



Awards month

The jury which selected Design Canada's Unit Masonry Awards (left, and p. 11) was one of four such groups which this month honored: furniture (p. 4); urban design (p. 8); and schools (p. 10).

Architecture Canada

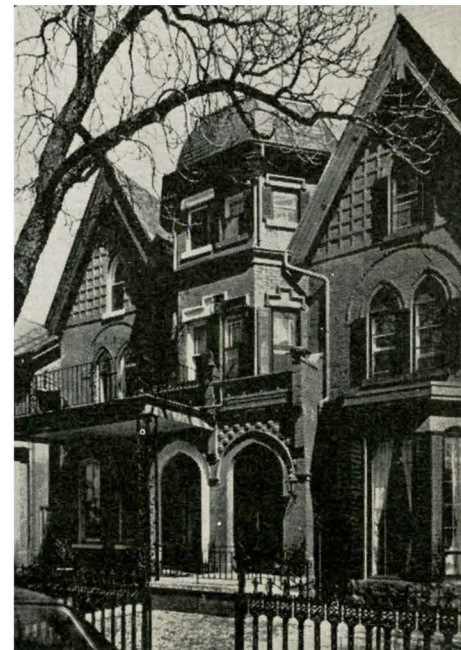
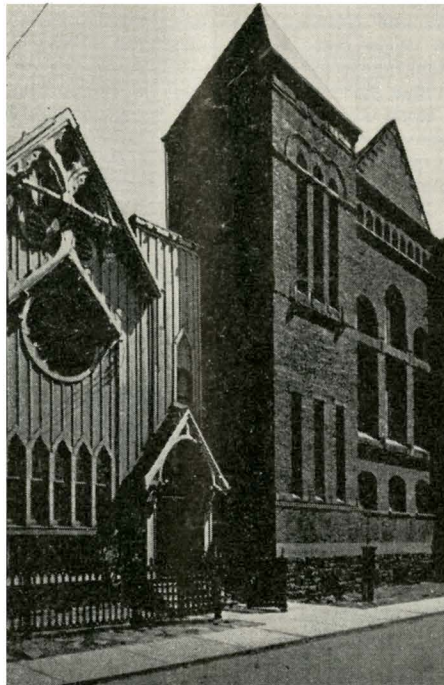
NEWSMAGAZINE

Published by RAIC / IRAC November 1972

A stylish guidebook for Toronto

The Toronto Chapter of Architects' guidebook *Exploring Toronto*, many years in the planning, is now off the press and into the bookstores ready for the Christmas rush.

Exploring Toronto is not a conventional guidebook nor strictly an architectural book — rather it seeks to let readers see the city's buildings, people and places through architects' eyes. In keeping with the renewed interest of city dwellers in being pedestrians again, it is arranged in a series of walking tours. Ron Thom, Macy DuBois, Erland Gustavs, Roger duToit, Jack Klein, Jerome Markson, Andrew Clarke, George Baird, James Acland, Jack Diamond, Barton Myers, Eberhard Zeidler, Irving Grossman, John C. Parkin and Colin Vaughan took the walks, wrote the chapters and drew the maps. Eric Arthur (whose current book *The Barn* is enjoying phenomenal success) wrote the foreword.



RAIC

Federal-provincial relations stepped up

The RAIC standing committee of Presidents, after several years of inactivity, is being resurrected this year by institute president C. F. T. Rounthwaite. It will meet December 6 in Ottawa.

The committee comprises the RAIC president and presidents of component associations. Through a more active committee, says Rounthwaite, there can be first-hand — and, better — exchange of views between RAIC and the provincial organizations.

Topics to be discussed in Ottawa will include:

- RAIC aims and objectives;
- Whether RAIC should expand its headquarters staff (it has been cut back in the past few years for budget reasons) to allow increased activity;

- Pros and cons of regional representation on the RAIC council;
- Feasibility of cost sharing for research projects, services, etc.;
- The malpractice of architecture;
- Planning of RAIC assemblies.

In addition to the standing committee meeting, local association presidents are being invited to take a look at the RAIC Council in action during a regularly scheduled meeting December 7.

The re-activated committee will also meet in Montreal at the 1973 joint RAIC-PQAA convention. After that, the RAIC executive hopes the committee will meet at least once a year.

More funds needed for expanded programs

Furthering RAIC's ongoing drive to strengthen communications with provincial associations, RAIC officers met recently in Winnipeg with the council of the Manitoba Association of Architects.

Items for discussion put forward by MAA president Marshall Haid started with the most often asked question of RAIC: about its finances. Other topics included the institute's role in communications (both internal and external), regional representation, and reciprocal registration.

After outlining RAIC activities, president Rounthwaite urged that if the institute is to expand its operations, additional revenue will be required. Present income, he said, from per-capita dues is just sufficient to operate the secretariat, pay for council meetings and operate a limited program.

In spite of such limited funds, RAIC has bettered its communication with the federal government through more briefs and commentaries submitted than ever before, Rounthwaite said. These ranged from RAIC position papers on taxes, contract policy, construction instability, National Housing Act amendments, and most recently, the

open letter to leaders of Federal political parties (*A/C, 10/72*).

To become a strong national voice, present programs must not only be continued but expanded, Rounthwaite suggested. One area of increased effort might be a national public relations program.

HOUSING

NHA costs rise

Average cost of a single family home built under the National Housing Act rose to \$23,700 at the end of September, vs. \$22,400 a year ago. A big part of the increase was in the cost of the lot, which rose to \$5,120 from \$4,760 a year ago. Average cost per sq. ft. was \$16.15 this year vs. \$15.32 in 1971.

More houses in 1972

In the first nine months of this year, 183,600 new houses and apartments were started in Canada, a 12% increase from 1971, Central Mortgage and Housing Corp. reports. In urban areas only (these are the first figures available) single family house starts were up 25%; multiple starts were up 1%.

The seasonally adjusted annual rate of homebuilding rose to 272,800 in September, vs. 250,300 in August, 262,300 through the first quarter, and 256,800 in the second quarter. It now seems certain that there will be at least 250,000 housing starts in 1972, making this the biggest year ever (232,653 new houses and apartments were built in 1971, the previous record year).

For 1973, the economic research committee of the Housing and Urban Development Association of Canada recently estimated a production of 240,000 housing units. It calls "shortage of residential building lots... the principal limiting factor determining the amount of housing which can be built next year."

Apartment market varies

Inventory of newly completed but unoccupied town-houses and apartment suites was 20% lower at the end of September than it was in August. Central Mortgage and Housing Corp. recorded 9,000 such vacant units in major metropolitan areas September 30 (vs. 11,250 August 31). The September '71 inventory was 8,900.

Canadian Real Estate Research Corp. comments that "the balance prevailing... at the all-metro level camouflages a great diversity in the condition of new multiple housing markets across Canada." CRERC notes Regina, Saskatoon and Toronto have the weakest apartment markets. Strong market conditions are reported in Edmonton, Halifax, Hamilton, Kitchener, London, Montreal, Vancouver, and Windsor. Of the 9,000-plus empty rental units across Canada at the end of September, some 3,700 were in metro Toronto alone.

Bigger social housing role for private builders

Private builders in Ontario are being offered "an opportunity . . . to demonstrate . . . that they are ready, willing and able to enter into the social housing field. Indeed we will give the private sector every possible assistance in this endeavor," says Minister of Revenue Allan Grossman.

"The suggestion is that government finance, or assist in the financing of, private rental developments which contain a certain percentage [he suggests about 25%] of social housing units. These would be allocated on a rent-geared-to-income basis to families on the OHC waiting list."

OHC will also purchase a certain number of houses in each subdivision built under its lease-lot program. These houses will be operated by OHC's rental housing division, although tenants will be expected to do all maintenance other than major repairs. They will be sited on scattered lots throughout the subdivision and will have the same design and specifications as the other houses. The sites will not be identified in allocation of lots to builders.

"Both these approaches will materially assist our continued efforts to integrate socially assisted families into the community as a whole," Grossman says.

The Minister announced the program at the recent annual conference of the Ontario Housing Authorities in Windsor.

The extent of OHC's involvement in housing was spelled out by Grossman. He says, "71,500 units are now under management, under construction or in pre-construction stages throughout the province. Of these 50,500 are family units, the remainder for senior citizens. The 40 public housing authorities in the province are currently responsible for managing some 38% of the portfolio (16,000 units). OHC manages another 50%. The balance are managed under contract by private firms.

A major expansion of local housing authority involvement in management was called for in a recent report prepared for OHC by Peter Barnard Associates following a two-year study. This advocates a central training program for property managers who should then be put on the staff of local housing authorities who would work under province-wide guidelines.

Any urban area with more than 1,000 social housing units should have its own housing authority, the report recommends.

Grossman says the government is "in general agreement" with the recommendations of the Barnard report and expects to implement most of its suggestions.

OPINION

What is an architect?

When a University of British Colum-

bia student demanded clarification of the role of the architect and aims of architectural education, lecturer, architect and planner Gerhard Sixta wrote this reply. He thought it might be useful to others confronted with the same questions:

Many professions are involved in creating the man-made environment. The architect is not one of the specialists; nor is he the generalist who educates all other professions towards a more humanistic attitude in their work. The architect's role is as a conceptualizer.

To conceptualize means to create whole entities whose component parts are sub-systematic. This means that activity clusters (functions) and phenomena clusters (details) of a certain level of specification are subordinate to, and components of, systems of a more general level of specification. In the other direction they are the medium in which all systems of a more specialized level are contained.

To be an architect requires the ability to conceptualize at all levels and in a continuous series of sub-systems, ranging from the level of the door-knob to the metropolis, and beyond. Thus, if an architect faces the problem of producing any kind of environmental component, at any level of specification — say, at the level "house" — the product he produces is conceptualized downwards to include all the more specialized hierarchies of sub-systems (this is what he is usually paid for), and sometimes conceptualized upwards, to tie in to a larger environmental or social structure (for this he uses his social conscience).

There are two kinds of misconceptions:

One is: The architect has to be trained in all the skills of building the



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Aluminum vs. other metal cladding is like comparing Apples and Oranges.

