

Reduced speculation tax won't lift market: board president-elect

Tom Labella, Mississauga Real Estate Board president-elect, feels the recently announced 30 per cent reduction in Ontario's land-speculation tax will do little to lift the housing market from its "depressed" state.

The 50 per cent tax on land-speculation profits will be cut to 20 per cent, according to minister of revenue Arthur Meen, because the federal government refused to allow the tax as a deduction for federal income tax purposes.

"Nobody is going to run out and start speculating because of this," Labella says.

A strong critic of the Land Speculation Tax Act, Labella claims it wasn't needed last spring to slow quickly rising housing prices.

In his view the federal government did everything that was required by pushing up interest rates to among other things,

cool the real estate market.

But the double whammy of higher interest on mortgage money and the speculation tax was enough to drive the market into the depressed state where it is today, he says.

Labella charged that the provincial government over-reacted to the housing-cost problem and as a result "tried to flog a fly with a sledgehammer."

"Rampant speculation was no different from rampant inflation", he says. The speculation tax had nothing to do with stopping the rise in housing costs, he says.

Amateur speculators expecting overnight profits took a gamble and many of them were burned in the process, he explained. Labella says professional speculators are interested in long-term investments.

It was normal market conditions and the restriction in the

supply and cost of mortgage money that ended the short reign of the amateur speculator, not the speculation tax imposed by the provincial government, he says.

"We are all speculators when we buy any other property according to the provincial government's definition," Labella says. He believes the rights of the individual property-owner are being eroded by such legislation.

"If I want to buy a couple of houses and lease them out over a long period, what is wrong with that. Is free enterprise dead?" he says.

He points out that the speculation tax had "caused a depression in the real estate market we didn't need at this time."

The act has scared off an investing public that is confused by the constantly changing regulations, he says.

As a specific example of the negative effects of the Speculation Tax Act, Labella cites a case in which other developers are hesitant to buy a foundering condominium development company with projects just half sold because of the multiple taxes they would face as a consequence of the move.

For 1975, Labella foresees continued financial problems for many developers in the Mississauga area and predicts that the shortage of new housing would lead to a continued shortage of resale housing.

Although he agrees that prices may unfortunately rise by the 20 per cent figure predicted by federal housing authorities, Labella sees a continued withdrawal of private investors from the housing market.

Business

MPP opposes rent controls

Peel South MPP Doug Kennedy is opposed to rent controls and any changes in the Tenant and Landlord Act that would make decisions binding.

Kennedy said in the legislature he is against Bill 47, a private member's bill to amend the Landlord and Tenant Act.

The amendment, if approved, would empower local landlord and tenant review boards to adjudicate and decide on issues, such as charges for vandalism, rent arrears and rent levels, if either party feels they are unfair.

According to Kennedy, this would be tantamount to rent control.

In Mississauga, the one-man Landlord and Tenant

Advisory Bureau handles complaints well under present legislation, Kennedy said.

The bureau operates in a strictly advisory capacity and cannot enforce its findings in a dispute between a tenant and his landlord.

Kennedy also defended the housing achievements of the Conservative government, noting that more than 100,000 housing units were constructed in Ontario in 1973 — more than the rest of Canada combined.

He underscored the government's position on the problem of high rents: increase the supply, but don't limit the rents through controls.

"So there is a real effort to provide the needed

housing," Kennedy said, "but obviously we need more."

"People are flocking into this province because it is a very attractive place to live, and regrettably they are not spaced out as we would like to see them."

"There is a great attraction for Metro Toronto and Hamilton and the 'golden horseshoe' generally, so we do need more housing."

Kennedy claimed that in countries that have rent controls, for instance, Sweden, families have to wait five years for an apartment.

"In British Columbia, rent control isn't working. It was in the paper the other day that rather than rent a vacant apartment they're leaving them vacant."

Kennedy said that what was needed to increase the supply of rental housing, and as a result stabilize rents, was more federal participation and an expansion of the so called "limited-dividend" housing.

Limited-dividend plans provide builders with low-interest mortgages to finance construction of family apartment buildings.

In exchange for the government aid, the developer promises to keep rents below the prevailing market rate for a specified period of time.

