

Theatre major couldn't get in

Developer says policies "serve students"

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According to a student lawyer at the Osgoode-run Community Legal Aid Service Programme (CLASP), the brief is legally vague though it is clearly a statement of intent.

One statement which deserves particular attention is contained in paragraph "b": "The development concept emphasizes the following objectives. b. The provision of a variety of housing types which will be suitable and attractive both for students and faculty at the University...As the University grows it will generate a substantial demand for the kind of housing which meets the particular needs of its own market and for the related rental housing market which is associated with such major institutional uses. At University City these housing requirements will be brought together in a physical form which is intended to make possible the establishment of a true university-related community."

In addition to high rents, Cadillac inhibits students from renting University City apartments, by offering very few eight-month leases. In September, eight-month

leases are only available for one-bedroom apartments.

The brief suggests that University City can serve to integrate the university with the surrounding community. Yet Cadillac insists that every student who signs a lease with them must also produce a guarantor who, in co-signing, acts as a safeguard should the student renege on his or her lease.

Fourth year theatre student Doug Barnes told Excalibur on Friday about an occasion where he was attempting to rent a three-bedroom apartment that was being subletted in University City. "I went down to the rental office and said I was interested in subletting this apartment with a couple of friends.

"The lady behind the desk said 'Are you students?' I said 'Yes' and she said, 'Oh, we don't rent to students'. So I said, 'How come you have so many students here then?' She answered 'Well the only possible way, after we screen you and make sure everything is okay, is that if all of your parents sign as guarantors.' So I said, 'Okay,



Part of Cadillac-Fairview's immense University City housing complex, just south of the York campus.

thank you very much.

"We never got the apartment because the two people I was going to live with were from out of town. One lived in New York and the other in Ottawa. To arrange to have the parents sign the lease would have been impossible. I think it was discriminatory."

University vice-president Bill Farr told Excalibur Tuesday that he doesn't feel the university should be telling people what their rents should be, but "if documentation bears out the business about eight-month leases and guarantors, I wouldn't be adverse to sending off a letter to Cadillac suggesting it could assist us and our students immeasurably. I don't think

students are such a bad risk any more, what with their student loans."

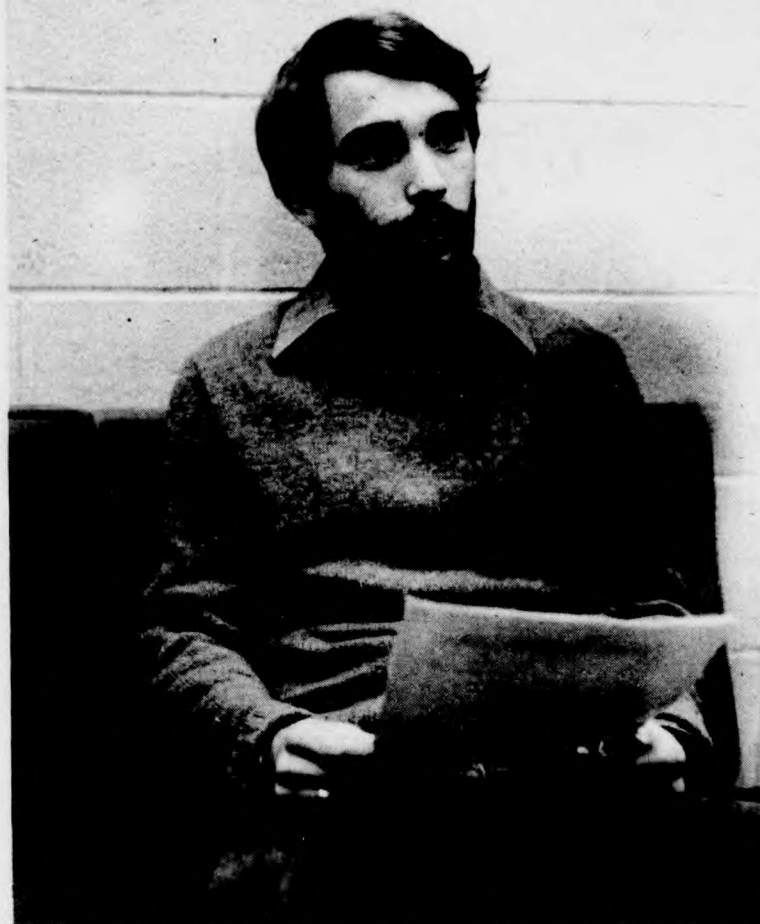
Regarding Cadillac's insistence on guarantors, Marilyn Meshberg, alderperson for Ward five, which includes York, remarked that she wondered whether it is a regular practice; "Do they ask for guarantors from a young married couple? A lease is a legal and binding contract and it's the same for students as it is for everyone else".