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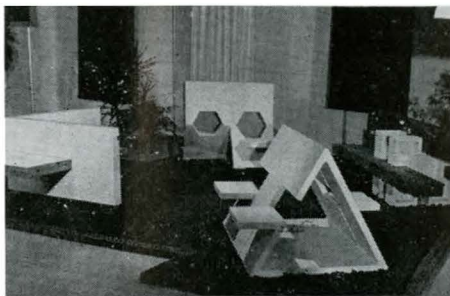




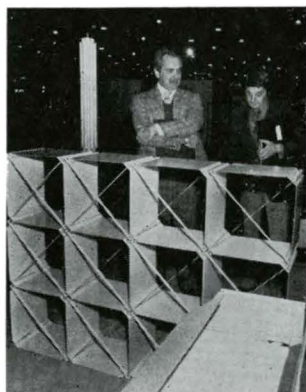
Best-of-show awards went to Salmon-Hamilton for a series of three tubular metal stools (above, left); and to Helmut Julinot and Barrie Down, for wall, desk and floor models of tubular fluorescent lamps with adjustable chrome metal mounts (above right).

'Eedee' awards for furniture design

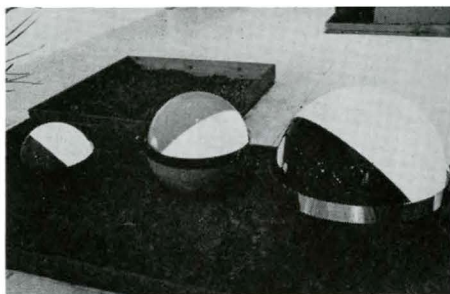
Since 1967, the Ontario provincial government has each made a series of 'Eedee' (for 'Excellence of Design') Furniture Design Awards. From more than 100 entries at this year's Interior Design Show, nine were selected for awards. During the judging, one of the judges (from the U.S.) enthused: "I can pick out Canadian furniture anywhere. It is very clean, functional and beautiful." President Andre Dubois of Interior Designers of Canada says he hopes that in future years the 'Eedee' awards will become a national competition.



Contract limited production: 1st, concrete A-frame seating by Max Niffeler; 2nd, three-seater sofa bench by Bryan Leaman.

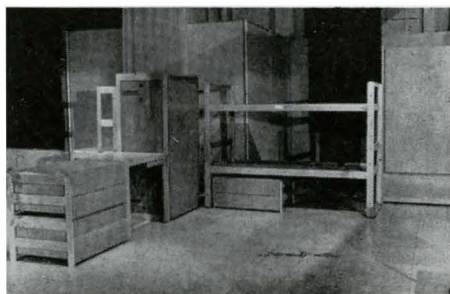


1st, residential production; child's high chair in formed and stained plywood by Thomas Lamb; 2nd, same category, utility metal stacking units by F. and A. Piccaluga.



1st, residential limited production: plastic spherical lamps with eclipse closures by Andrew Wisniewski.

Contract production: 1st, bedroom system (far right) in stained, painted and natural wood by Muller & Stewart Ltd. 2nd, plywood formed chair with upholstered seat and back by Thomas Lamb.



built environment (from draftsman to engineer, economist and planner).

The other: He has to become a social philosopher who guides draftsmen, engineers, economists and land-use administrators. He is the humanist who does not need to assimilate their skills.

The dilemma is: No one person can assimilate all skills of the building professions, but on the other hand nobody can conceptualize comprehensive environmental entities without knowledge of the component disciplines.

Therefore, architectural education has to impart to the student of architecture only the conceptual essence of every component discipline (i.e., what, say, mechanical engineering is really, basically, all about) plus an appreciation of the dimensional or quantitative thresholds.

After this acquisition branch of study (exposure), there must also be an operational branch of study (imposure) where the student learns to conceptualize at every level (from teakettle to room, to dwelling, to neighborhood, and up), manipulating the component disciplines.

Now, there are people who want to be graphic artists, communications media men, architectural draftsmen, social workers for people who want to add rumpus rooms to their houses. There are people who want to be data gatherers and compilers, land-use administrators, political activists, architectural historians or structural engineers.

There are, correspondingly, schools for graphic art, media, drafting, social work, statistics, computer science, planning and so on.

If I see a man spend three years at a school of architecture just gathering data - my heart aches.

Gerhard Sixta, Vancouver

LEGAL

Mistake in tender not necessarily binding

A Supreme Court of Ontario ruling may set an important precedent in construction contract disputes. It holds that if a contractor makes a mistake in submitting a bid, which is obvious to the recipient, he cannot be held to it.

The case involved McMaster University and Wilchor Construction (1971 3 OR 801). McMaster, the plaintiff, called for tenders to build a new medical centre/hospital. When Wilchor bid the job, the first page of a nine-page standard form was inadvertently omitted. The missing page included an escalation clause to cover foreseeably higher labor costs. The court accepted the defendant's evidence that it attempted to withdraw the bid when the error was discovered. The plaintiff claimed it had accepted the tender and brought action for damages for breach of contract.

In dismissing the action, the court noted that the evidence confirmed

the defendant's contention that the plaintiff was aware of the error, which was "such that any reasonable person in the plaintiff's position would realize . . ."

"A party may not 'snap at' an obviously mistaken offer where the mistake of the other party is as to the terms of the offer itself, and not merely as to the motive or underlying assumptions upon which the offer is premised. In such a case it is not material that the offer is under seal and cannot, according to its terms, be withdrawn within a stipulated time," said Judge J. Thompson in his ruling.

ENVIRONMENT

"The city is a schoolhouse . . ."

Fast-changing approaches to education are affecting much more than the design of schools.

"The city is education; and the architecture of education rarely has much to do with the building of schools," proclaims Philadelphia architect Richard S. Wurman in the introduction to his latest book. "The city is a schoolhouse, and its ground floor is both bulletin board and library. . . . Everything we do — if described, made clear, and made observable, is education. The city itself is a classroom without walls, an open university for people of all ages, offering a boundless curriculum with unlimited expertise. If we can make our urban environment comprehensible and observable, we will have created classrooms with endless windows on the world."

The book is called *Yellow Pages of Learning Resources*. * It is a kind of ubiquitous guidebook in principle (rather than of specifics) to all cities — both big and small.

Yellow Pages' objective is "to draw you out into the environment . . . to teach you the what, where and why and how-to of all sorts of things that go on in the real world. The intent is to let your head do the thinking, your eyes do the seeing and your feet do the walking. Even more than classrooms and teachers, the most valuable learning resources in the city are the people, places and processes that we encounter every day."

Among the 83 "resources" listed is the architect himself. Youthful seekers after knowledge are urged to visit an architect's office ("there will generally be a receptionist as you enter; ask for the director or manager; if he or she is not available, make an appointment.") There they will be able "to see the environment that people who design environments work in. Even more, architects tend to be articulate and interesting people — even offbeat at times."

But most of *Yellow Pages* is wiser, and its underlying message sounder than the invitation to beard the architectural lion in his den.

* "Yellow Pages of Learning Resources," MIT Press, 1972 (In Canada, General Publishing Co.) \$2.15.

For example, in its underscoring of the architect's huge (and inescapable) responsibility as creator of the built environment — "for good or bad, we are surrounded by architecture."

Nova Scotia architects urge building energy conservation

A more rational use of energy resources in both the erection and operation of buildings is urged by the Nova Scotia Association of Architects in a brief to the Canadian Council of Resource and Environment Ministers.

Four steps are suggested which could make buildings more economical to operate:

- 1) Greater use of contiguous structures and shared mechanical services;
- 2) Increased reliance on natural heat and light sources;
- 3) Recycling of heat trapped in waste and excess light energy;
- 4) Flexible building regulations that reward initiatives which conserve materials and energy.

Often overlooked, but equally important, says NSAA, is "the rational use of resources in erecting future buildings. One of the obvious environmental solutions . . . is the intensification of the functions of a building so that we do not have to build a number of buildings to house activities that could co-exist in one."

This would involve more buildings being open and in use around the clock.

The recent upsurge of interest in rehabilitation of older buildings is commended in the brief. But it notes that "little is being done to plan for future re-use of new buildings now being designed.

"We need buildings flexibly designed for future and as yet unforeseen re-uses. We feel that permanence is a positive feature of buildings in that it allows nature to slowly adjust and adapt itself to their presence.

"We deplore actual or philosophical trends towards disposable and temporary buildings," adds NSAA.

Manitoba association to push more ecological education

The Civic Development Committee of the Manitoba Association of Architects has recommended that the association "establish a dialogue with the provincial department of education to determine the extent to which ecological matters are being taught in the educational system and advise on changes which . . . would be appropriate to the improvement of understanding of these issues."

This was one of a number of suggestions made by the committee, following a meeting held to discuss ways to implement some of the ideas contained in the RAIC environmental brief sent to the UN conference in Stockholm last summer (*A/JC*, 4/17/72 & 5/8/72).

Building with air

Air Supported Structures and *The College Resource Centre* are two new publications by the Ministry of Education's school planning and building research section.

Air Supported Structures examines the potential of such facilities for housing some educational activities and denotes both their advantages and their disadvantages.

The College Resource Centre sets out some general guidelines for the establishment of such centres including procedures for developing programs and an inventory of equipment as well as the architectural considerations.

Available from the Ministry's publications office, 14th Floor, Mowat Block, Queen's Park, Toronto 182. Cost of *The College Resource Centre* is \$2.00 and *Air Supported Structures*, \$1.50. A cheque, made payable to the Provincial Treasurer, should accompany each order.

COMPETITIONS

World 'eco' centre

The National Institute for Architectural Education has announced its second annual, international, William Van Alen memorial competition, for a world ecological study centre. First prize \$6,000. Architectural or engineering students under 35 (by Dec. 31, 1973) are eligible. Applicants must choose a consecutive eight-week time limit between November 1, 1972 and May 1, 1973, to solve a design problem which will be sent to them along with instructions before the chosen starting date. No entry fee required. Register by airmail letter, including dates chosen and proof of eligibility, to NIAE, 4th Floor, 20 West 40th St., New York, N.Y. 10018.

OUTLOOK

Construction increase predicted for 1973

Capital spending in Canada is expected to be 10% higher in 1973 than this year, according to a field survey of some 200 large companies by the federal Ministry of Industry, Trade and Commerce.

This annual survey is designed to provide a preliminary indication of likely trends in total business investment in the coming year. The firms surveyed plan to spend almost \$8 billion on new construction, machinery and equipment in 1973, as compared with \$7,250 million this year.

