to its intersection with Port Credit eastern boundary, then south to Lake Ontario and along the lake shore to the eastern boundary of Peel and north on the boundary to the point of commencement.

Mississauga North, with a population of 80,566 based on the 1971 census, will contain that part of the Town of Mississauga bounded by the following: commencing at the intersection of Steeles Avenue West and Winston Churchill Boulevard, southerly along Winston Churchill to Hwy. 401, then southeasterly along the 401 to the Credit River, then southerly along the Credit to the east limit of the Town of Streetsville and along that limit to its intersection with the Canadian Pacific Railway and the Credit River, then southerly along the Credit River to Burnhamthorpe Road west then easterly along Burnhamthorpe to Mavis Road, then southerly along Mavis to Dundas Street West, then along Dundas West to Dundas East and on to Cawthra Road, then southerly along Cawthra Road to the Canadian National Railway line, then westerly along CNR to its intersection with the east limit of the town of Port Credit, then south along the lake to the east boundary of Peel County; then north along that east boundary to Steeles Road West, then west along Steeles East to Steeles West and to the point of commencement.

Streetsville and the part of Mississauga within the Oakville riding is bounded by Dundas Street West, the Credit River, the east limit of Streetsville and continuing northerly along the Credit to the 401, then northwesterly along the 401 to the west boundary of the county of Peel and then to the point of commencement. Population of the Oakville riding is 76,395.

Blenkarn claims changes ignore character of town

Peel South MP Don Blenkarn says the federal reapportionment in Mississauga ignores the character of the town and shrugs off the significance of this area's mushrooming growth.

"Mississauga should have three minimal ridings of 65,000 (population) each," Blenkarn says. The proposed reapportionment would give the town 2½ ridings. The other half riding is shared with Oakville.

The ridings would incorporate the maximum 85,000 population which Blenkarn argues is done in ignorance of the town's growth boom.

"At the present rate of growth, Mississauga North will have to be split again well within the required 10-year period between redistribution," says Blenkarn.

"All the development between Tomken Road and Highway 10 has been very fast; most of it has taken place since the 1971 census. "There's an enormous number in the Malton area, too."

"It's a peculiar way to divide the town because the stupid gerrymander doesn't make social sense the way they've done it. Lakeview is lumped in with Malton."

"I just wonder how the people of Byngmount Avenue (on the lakeshore) can feel a part of Mississauga North. That's beyond me."

"We should have had three ridings in Mississauga. I don't see how people in



TERRY O'CONNOR

Streetsville and Erin Mills can become a part of Oakville. And the Woodlands area is thrown into Mississauga south and Erin Mills thrown into Oakville."

Blenkarn says it will take a year for the new boundaries to become official. But if a new federal election comes after next fall, "I suspect I would go after the seat for Mississauga South because I live there."

"I don't want to commit myself because it's hard to say when there's going to be an election."

Halton East MP Terry O'Connor could represent residents of Mississauga who live in the Erin Mills housing project and residents of Streetsville.

"I question whether the Oakville riding should be extended east into Mississauga, which is

perhaps the fastest growing area in Canada," says O'Connor.

"By the time the act comes into effect, the population will be much in excess. In a couple of years with the growth in Mississauga, the riding will be tremendous. "If Oakville and Milton weren't sufficiently populous, I would have thought it wiser to stick to Halton County and extend it north."

"My riding in Halton has been cut in half. I would probably choose, if I run again, to run in the Oakville riding which takes in part of Mississauga."

"I think it's a shame we had to do away with the name Halton. Halton has been a county since confederation and the name appears nowhere in the new structure," O'Connor added.

Streetsville Mayor Hazel McCallion says the new electoral boundaries "recognize that Mississauga is a sprawling monster".

She says the recommendations are closely in line with the town boundary study that calls for annexation of 10,000 acres of Mississauga and Oakville.

"The provincial government and federal government are at opposite poles again. There seems to be no co-ordination between the two."

She was referring to the fact that the province created the wide-ranging town of Mississauga and now Ottawa sees it as a fractious community.

Index

Streetsville Mayor Hazel McCallion is soliciting proposals for a bus system in the town. Page 2.

Defends trip
Separate school board superintendent Joseph Hugel has defended spending on convention trips for trustees. Page 3.

Resolutions
Political, business, entertainment and sports personalities reveal their New Year's resolutions for 1973. Page 7.

Tournament
The Second Annual Clarkson Minor Atom Hockey Tournament was a success. B7.



Nellie Annal

After 24 years as the only woman employee in Dominion Metalware's factory, Nellie Annal has retired. Page 3.

Regulators
Editorials..... 4
Entertainment..... 6
Kaleidoscope..... 7
Sports..... B1
Real Estate and Classified..... B6

School boards may trade buildings

A complete exchange or sale of schools between the public and the separate school boards may be the solution to the provincial refusal to allow construction of facilities for the long awaited Grades 9 and 10 program at St. Paul's school in Lakeview.

Ministerial belt tightening on new school construction in Ontario succeeded in stopping next September's Grades 9 and 10 expansion planned by the Dufferin Peel Roman Catholic Separate School Board.

A Nov. 13 notice ordered the board to co-operate with the Peel County Board of

Education (public) in sharing available space in surrounding public schools in the Lakeview area. Since then the two boards have met to discuss the problem.