To attract the needed capital for residential development, Kennedy proposed the government consider eliminating the 20 per cent land-transfer tax levied against foreign investors.

"We don't have the capital that's needed. We have something in the order of \$1.5 billion. We need billions — \$5 billion. We can't live in isolation. We can bring in needed capital under certain conditions, under our rules."

Kennedy said the Ontario government should proceed "in company with the federal government, to provide more incentives to ensure that our housing supply is increased."



Hunting for that proper Christmas tree was a popular pastime over the weekend as Mississaugans prepared for Dec. 25. Despite inflated prices sales seemed brisk. (Times photo by Ron Pozzer).

Zonings would allow 320,000 in city

The amount of land zoned in Mississauga, and awaiting building permits will accommodate about 320,000 people, planning committee has been told.

This land will accommodate 13,826 units.

"This is zoned land where a building permit could be available tomorrow," planning commissioner Russ Edmunds said.

Of the land zoned, 79 per cent is for apartments, 11 per cent for multiple family structures and five per cent for semi-detached and for single family homes.

"This is very significant. There's quite a potential approved here," said Mayor Martin Dobkin.

The figures are for the period up to the end of November.

Erindale, Clarkson board jobs filled

A new superintendent of academic affairs, assistant superintendent of academic affairs, and a school superintendent for the Clarkson and Erindale family of schools will take office on Jan. 1.

C. Lloyd Dobson is the Board of Education's new superintendent of academic affairs, replacing Marv Townsend who leaves to become the director of education for the Niagara South Board of Education.

Dobson, as head of the academic administration of the 75,000-student school system, will be responsible for co-ordination of educational programs in 138 schools.

Since January, he has been assistant to Townsend. He came to the Peel area in 1950 as a science teacher at Brampton High School, where he later became principal.

From 1958 to 1966, he was principal of Streetsville secondary school and after a year at the University of Southern California he was appointed principal of Appletree Heights secondary school. In 1969, Dobson became assistant area superintendent, then area superintendent from 1970 to 1973.

Stanley Korchuk will take over Dobson's old position as assistant superintendent of academic affairs.

Korchuk will be mainly responsible for administrative work relating to the day-to-day operation of Peel schools. He will work in co-operation with Dobson and the superintendent of schools in charge of the family-of-schools units.

Korchuk is working on his doctorate of education at the Ontario Institute for Studies in Education in Toronto.

Prior to this, he was superintendent of education for Elgin County Education Board.

From 1966 to 1967, he was an adviser with the Canadian International Development Agency in Ghana, West Africa and with the External Aid Office in Guyana, South America.

Bob J. Lee is the new Superintendent of Schools for the Clarkson and Erindale family of schools which includes secondary and feeder elementary schools.

Gordon Finlayson, present holder of this post, announced his retirement earlier this year.

Lee first came to Peel in 1965 as principal of Huttonville public school, later becoming principal of Earcliffe public school and vice-principal of the integrated Woodlands secondary school. Last year he was president of the Peel County Elementary Principals' Association. He will be responsible for 15 schools.

Erindale, Clarkson board jobs filled



One of three new commercial outlet along Dundas, this plaza is located opposite Dixie Arena.

Co-op in 60th year

United Co-operatives of Ontario, with its head office in Mississauga, is celebrating its 60th year of operation with record sales of \$235 million — up \$166 million from last year.

UCO's annual meeting was held recently at Royal York Hotel in Toronto with some 400 delegates attending.

With the higher sales, net savings up from \$4.1 million to \$8.5 million and with total assets increased by 27 per cent to \$85 million, UCO's board of directors has announced that a patronage refund of \$4.5 million will be

returned to members, part in cash and part in common shares.