Higher outlays by manufacturing companies and electric utilities account for much of the growth, together with gains by companies in the service field, particularly retailers and real estate developers.

In the majority of cases, the predicted increases reflect expansion of existing plans and the introduction of new programs, with little

carryover of work originally scheduled for completion in 1972. In this respect, the 1973 forecast shows much more strength than the 1972 forecast carried out at this time in 1971.

The survey was conducted during October. At that time, among the more important factors that businessmen cited as influencing their planning were the need to increase production capacity and the improved market outlook.

The coverage of the survey varies considerably among the geographic regions of Canada. So, it provides only a broad indication of the likely regional distribution. The greatest increases will occur in Ontario and the Prairie provinces.

In addition to plans for 1973, respondents were asked to provide forecasts for the period 1974 to 1977. These longer term capital plans are much more tentative than are those for one year ahead and are usually substantially augmented as each year draws closer. After making allowance for this usual build-up, the survey suggests continuing significant year over year increases.

The 200 companies surveyed account for about two-thirds of total non-agricultural business investment in Canada. In the past, the investment plans of these companies for one year ahead have closely reflected the intentions of Canadian business as a whole. Housing, government and institutional building are not covered in this survey. These normally account for close to one-half of total private and public investment in Canada.

PLANNING

Government to help put tracks on the 'right side' of cities

Special federal assistance to "move railways out of cities and let people in" has been announced by Transport Minister Don Jamieson and Urban Affairs Minister Ron Basford.

The legislation to be put before parliament contains two broad, complementary streams, say the ministers. One will permit the government for the first time to fund railway relocation in a major way. The other will expand the historic Railway Grade Crossing Fund to allow twice as much federal aid, for making railway crossings safer.

The new legislation will allow for a sequence of steps to be taken by a city or province or both:

- application to the Canadian Transport Commission (CTC) for permission to relocate railway lines or re-route traffic as part of a city re-development plan.
- carry through of a comprehensive study of the benefits and costs of alternative solutions, assisted financially by the ministries of Transport and Urban Affairs.
- preparation of a detailed proposal to the CTC.

The CTC would then have the

power to order, if necessary, the railway companies to relocate and would provide financial assistance for this.

But "the railways are now often leading proponents of core area railway relocation," say the ministers, "to make way for urban redevelopment in which they become deeply involved."

More than 30 applications for removing tracks, yards and terminals from downtown areas are presently before the CTC.

In some cases the planned cost is relatively low — \$300,000 for Lindsay, Ont., which wants to relocate a CNR branch line. In others, ambitious plans for the rebirth of communities run into millions of dollars — an estimated \$100-million price tag is attached to a Winnipeg proposal which would relocate tracks and facilities, reduce barriers to urban transportation and open up large urban redevelopment potential in the heart of the city. Other major relocation proposals have come from: Quebec City, Sault Ste. Marie, Ont., St. Thomas, Ont., White Rock, B.C., and Regina, Sask.

Ottawa's railway relocation program, carried out between 1947 and 1967 by the National Capital Commission and its predecessors, served as a model for such schemes everywhere.

The cost was some \$42 million but the result was worth it. Now the Rideau Canal is bordered by green parkland on both banks, and the new National Arts Centre looks out on that rather than a tangle of tracks. The historic Union Station remains, but revitalized as a government conference centre. A scenic drive winds where little-used track once ran. Parkways have been developed along other rail lines. Freight and passenger facilities have been shifted to a less congested area. Haphazard growth has been virtually eliminated.

BOOKS

The architectural system

Systems Approach to Architecture, A. B. Handler, Elsevier Architectural Science Series; New York; American Elsevier Publishing Company, Inc., 1970. 184 pp.

The past ten years have witnessed the beginnings of a revolution in architectural thought (if not yet in practice). Traditional architectural methods, based on intuition and experience, are now seen to be grossly inadequate for dealing with problems of complexity. All systems of interest to designers, including social and urban ones, have come to involve large numbers of simultaneously interacting processes. As Handler puts it, the situation facing architects is a system "having so many reverberations within it that an intuitive feeling (even one of the highest order) for a solution becomes highly unreliable."

What Prof. Handler attempts, then, is to describe a method for

tracing the interconnections among the parts of *the architectural system as a whole*. However, the reader very quickly realizes that this is not the case at all. What he finds is a very abbreviated architectural system indeed, namely, *building*. The author, being a building scientist, has focused on a small part of the problem. The result is an outline of some of the physical, physiological and economic processes which affect building design and construction, with most of the book being a cost-benefit analysis of building effectiveness.

It is true that a building may be considered as a system, but it must also be considered as a subsystem interacting within social, political and behavioral systems as well as the physical and economic ones. These aspects have been completely neglected by the author, but it is precisely these which differentiate architecture from building. If architecture is concerned with people, then it must accommodate different value systems, different views of the world, different life styles and different spatial and temporal behaviors. Clearly, with our rudimentary understanding of these complexities, a description of the architectural system as a whole is impossible. Prof. Handler cannot be chastised for not doing the impossible, but his reductionist approach is no substitute.

From the building scientist's perspective, buildings are as complex as, or even more than, people: "... architectural and human engineering problems are basically the same. . . ." (!). People are reduced to stimulus-response machines with subjective indices of comfort and well-being. The designer manipulates the thermal, acoustical, visual and other environments; the users behave in the manner desired by owners and managers — what he calls "effective task performance" — and the users are to feel happy as well!

The merit of this book is the clarity and systematic development of its ideas. In its attempt to integrate the elements of building science, it is a great advance over traditional texts and courses in which each element is presented as a separate and unrelated topic.

Unfortunately, the book is marred by a curious discussion of the premises underlying its argument, which revolves around the notion of "function". Instead of assigning some useable meaning to the notion, the author compacts all possible meanings within it. We are to believe that function is action, function is performance, function is operation, function is process, as well as wholeness, purpose, behavior, connection, necessity and subsystem. I read this discussion as a personal, mystical credo, unavailable to rational analysis, and based on one of the great spiritual insights of the ages, that function is the All-Becoming.

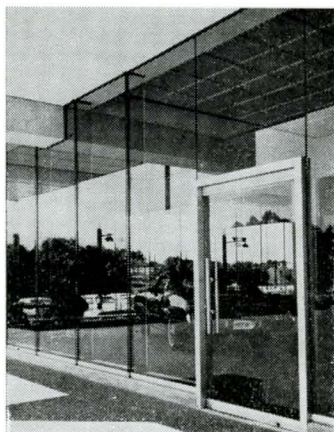
Donald Gutstein, Vancouver

NEW PRODUCTS

With capacity for more than 1,200 sheets, Plan Hold's new Century I Executive Mobile Plan File holds plans and drawings up to 42 in. by 48 in. Styled to complement any office decor, the Executive provides fast drop-lift filing and retrieval, with all drawings maintained flat and wrinkle-free, says the company. Square tube steel construction allows expansion of width and height of the basic frame to suit user needs.

Marinetrac is a new drapery track system originally developed for use in boats and mobile homes by Kirsch of Canada. It eliminates hooks and consists of heavy-duty molded track with snap carriers, end caps and permanently stiffened heading tape with snaps.

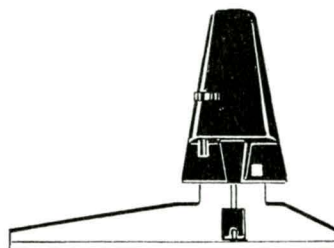
Soft Seating is a new furniture grouping with soft exterior lines, soft cushioning and soft upholstery, says Steelcase Canada. Seating and table shells are molded fiberglass, finished with flat, non-glare urethane in white or tan. Tables are topped with mirrored bronze solar glass, upholstery is soft leather or coated urethane with a crushed-leather look, black or caramel.



To meet the demand for a "total glass look," Canadian Pittsburgh has introduced a Total Vision System (TVS). It replaces conventional opaque metal, wood or masonry structural members with vertical transparent glass "fins". Recent field tests have demonstrated the new system's possible use for heights up to 42 ft.

Factory-built fireplaces such as the Heatilato Mark 123 and 123C (with heat circulating control) cost only about half as much as the traditional all-masonry fireplace, says Vega Industries. Because of their zero-clearance feature, these units can be set directly on the flooring and against studding or even a finished wall. Since they don't require masonry footings or foundation, they can be installed in upper floors just as easily as on a ground floor.

The controlled heat-circulating model is designed as a seasonal "chill-killer" where a supplementary source of heat is wanted. Vega Industries (Canada) Ltd., 3495 Lawrence Ave. E., Scarborough, Ont.



A new instrument for hatching quickly and easily is Cameron Products' drafting aid, with acrylic, push-button, movable ruler, tracing edge and 1/32 in. divisions. It could also be useful for drawing guide lines for lettering, etc.

DEVELOPMENT

Gov't land banks — yes or no

The debate on whether or not governments should establish land banks continues. Unusual for a developer, a senior executive of one of Canada's largest real estate companies suggests that a program of selected land acquisitions could help solve the country's housing shortage.

Elliot N. Yarmon, vice-president, finance, Western Realities Limited, told the Society of Real Estate Appraisers recently that the federal government should buy and bank land in those parts of the country where the price of building lots has "gone out of sight" — where lots for popular-priced houses now cost \$12,000 to \$16,000 and more.

"Obviously," he stresses, such a program "must be coupled with an equal commitment to install the major service facilities."

He further recommends that these land bank lots be leased by government to the home-owner at preferred ground rental rates for a long period of years. Such a program, he says, would justify the government's investment in land and servicing, and could be flexible, depending on the home-owner's income and varying with changes in his income level.

At present, says Yarmon, housing is priced beyond the range of most Canadian families. A massive government-sponsored housing program would "create a much more desirable social scene in which to raise a family, add enormously to the gross national product and remove a great many from the unemployment and welfare rolls."

TECHNOLOGY

Computer program to help design of clay brick buildings

A computer analysis program for load bearing masonry, based on the 1970 National Building Code, is now available free to structural engineers and architects across the country. The program was announced by the Canadian Structural Clay Association's recent annual meeting in Vancouver.