Separate board superintendent of education Joseph Hugel hinted last week that an "outright exchange" of schools may be carried out in

Region announcement delay

There will be no provincial announcement of plans for a Peel County regional government until perhaps the end of January, a high government source told The Times this week. "I've heard rumours are abounding in Mississauga that the province will make the announcement Jan. 9," he said. "I can tell you absolutely that it will be after that date and probably toward the end of the month."

preference to sharing space in the same building. He added, however, that the proposal was still only in the discussion stages.

Hugel disagrees with provincial estimates that there are 1,931 empty pupil places available in Lakeview area separate, public elementary and public high

schools. Specifically the ministry had estimated there are 364 unoccupied student places in three Catholic schools in the area compared to board figures that show only 202 spaces exist.

Most of the available rooms are being put to use by the schools as needed audio visual or general purpose and art-project rooms.

Hugel admitted however, that there is little chance the board will obtain provincial approval for the St. Paul's project unless new "tough" evidence is found to prove that there are no classrooms available."

NO 'WINTER SLOWDOWN'

Trampled building department regroups to handle construction boom

BY FRANK TOUBY

That axiomatic "winter slowdown" in the building industry is no longer an axiom in Mississauga.

"There has been such a significant increase in building here that we're not getting any respite with the winter slowdown any more," says Ernie Bodnar, director of building, zoning and licensing.

"There is no winter slowdown any more." Bodnar, appointed last year to head the overburdened department which was buckling under the demands of Mississauga's building boom, says morale was at a low ebb when he took over.

"There was just too much," he says. "Building in the Metro area was up 50 per cent in 1972 over the previous year. The rush just came on so big and so strong that this department couldn't handle it."

"People were working their butts off in this department but every time someone picked up a phone it was a complaint."

STAFF DEMORALIZED

"They were very demoralized. The staff were trained to handle all jobs in the department and they'd put out one fire and another would break out."

Bodnar has reorganized his 53-member staff and created areas of specialization within the department. He also recently

received council authorization to add 12 more employees to his department.

"We're looking for people with a pretty good technical education," says Bodnar. "They should be pretty able to keep up with changes," he says, adding that there is a chance the province will institute an Ontario Building Code, perhaps next spring. Bodnar says that could bring about a change in municipal building departments, calling for inspectors to be certified engineering technologists.

Last year's building boom was responsible for an epidemic of shoddy construction in Mississauga. Two areas being built by Silver Rose Construction (which is also called Pastoria Homes, among other names) in the Morning Star area of Malton and the Queensway Gardens subdivision in Cooksville generated a great number of complaints about construction deficiencies.

Bodnar says the complaints have added a huge burden to the inspection staff, but the builder is co-operating.

"One of our troubles in Malton is finding people home so our inspectors can investigate the complaints," says Bodnar. Self-addressed stamped envelopes are left at houses where occupants aren't home

and they are asked to report on whether the builder has corrected defects.

"At Queensway they (the builder) really went to work and I haven't heard too much from that except one or two complaints. Those were where the builder has come to the point where he says he won't do any more. Every one has personality clashes and I think that's what that is."

INSULATION SNAGS

"There has been some trouble with Huntingwood Homes at Thorn Lodge Drive, but that's mainly insulation problems when the builder put some houses on ravine lots and people were complaining they couldn't heat the houses. The insulation for the houses wasn't designed for ravine lots and that's the main trouble. But the builder is being very co-operative in correcting the situation."

Bodnar has some solutions to the problems homebuyers are having with builders, but he says the Toronto Home Builders Association is reluctant to adopt any of them for its members.

"I would like to see something like a set completion date with predetermined liquidated damages (penalty clauses) so that if the builder isn't finished with the house by that date, he must pay the buyer

— let's say — \$25 a day until it is completed," says Bodnar.

"I'm sure the builders would never agree to it so it would take some provincial legislation to put it into effect."

Bodnar says builders' agreements don't even guarantee the customer the builder will ever build the house contracted for. Paragraph Thirteen in most standard builder agreements is unreasonably stacked against the buyer. The builder can decide for any reason at all that he doesn't want to complete a house he has contracted to complete and all he is obliged to do is return the buyer's down payment. Nothing else.

Paragraph Thirteen reads: "In the event that the completion of the dwelling or closing should be delayed by reason of strike lockouts, fire, the elements, riot, war, unusual delays by common carriers or unavoidable casualties or by any other cause of any kind whatsoever, the vendor shall be permitted an extension or extensions of time not exceeding 60 days and the time for closing shall be extended accordingly."

"If the vendor should be unable substantially to complete the house for occupancy or close within the extended time, the deposit shall be returned to the pur-

chaser without interest and the contract shall be at an end and the vendor shall not be liable to the purchaser for any damages."

"If the (transaction) is not completed for any reason whatsoever, and notwithstanding refund or forfeiture of deposits, the purchaser shall execute and deliver such documents affecting title or the mortgage as are necessary for the vendor to effect a resale of the real property to another purchaser."

ONE SIDED

It's all in the builder's favour. During a housing boom an unscrupulous builder could use that provision to cancel a deal when prices are rising, and sell at a higher price.

Since most people buying houses have sold their old houses or have leases expiring timed to coincide with when the builder promises construction will be completed, delays in completion can be financially ruinous to some.

What usually happens is that they end up begging the builder to let them into the uncompleted house.

The builder, having done them such a favour, is often in no hurry to do much more on the house.

(Continued on page 2)



ERNIE BODNAR Regroups building department