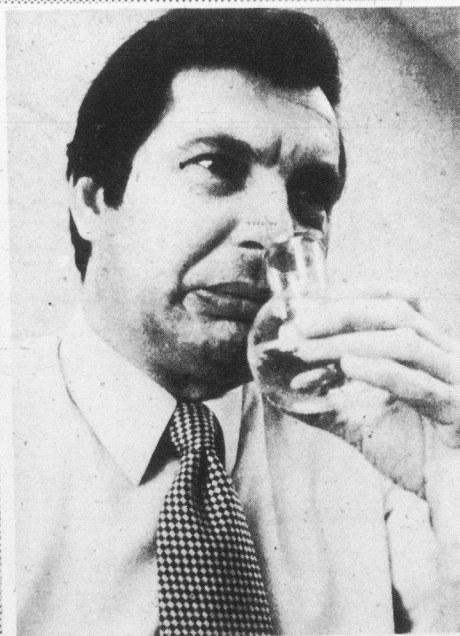
In addition, the board also authorized a cash redemption of \$371,410 to shareholders of 1963 and 1964-series common shares.

It is through the co-operative technique of allocating patronage refunds as well as price savings at time of purchase, that UCO says it offers members relief from inflation.

UCO headquarters is on Burnhamthorpe Rd. in the Mississauga City Centre.

Nose job: profiting from your proboscis

Eight housewives join smell-testing



Nose wiggling and lips curled in distaste, Ontario Research Foundation employee demonstrates smelling process by which eight Mississauga housewives test offensive odours.

By SID RODAWAY

The ability to smell unusual and generally offensive odors seems a strange qualification for a job, but that is what eight Mississauga housewives have been selected to do.

The External Odor Panel is composed of a group of women who make their spending money with their noses.

Their job at the Ontario Research Foundation at Sheridan Park Research Community is to detect, describe and categorize industrial smells and odors that the rest of us would rather never notice.

The ORF smell-testing experience recently got it nation-wide publicity when Hamilton council sent over the members of its odor pollution committee to have their noses tested for sensitivity. At \$50 a sniff, they found out that two of the

noses weren't worth a hoot.

But screening of prospective candidates for the External Odor Panel has been going on for the last four years and Dr. Fred Hopton and his group of eight sniffers have become the leading experts in rating smells.

Dr. Hopton explained that the panel was created in response to requests from industry to help with odor problems.

"No one else was working on identification and control of odors, so we stepped in," he said. The ORF has been involved in industrial pollution studies for 20 years.

"But the only good sensing device is the nose and the best way to obtain usable

information on odors is to use a group of people."

About 500 letters were sent to homes in the immediate vicinity of Sheridan Park asking for volunteers to be screened and tested. The idea appealed to 50 residents, mostly housewives, and through a series of eliminations a final dozen were selected.

Using a battery of three basic tests, Dr. Hopton is able to rank a candidate's sensitivity to odor, ability to discriminate between different odors and talent in accurately describing what an odor actually smells like.

In four years of smell-testing, Dr. Hopton has reached few conclusions about the general

population. Although the smaller eight-member panel is now made up exclusively of women, he feels that men have equally sensitive noses.

If any single group has a marked lack of sensitivity to odors, it is probably very heavy smokers, he said. Smoking, however, would not eliminate a sniffer from the panel.

The panel is called in sporadically during the year to sniff air samples taken from industrial smoke stacks and vents. The sample is usually less than 24 hours old.

Most of the smell tests are run in the same manner: six panel members are seated in booths equipped with a fresh-air nozzle and a nozzle

leading via teflon coated steel pipes to a small supply of the odor causing air.

Main job of the members is to determine the threshold of detectability of any particular odor at various dilutions with clean filtered air.

Panel members also attempt to describe in layman terms what the odor smells like. For example, they can use adjectives such as "rotten eggs, cheesy, sickly sweet or putrid."

In addition, they try to rate the smell's level of public acceptability. They are presented with a sheet containing drawings of facial expressions, that best portray how the average person would react to such a

smell.

The fresh air and dirty air jet nozzles are not marked and they are often switched to insure objectivity.

Dr. Hopton described how a person can imagine he or she smells something if, after several samples at a particular dilution, she actually has detected nothing at all. Switching nozzles prevents the tester from presuming that smelly air is coming from a certain source.

That problem largely disappeared, though, as the panel became more expert at detecting and describing odors.

The findings of their knowing noses are used to help industry dilute or eliminate odors coming from their plants.

Dr. Hopton pointed out that few incidences of odor pollution pose a health hazard.