Information provided by the new program includes: determination if a structure can be designed and built in load-bearing clay masonry, indication of approximate size and location of bearing and shear walls, recommendation for design strength, indication of critical areas, and suggestions on types of floor systems and arrangements for bearing and shear walls.

High-rise safety

The Canadian Imperial Bank is tackling the danger of high-rise building fires by equipping its 45-storey Montreal building, a downtown landmark built in 1962, with an automatic sprinkler system.

It's a fact:
only Fiberglas* ceiling materials meet
and exceed that .80 NRC recommended
for interior landscaping.



Noise is the major problem in open-plan office design.

Sure, you'll put down full carpeting, build special sound-absorbing dividers and install draperies. But in open areas as large as 4,000 square feet, it's the ceiling that's the major sound-reflecting surface.

In order to dampen that sound, you can't use just any acoustical material. It won't work well enough.

What you use should have a Noise Reduction Coefficient of .80 or better. That fact has been established by the Division of Building Research of the National Research Council (Canada Building Digest # 139).

And right now, the only Canadian ceiling materials

that meet and exceed that standard are made by Fiberglas.

It's not just one particular ceiling tile that makes the grade. It's 9 out of 10 different kinds of Fiberglas ceiling materials that meet the .80 requirement. In fact some go as high as .95!

And, of course, Fiberglas also supplies sound-absorbing materials for all those special partitions, wall panels, baffles and Fiberglas draperies (through your regular suppliers).

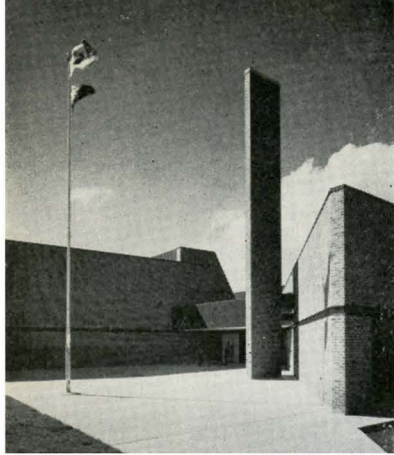
If you would like complete technical data on Fiberglas Acoustical Ceiling Materials, please write.

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1) Timberbank Junior Public School
Sullivan and Pacek

Borough of Scarborough honors outstanding buildings

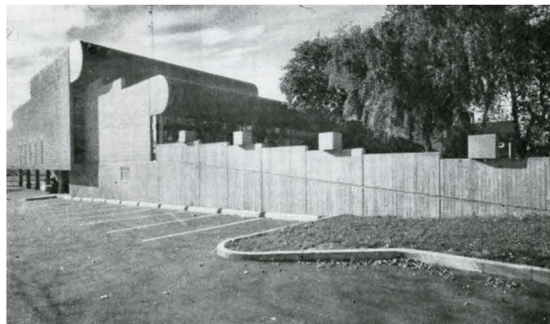
The Scarborough, Ont. planning board has made 19 awards "to show public appreciation for good building and landscaping design." Of these, 11 went to buildings (John Andrews' Scarborough College, Walter Agius' Donald Gardner residence, and Joseph Kelton's University Hills townhouses, in addition to the eight shown here).



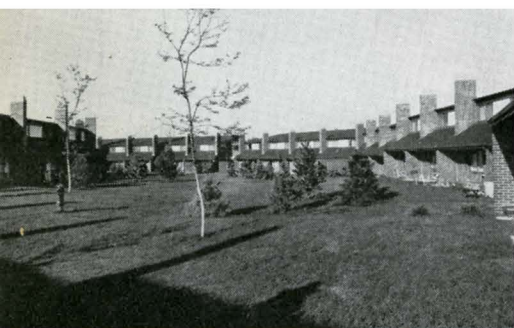
2) Jack Miner Senior Public School
Raymond Moriyama



3) Cedarbrae District Library
Irving Grossman



4) Albert Campbell Library
Fairfield and Dubois



5) Bridlewood Townhousing and Apartment
Henry Fleiss



6) Balmoral Estates Townhousing
Lipson & Dashkin



7) Scarborough Centenary Hospital
Bregman and Hamann



8) The Adanac
Boigon and Heinonen

The steel, glass and green slate tower is the first major high-rise office building in Montreal to have such protection. The recently completed, 57-storey Commerce Court West in Toronto was the first in Canada and the largest in North America to be fully sprinkler-equipped. Such comprehensive protection isn't yet required by Canadian law, but has become mandatory in several countries including Australia and Japan.

Stanley Murray, president of the Canadian Fire Safety Association, comments on the subject: The possibilities of a large calamity do exist in Canada, he says. There are obvious difficulties in evacuation; for example, most fire department rescue equipment doesn't reach higher than six storeys. Smoke in upper storeys and the incinerator-like structure of most high-rises are other problems.

Murray cites one New York fire which started in a waste basket in a new, unoccupied building. Two storeys of the building were completely wiped out and one man killed.

The record, so far for sprinklered buildings, he says, is very good with no lives lost. But sprinkler systems are expensive and useless if not kept in top operating condition, valves open, adequate water supply, etc.

Problems like these prompted the CFSA to sponsor a day-long seminar on the subject in Toronto last month, including a review of the new 1970 national building code provisions for high-rise smoke/fire protection and code changes to be presented in January

Smoke detectors required

The Uniform Building Code, one of four quasi-"national" codes in the U.S., starting in 1973 will require installation of smoke detectors for fire safety in all living units of new single- and multi-family structures. The new requirement was decided by the International Conference of Building Officials (ICBO) which sponsors the code. An estimated 1,200 municipalities use the code, most of them in the U.S. mid-West, on the Pacific coast, and in the Western provinces of Canada.

The National (U.S.) Association of Home Builders in a futile bid to delay the new requirement said it "felt an acceptable national standard for all such devices should exist before hundreds of thousands of new home buyers are required to buy them." NAHB also questioned the effectiveness of the regulations in that they will not apply to older dwellings which are a greater fire hazard.

CITIES

Freeway noise barriers considered ineffective

Sound barriers along freeways are relatively useless. That's the con-

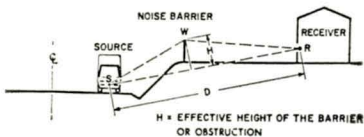
clusion of the Ontario Ministry of Transportation and Communications, following a two-year study in Metro Toronto. Rather than sound barriers, the ministry report suggests "greater attention and emphasis should be given to other noise control measures such as housing modifications, land use control and control of vehicular noise emissions at the source."

Five types of noise barriers were tested. They were from 10 ft. to 12 ft. high and located either midway between neighbouring houses and the pavement, or at highway shoulders 60 ft. to 140 ft. from the nearest houses. Barriers were constructed of plywood, aluminum panels, gabion construction and lightweight concrete. There was no indication that any one barrier material was superior.

Results showed:

- 1) A two-to-six decibel sound reduction at the first row of houses. *
- 2) An eight-14 db sound reduction directly behind the barriers.

The latter was considered theoretically effective in sound reduction, but as there are usually no houses this close to freeways — of no useful significance.



While there was no major noise reduction, people living behind the barriers said they wanted them kept in place. "Reasons for this may be related to psychological and visual shielding and protection from dirt and debris," the report suggests.

To be effective (10 db-plus sound reduction), barriers would have to be 20 ft. to 25 ft. in height and even then they would only work for single storey houses, the report says.

* The normal range of noise on a freeway is 70 to 100 db, measured at a distance of 50 ft. Contribution to hearing impairment begins at 70 db, and things get worse at high noise levels. For example, one informed source warns that above 80 db blood vessels in the brain dilate, while in other parts of the body they constrict. Blood pressure rises, and the heart rhythm changes. The pupils of the eyes dilate. The blood cholesterol level rises. Various endocrine glands pour additional hormones into the blood. Even the stomach changes its rate of acid secretion!

And if all this sounds too much to bear, comforting news from the Safety Supply Company is the availability of down ear plugs. They even offer a side benefit: "the pre-shaped plug reduces the chance of admitting dirt to the ear canal."

Massey urban design awards

Central Mortgage and Housing Corp.'s bi-monthly publication *Habitat* has burst forth in full color and twice its normal number of pages to illustrate last year's Vincent Massey Awards for Excellence in the Urban Environment (A/C, 12/13/71).

The awards were sponsored jointly by the Massey Foundation and the Canada Council.

They demonstrated, said jury chairman Humphrey Carver, "that Canadians are indeed capable of creating great beauty in the urban wilderness and that we will yet win the battle against the computer and the systems analyst."

In the jargon of these ecologically aware times, critic Carver includes a 'Do-it-yourself Action Kit' in the magazine designed "to encourage people to believe that things like this can happen in any Canadian city if people want them enough and if they care to take the initiative."

The 'things' referred to are as diverse as: the conversion of a major traffic artery into an open air shopping mall (Sparks Street, Ottawa); a warehouse district made over into a small piazza (Bastion Square, Victoria); a street restoration in an ancient city (rue St-Louis, Quebec City); an above-ground pedestrian walkway system in the core of a city ('Plus-15,' Calgary); and a huge aluminum and plexiglass hemisphere containing tropical plants and birds (Bloedel Conservatory, Vancouver).

The special *Habitat* issue amply illustrates these and others. Copies can be had, free, through local CMHC offices.

ARTS

Open conference for artists

The third and fourth in a series of conferences for artists organized by the Canadian Conference of the Arts will be held in Toronto January 19-21, and Montreal February 8-10. The previous two were in Halifax and Calgary.

It is expected at least 1,000 self-defined artists from all disciplines will attend in Toronto and Montreal to talk about their social and financial status. Recommendations will be presented to representatives of government at a national meeting, Direction '73 in Ottawa. For information, location and conference registration for the next session, contact Direction Ontario, 49 Wellington Street East, Toronto M5E 1C9. Telephone 416-364-6398.

PUBLICATIONS

Student housing guide

"Providing housing for students is more than just throwing up a barracks block and calling it something or other Hall."

This is the theme of a new, 72-page report on student housing from

Educational Facilities Laboratories, New York. The report suggests economical ways of providing better student housing, touching on methods such as innovative management techniques, leasing buildings, prefab structures, rehabilitation, and forming co-ops. Cost \$2.00. EFL, 477 Madison Avenue, New York, N.Y. 10022.

Environmental design

Man-Environment research, design and education are subjects of a new series of monographs published by Man-Environment Systems and the Virginia Polytechnic Institute and State University, College of Architecture.