When told about Cadillac's application to rezone, Meshberg said "I think if the original agreement was based on providing at least some housing and if the intent was to get the land, certainly they have

an obligation to live up to that. I think it would be to Cadillac's advantage to help. After all, it's a motherhood issue."

However, Cadillac's general manager Robert Strom insisted that in providing different types of housing, Cadillac is fulfilling the obligations inherent in the brief.

Strom maintained that Cadillac has in the past asked for guarantors from other tenants. When asked if he thought that the requirement of guarantors was fair, given that Cadillac was granted a rezoning on the understanding that they would provide housing for students, Strom repeated that Cadillac is "serving the needs of the York University community."



York student Doug Barnes ran into difficulties when he tried to rent an apartment with two friends in Cadillac-Fairview's University City.

McMaster says no, rejects tuition hike

OTTAWA (CUP) - The McMaster University board of governors has joined two others in Ontario in rejecting differential fees for visa students. But Lakehead University has bowed to the government.

"Make no mistake about it, the government is calling the shots," said Lakehead vice-president of administration Bryan Mason, noting that the university's size and location makes it difficult to absorb the extra costs.

"Whether one agrees with the government is immaterial. They pay the bill," he said. "One can be altruistic, but what does that do for the other 2,700 students (at Lakehead)?"

But, McMaster, along with Carleton and Laurentian will absorb the costs for at least one year.

According to president Arthur Bourns, the move was intended "to protect the financial integrity of the university," but, he added, "the fee will have to be charged if a solution cannot be found."

Rejecting the fee will cost McMaster \$220,000 in 1977-78, or 3 per cent of the total university budget, Bourns said.

Five per cent of the total university enrolment in Ontario is foreign students. At McMaster, the percentage is slightly higher at 6.4 per cent, but Bourns said there are several reasons for this.

One reason he mentioned is that McMaster places a great emphasis on its graduate programs and the 20 per cent visa student enrolment "provides cultural and academic enrichments."

Although the board of governors agreed that a totally open-ended education system is one that no government can afford, the two-tiered fee structure was called a "crude attempt" at cutbacks.

In addition to the three Ontario boards who have refused the differential levy, five more of the province's university senates have ruled against the proposal. Their rulings await board consideration.

CADILLAC - FAIRVIEW'S brief to the North York planning board

The fundamental factor determining the basic development concept for University City is its proximity to the main campus of York University. York University is already a unique element in the physical development pattern of the Borough and its unique nature will be strengthened as it progressively occupies its 500-acre site and grows to its likely size of perhaps 25,000 students, faculty and supporting staff. Instead of operating in isolation from the surrounding community it is essential that the University be permitted and encouraged to function, both physically and socially, as an integral part of the surrounding community. The location of University City, and the characteristics of its site, will permit it to perform this essential public function. It is, in fact, the only vacant site which is still available in which the University and the community can be drawn together in a meaningful way.

To establish a community which is integrally related to the University, the development concept emphasizes the following objectives:

a. A clear-cut and direct

physical relationship between University City and the University. This will be achieved by establishing significant buildings and generous open spaces which complement and reinforce the strong physical impact of the University and which emphasize the unique nature of this location in the Borough of North York and in the metropolitan area, and by establishing direct connections to the campus for both pedestrians and vehicles. In addition to the actual buildings, this relationship will be enhanced by a wide landscaped boulevard approach to the university from the south and the retention of the handsome wooded area near the southwestern edge of the campus.

b. The provision of a variety of housing types which will be suitable and attractive both for students and faculty at the University and for that segment of the general public which may wish to live in a University-oriented environment. As the University grows it will generate a substantial demand for the kind of housing which meets the particular needs of its own market and

for the related rental housing market which is associated with such major institutional uses. At University City these housing requirements will be brought together in a physical form which is intended to make possible the establishment of a true university-related community.

c. An important part of this community function will be the provision of commercial, recreation and entertainment facilities which meet both the normal every-day needs of the immediate residents and the specialized needs of the university community. This is achieved by providing these facilities in a location which is directly accessible to the campus both by foot and by car, and in a form which is designed to function as an integral part of the housing community.

In summary, the objective of the proposal is to establish a development which can function as a university-related community. This can only be achieved at this particular location, and it is the basic purpose of the application to ensure that this unique location is brought into its most advantageous use.

February 20, 1968