The first volume in the series has articles on design education, professional practice and environmental design research, prepared by College faculty members and associates. Included is a description of educational objectives and approaches, and proposed curriculum changes at Virginia Tech as a result of the study. Cost \$3.50. Association for the Study of Man-Environment Relations, POB 57, Orangeburg, N.Y. 10962.

The Canadian Wood Council's new *Efficient Framing Guide*, published in co-operation with the federal Department of Industry Trade and Commerce, shows how to reduce framing costs through techniques frequently overlooked in the National Building Code (1970) and the Canadian Code of Residential Construction. The techniques illustrated have been costed against traditional framing methods, and for some builders, they can mean savings on a house exceeding \$500, says the Canadian Wood Council.

The bilingual booklet is available free from the council, 300-77 Metcalfe, Ottawa, Canada K1P 5L6. Updated editions of Parts II & III of the American Concrete Institute's Manual of Concrete Practice are now available.

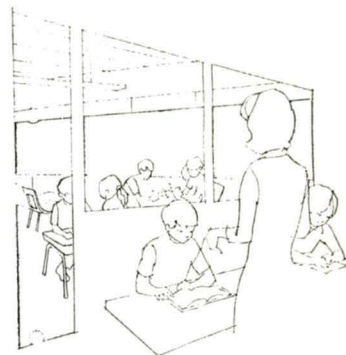
Part II includes the most recent standards and committee reports on structural design and structural specifications and structural analysis, plus new building code requirements for reinforced concrete and structural plain concrete.

Part III is concerned with products and processes.

The manual is sold as a three-part set (\$31.50) or individually (\$14 for Part I, \$12 for Part II, \$10 for Part III). Order from: ACI, POB 4754, Redford Station, 22400 West Seven Mile Road, Detroit, Michigan 48219.

A 6-page brochure explains how precast concrete roof deck, masonry walls, steel beams and folding walls were combined in an elementary school to allow a flexible plan which can be modified as experimental teaching programs are tried out.

Sketches and photos illustrate the concept; drawings show plans



and details. Request "Educational Flexibility," from The Flexicore Co., POB 825, Dayton, Ohio 45401.

MATERIALS

New standards for tiles

Revised standards for structural clay facing tile, both ceramic glazed and natural finish, are available now from the U.S. Facing Tile Institute. Epoxy coatings, resin-based materials and other substitutes no longer conform to the specification and available colors and finishes have been deleted, although brochures are available from members or through the Institute at 111 East Wacker Drive, Chicago, Ill. 60601.

SCHOOLS

A need to accommodate new educational methods

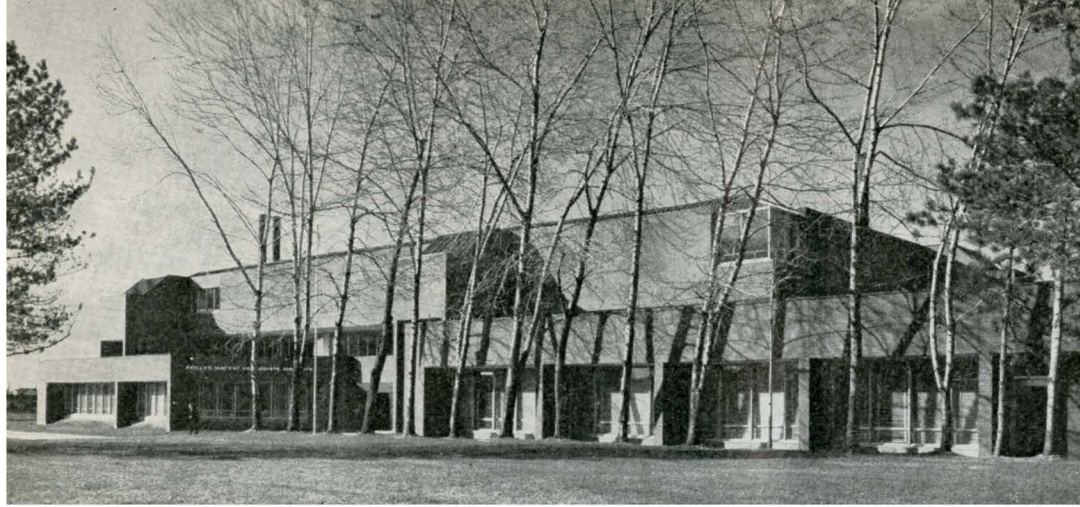
School design may not be keeping up with new approaches to teaching. And the villain of the piece could be the very standards which are imposed in an effort to make school planning more efficient.

This conundrum was explored by a panel of architects and school board officials at the recent 'Education Showplace' in Toronto.

"The evidence, thus far, seems to be all against standards," says architect George Abram. "Because standards are based on past experience, by the time they come into effect they may be as much as ten years out of date. The models they set up are often obsolete, and impose an innovative straitjacket."

Neither his co-panellists nor his audience found much to quarrel with in Abram's thesis. "Because of the changes in teaching methods, there is a pressing need to plug in educators to setting out the school design program. Typically this is considered the exclusive preserve of the administrator and the architect" says William J. B. Keith, administrator of physical plant for the Waterloo County Board of Education.

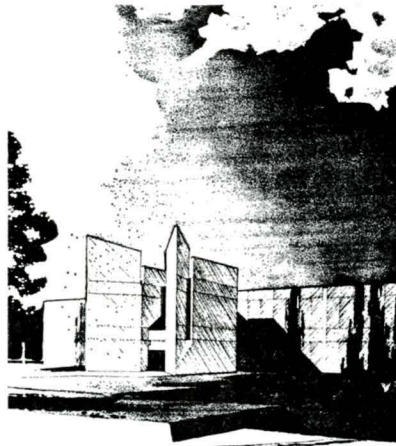
A higher preponderance of youthful academics is bringing some dramatic changes to the teaching world. "The average age of today's academic administrator is 20 years younger than it was a decade ago," points out architect Douglas V. Grayson. He is architect and properties manager for the Lincoln County



Keiller Mackay Collegiate Institute, Etobicoke, Ont. Gordon S. Adamson & Associates, Toronto.

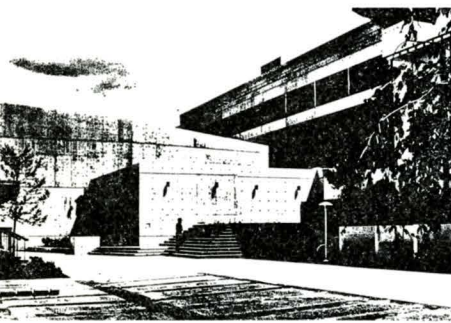
Trend-setting schools honored

Five awards for "outstanding achievement in educational architecture" were presented at the ninth annual Canadian Education Showplace. The winners were chosen from 48 entries submitted by leading architects across Canada. Of these, 33 were featured in the exhibition of school architecture which is an annual highlight of the nine-year-old education show. This was the first year in which awards were made. One winner was selected from each province represented.

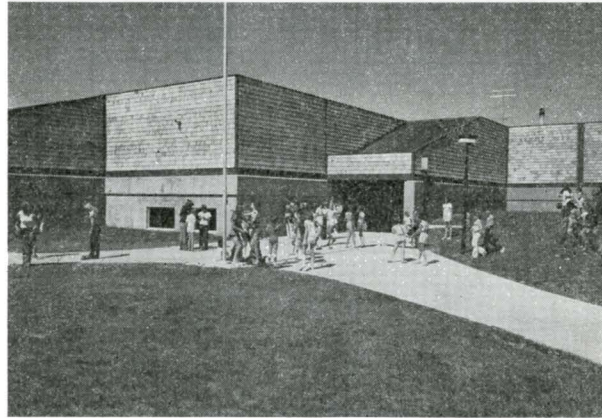


Saskatchewan Institute of Applied Arts and Sciences, Regina.
D. H. Stock & Partners Ltd., Regina.

Donwood Elementary School, Winnipeg.
Ward, Macdonald, Cockburn,
McLeod & McFeeters, Winnipeg.



Health Sciences Instructional Resource Centre, University of British Columbia.
Thompson, Berwick, Pratt & Partners,
Vancouver.



Geography, Mathematics, Computer Sciences Building, McGill University.
Marshall, Merrett, Stahl, Elliott & Mill,
Montreal.



Board of Education in St. Catharines.

These younger teachers, Grayson suggests, are more flexible in their outlook than those who went before them. But, while this new generation of teachers is very ready to experiment, "there is very little proper evaluation of academic experiments, though plenty [of investigation] of new types of physical plant."

Physical plant studies are of course useful, Grayson adds. For example, his board is currently undertaking a study of non-educational uses of high school facilities by the community at large. One problem of present standards and criteria governing provincial government funding of new school building is that they encourage what Grayson calls "exotic special-use space" which is used for only very few hours during the school day, and not at all outside school hours.

Medical centres and day-care centres for pre-school children are among the features likely to be incorporated in schools of the future, he says.

Architect Douglas A. Craig, of the London school board, says there is a need to "put the emphasis back where it belongs - in the classroom. The net instructional area is as little as 28% in some schools," he says.

But what is "educational" or "instructional" space? And what is "a classroom"?

"Kids sitting on a bench in a corridor may well be learning more than they do in a classroom," Craig says.

Some of the new educational "hardware" on display at the "Showplace" was enough to boggle the mind of anyone over 30. The new educational age, if the show is anything to go by, will be increasingly long on electronics and short on the traditional printed word. With some reason, too.

Craig reported on a U.S. study of comprehension among young school children. "Their degree of understanding of moon exploration was remarkable, while they were hardly aware of Columbus' discovery of America, even though it had been taught to them only the week before.

"It makes you wonder about things like teacher/student ratio," he says. "In the case of the satellite coverage of the moon landings it was probably something like 1:100 million; in the classroom, perhaps 1:35. Which is the optimum?"

PROJECTS

A new "ethnic flavor in its 'Gourmet World' area" will be a feature of a 570,000-sq. ft. addition to the Dufferin shopping plaza in Toronto, designed by Petroff and Jeruzalski.

"Today's shopping centre," says developer Jerry Shefsky of Greater York Properties, "must provide much more than a group of stores conveniently located for customers. It

must provide leisure attractions such as restaurants, gardens, and resting areas . . . a place for people to congregate for community functions."

Elsewhere in Toronto, Bregman and Hamann were architects for a renovation to Cloverdale Mall (said to be the first open-air mall in Canada when it was built in 1956). The revamping included another Canadian "first": an outdoor climate control system involving a complex series of wind baffles (pretested on a wind tunnel model) and overhead infra-red heaters.

And in Vancouver, Wade, Stockhill, Armour and Blewett are architects for a \$10.5-million renovation and addition to the 13-year-old Oakridge shopping centre. Partner in charge Peter Blewett says a survey of shoppers there indicated a preference for retention of an open mall rather than a fully-closed air-conditioned one. "However, the need for greater protection from wind and rain dictated extensive use of canopies and covered areas."

Webb Zerafa Menkes Housden are architects for the new luxury Bristol Place hotel scheduled to open opposite Toronto International Airport early next year. Developer is the Dennis family's Third Generation Realty, owner of Toronto's downtown Sutton Place apartment hotel.

The new hotel will have a three-storey lobby, covered with glass sky domes. Outside, a courtyard, starting at the third level, will be surrounded by guest rooms on two floors. Other amenities include an enclosed pool, opening on the courtyard in good weather, and a health club with sauna.

Interior design is by Roland Jutras, Boston; landscape architect is Austin J. Floyd.

Construction will start next month on a \$10-million, extended-care wing for Sunnybrook Hospital in Toronto, designed by Bregman and Hamann.

Under a 1966 agreement, the former veterans' hospital is being converted into a primary teaching hospital of the University of Toronto.

The new wing will provide a "stimulating, comfortable environment" for veterans requiring long-term hospital care, and the existing building will be renovated to serve the health needs of the metropolitan region and for U. of T. teaching research.

Sunnybrook is also noted for its interior graphics by Paul Arthur.

CLASSIFIED ADS

Positions wanted

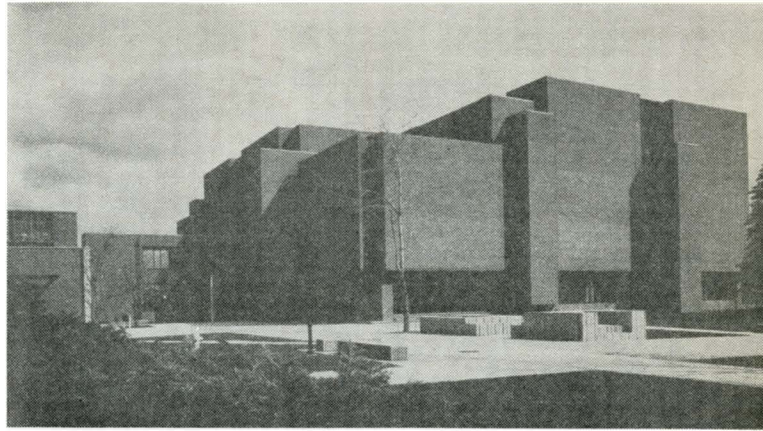
Graduate architectural technologist seeks work in the field of architecture. Will consider location anywhere in Canada. For resumé write R. F. Doyle, 203-2 North Drive, Scarborough, Ont.

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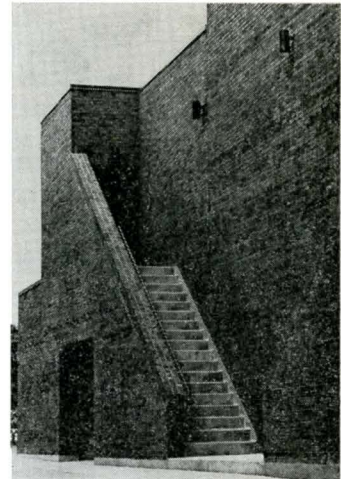
Award of excellence winners each received this specially created sculpture by Gord Smith of Montreal.



Library extension, University of Windsor, Bland, Lemoyne, Shine, Lacroix, Montreal. "Clear, calm and sure-handed exterior is free of visual mannerisms."

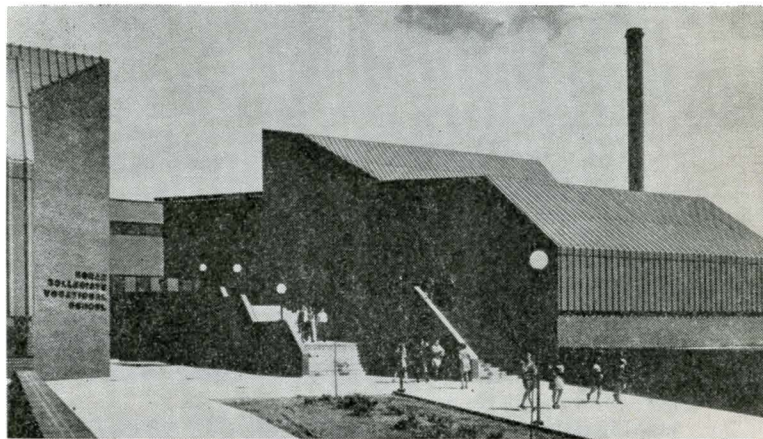
These are top masonry buildings

Twelve architectural firms have won a total of 13 awards for outstanding masonry buildings. The awards – new this year – are sponsored by the federal Department of Industry, Trade and Commerce, and the National Design Council, with the co-operation of the National Concrete Producers' Assn., Canadian Masonry Contractors Assn., Canadian Structural Clay Assn., and the Ontario Provincial Conference of BMPIU. Purpose of the awards is "to encourage the imaginative use of unit masonry in construction by honoring outstanding examples of structures in which it is the dominant material." Four buildings (illustrated here) received awards of excellence; nine others received merit citations. Comments are from jury report.

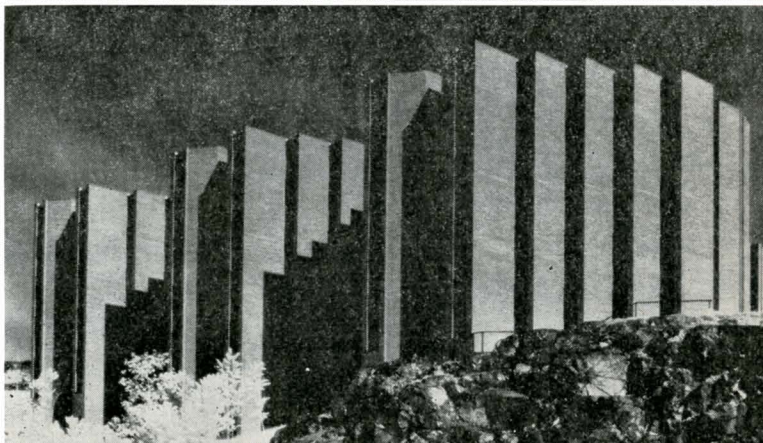


Manta Sound Co., Toronto, Moffat, Moffat & Kinoshita, Toronto. "Small unobtrusive building . . . has established a useful visual direction for future development in the area."

Korah Collegiate and Vocational School, Sault Ste. Marie, Ont. Craig, Zeidler & Strong, Toronto. "Strongly defined form responding to the functions and visual environment of the . . . landscape."



Northern Ontario Health Science Schools, Sudbury, Ont. Townend, Sterufa, Baleshta, & Pfister, Sudbury and Toronto. "An outstanding solution to a difficult institutional problem."

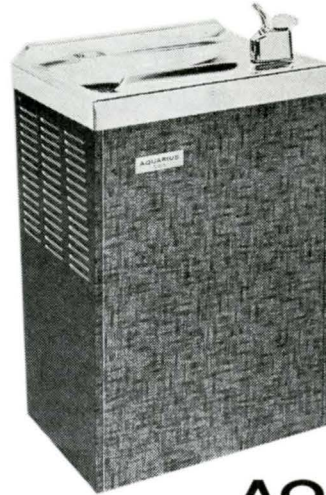


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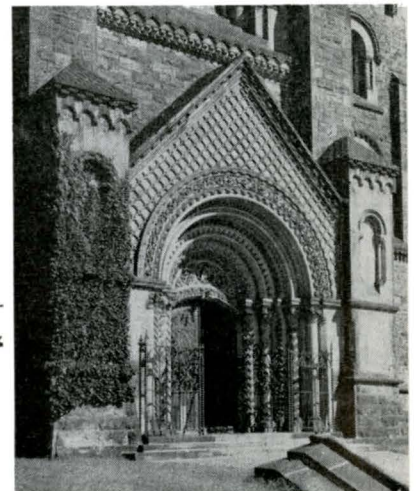
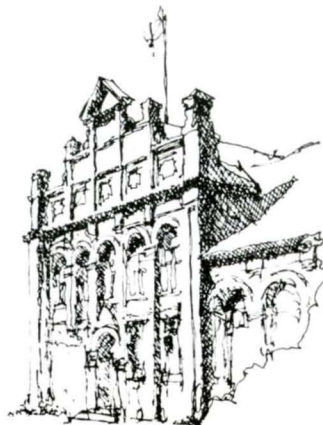
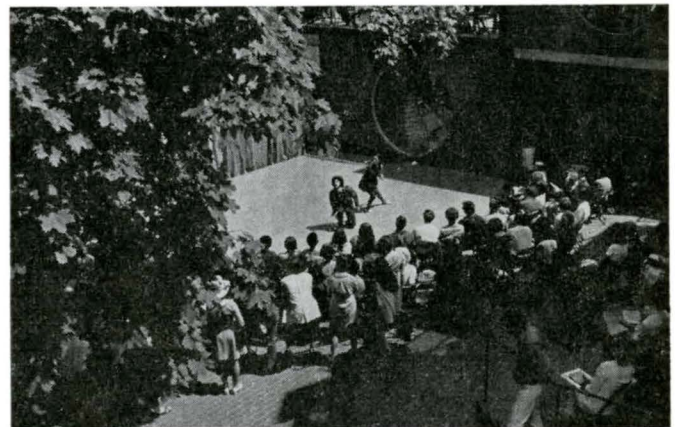
Exploring Toronto

Exploring Toronto takes you on twelve walks through Toronto in company with some of its leading architects. Neither a conventional guidebook nor architectural book, it is rather a reference for both the Torontonian who wants to learn more and the visitor who wants to discover the streets where the real character of the city comes alive. Includes historic places, significant architecture old and new, and notes on unique shops and restaurants. Lots of maps, over 100 photographs. 132 pages.

Published by the Toronto Chapter of Architects in affiliation with *Architecture Canada*.
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 Available at most bookstores or from Architecture Canada Book Service.

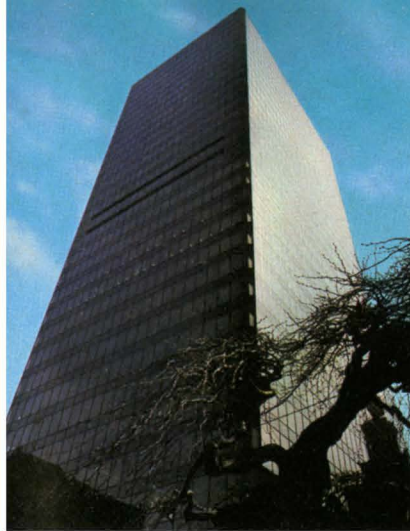
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Steel & space

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Limited
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Dominion Bridge Company
Limited

The spaciousness of the structural steel frame of the TORONTO-DOMINION BANK TOWER, allows the tenant to use office landscaping to achieve overall attractiveness and flexibility.



The new Pacific Centre with nearly 4,000 tenants in its first 30-storey Toronto-Dominion Bank Tower, is more than just a shopping centre. It is Vancouver's forerunner in the trend to integrated shopping cities, enabling people to work, shop, eat and find entertainment within one complex.

As rental requirements could be changed in the future, a system of complete and spacious flexibility had been required. The answer: a structural steel building, with clear spans of over 40 feet providing maximum usable space for

maximum flexibility. In addition speed of erection meant an earlier return on investments. It's easy to understand why structural steel is the key to modern building design.

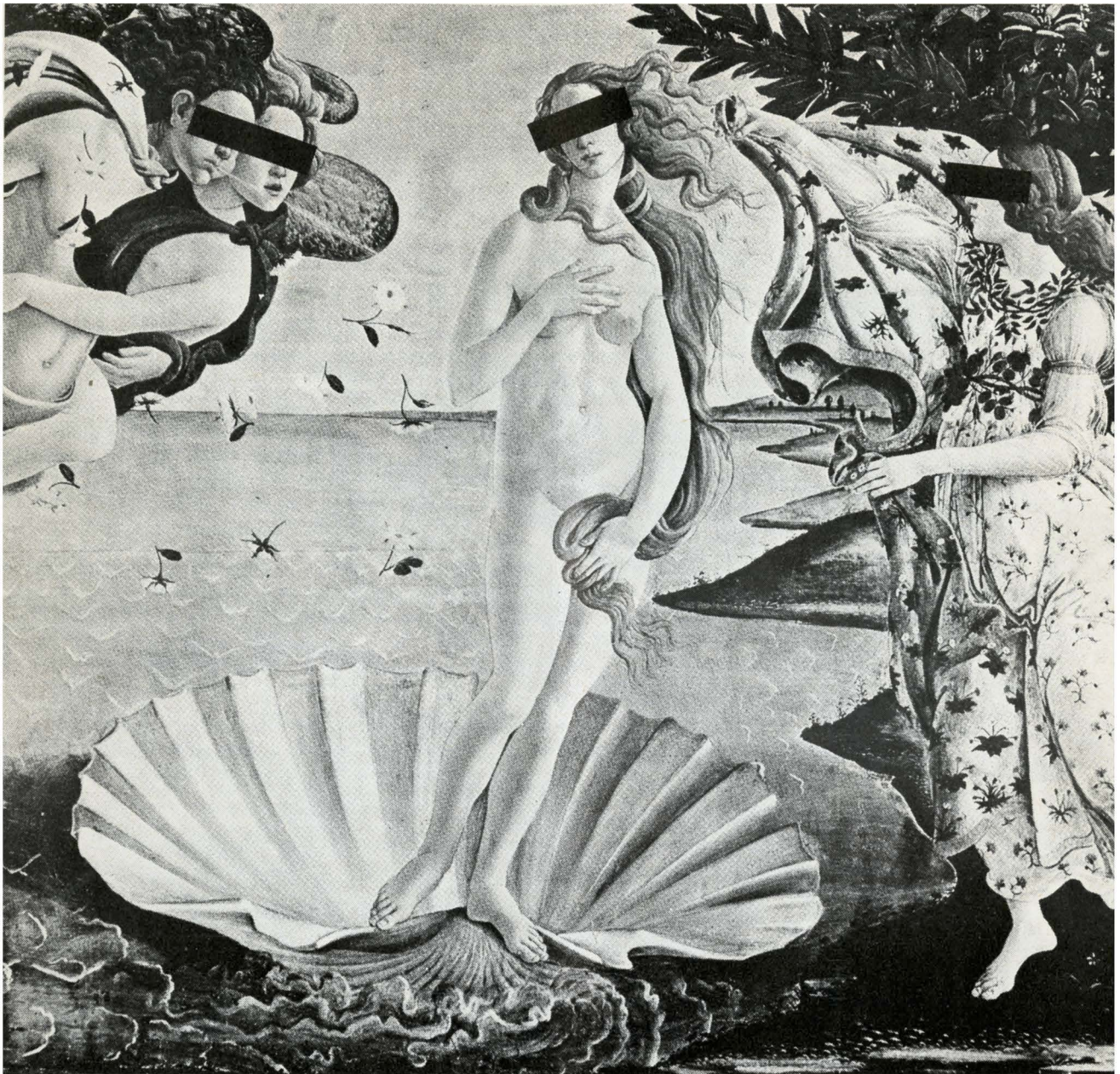
For more detailed information on the advantages of steel construction, contact the nearest office of the Canadian Institute of Steel Construction. And remember, when you are planning a building with a future, the answer is steel. And when it comes to quality steel, the name to remember is Algoma.



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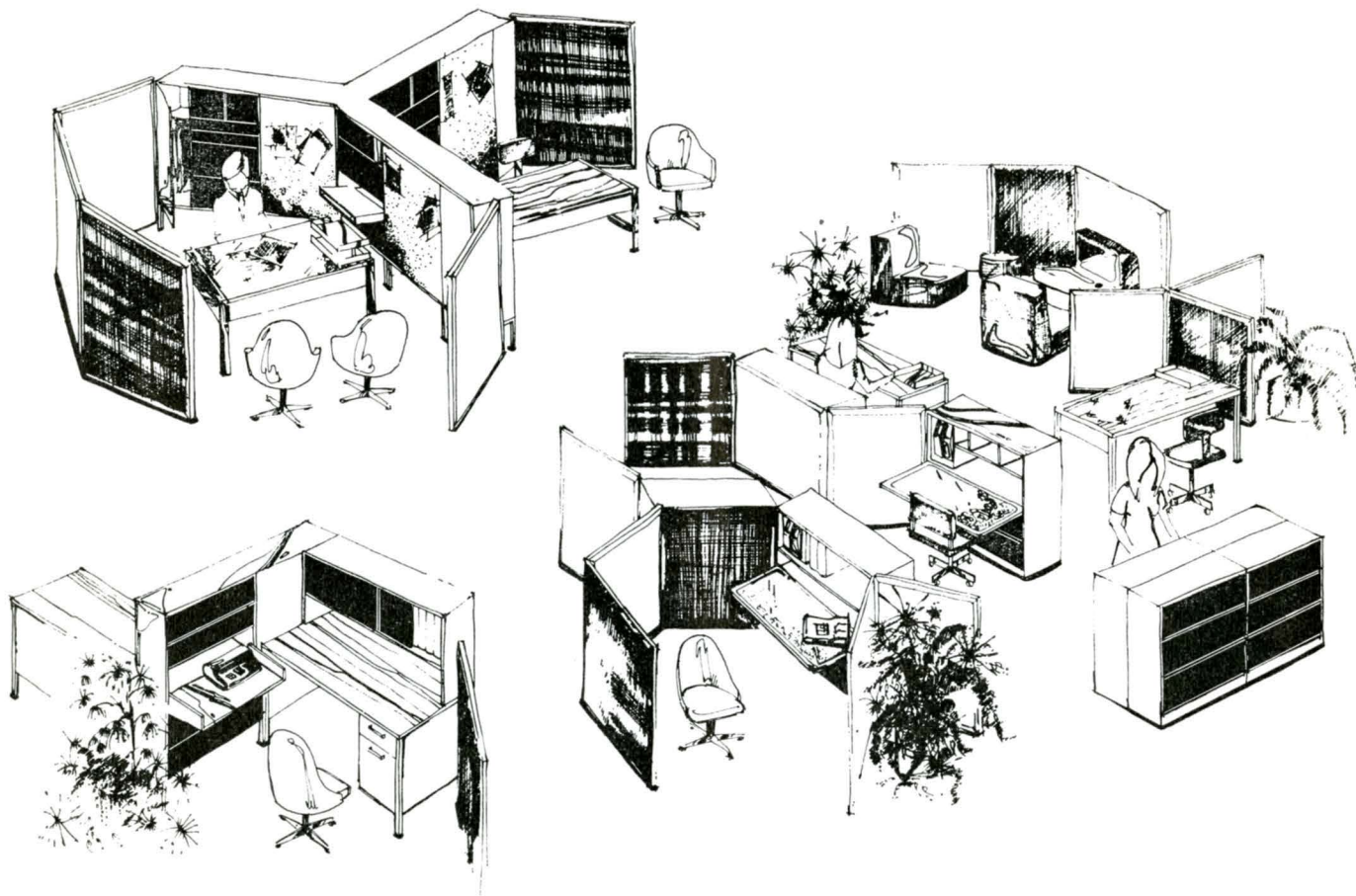
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Soaring 540 feet above midtown Toronto, the 51 storey Manufacturers Life Centre is the tallest reinforced concrete building in Canada.

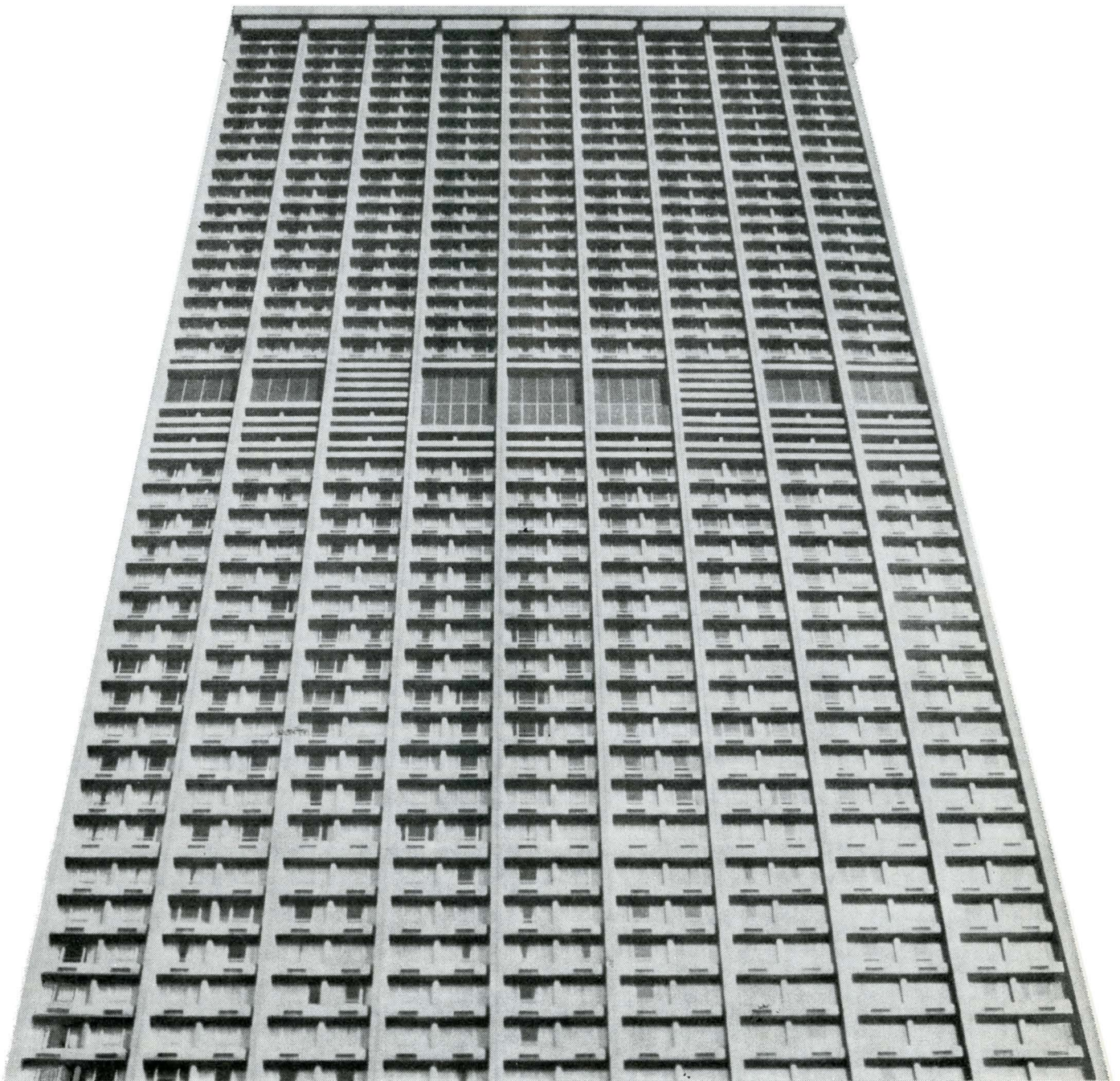
Standard weight concrete was employed for the underground and next three levels. From there up, semi-lightweight concrete was used to save on dead-weight and thereby reduce the size of structural members.

POZZOLITH admixture was used in all of the 100,000 cu. yds. of concrete. Why POZZOLITH? It makes versatile concrete do what the designers and builders want it to do with *dependable predictability*. POZZOLITH

is "the performance admixture". For all the facts, ask a Master Builders fieldman. General office and factory, Toronto. Branch offices: Vancouver, Calgary, Edmonton, Saskatoon, Winnipeg, London, Hamilton, Sudbury, Ottawa, Montreal, Halifax.

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Owner—The Manufacturers Life Insurance Company. Architect—Clifford & Lawrie. Consulting Structural Engineer—Farkas Barron Jablonsky. Construction Manager—Goldie-Burgess Limited. Concrete Supplier—McCord & Company. Pre-Cast concrete—Pre-Con Company.

MC-7211P

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The colours, sizes, and textures available in Clayburn brick open the door to an infinite number of design possibilities. The rich warm beauty of Clayburn brick is matched by its practicality and economy. With Clayburn *Giant*[®] brick, for example, you can build the more economical reinforced load-bearing masonry walls. A single wythe can serve as both the interior and exterior wall finish. We relate our technology to the design as evidenced by these new shapes, and special shapes are available to the project designer by prior arrangement. For more information, send for our colourful brochure. Or better still give us a call.

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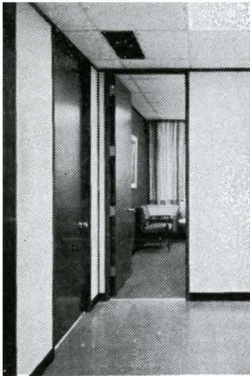
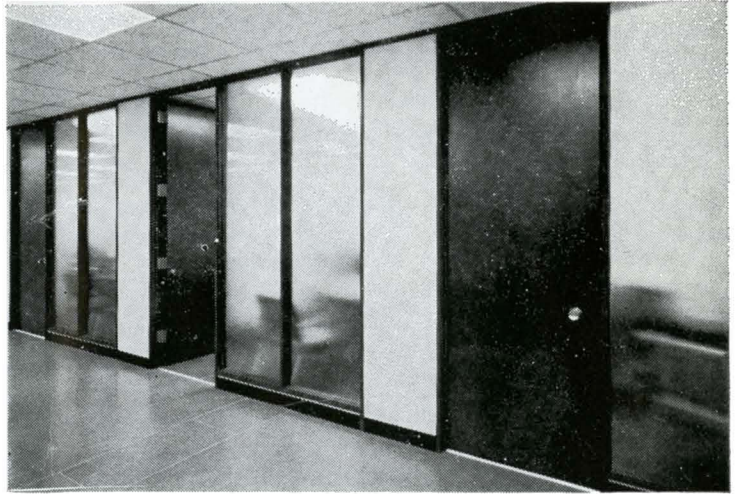
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MOVABLE PARTITION SYSTEM RAM

500



photos courtesy of
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Distributorships have been appointed
in some areas, however there are
distributorships still available.
For further information, write or phone:

RAM PARTITIONS LTD.

Ram 500 is a completely new concept in prefinished movable partitions. The most outstanding feature is the elimination of unsightly repetitive battens. The $\frac{5}{8}$ " thick gypsum panels are prefinished in hard wearing vinyl wall coverings to any one of 8 standard colors. Wood-grain or custom finishes are available on request. Panels are available in ceiling heights of up to 12'-0", and in standard 2'-6" width.

Fastenings

Factory applied hook strips on the gypsum panels engage in slotted hook studs. No other fastenings are required.

Flexibility

The system allows for complete flexibility of use. Individual panels may be removed and replaced at any time, to suit changing requirements.

Services

Most services can be accommodated within the thickness of the partition, either during construction or at a later date by removal of one or two panels. Thus the precise location of services is not essential at the time of construction. Removal of panels for added services is extremely easy.

Re-usability

The nature of the construction system, and the durability of the panel finish allow a high degree of re-use.

Sound Control

Excellent sound transmission control is obtainable with insulation batts installed in the wall cavity. S.T.C. ratings of 37, 40, 45 and 51 are available. (Full scale 14'-0" x 9'-0" A.S.T.M. Tests).

Fire Rating

A one hour fire rating is readily available.

Speed of Construction

The simplicity of the system allows construction time to be accelerated, which in turn means earlier occupancy of new or re-modelled interiors.

Economy

The low initial installation costs combined with virtually maintenance free finishes provide a truly economical partition system.

Availability

Ram 500 is manufactured by RAM Partitions Limited, at Brampton, Ontario, and is made available through a network of distributors, dealers and applicators across Canada.



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This new office building is the largest in Barrie. 88.8% of its space is rentable.

Thanks to space-saving electric year-round comfort control.



The Bell Canada Centre, Barrie Ontario.
Architects: Salter and Allison.
Building Management: K. B. D. Holdings Limited.

The new Bell Canada Centre is a multi-tenant office building in Barrie, Ontario. It has 5 floors with a total rentable area of 56,000 square feet. The top three floors are each 16,000 square feet—considerably larger than the single floor area of most office buildings.

Yet, a simplified electric year-round climate control system maintains total comfort on these difficult floors and throughout the entire building.

"The system" says Mr. Horace Pratt of Kemp Bay Developments, "also gives us an extremely high proportion of rentable space. Only 7,000 square feet are used for stairwells, elevators, mechanical services and maintenance. In fact, we were able to create an extra office from some of the space allotted for mechanical equipment.

Not only does the equipment in the system have a long service life, but, thanks to the simplified design, any necessary adjustment or repair can be easily handled by local contractors."

The tenants of this new building receive all the benefits of electric year-round climate control from a series of single zone systems. Each floor has two ceiling-mounted heating, cooling and air handling units linked to individual roof compressors. These provide climate control at the building's perimeter. Roof-mounted air conditioning units introduce and treat outside air and distribute it to the core areas. When necessary, additional warmth is supplied by electrical terminal reheaters in the diffuser ducts.

Many other reasons were given for the choice of electric year-round climate control in this new Bell Centre. It provided a quality installation with minimal capital outlay and made use of standard components that were easily installed by local men. Flexibility was another key factor. Unrented areas could be easily shut down and even purchase of equipment could be withheld until a floor was to be occupied. Also, the building has the structural capacity for an additional floor. Whenever it is added, the system can be easily extended to provide the same total comfort enjoyed by the present tenants of the building.

Electric year-round climate control is a proven attraction for office buildings of all sizes...in cities of all sizes. Learn more about the many advantages it can bring to your next building. Write to: Ontario Hydro, Commercial and Industrial Sales Department, 620 University Avenue, Toronto 2, Ont.



The system ideally suits the open office landscaping adopted by most of the tenants.

