

4. Did the same company purchase, on the open market, condominium units in the same building for between \$44,000 and \$47,000?

5. What are the names of the principals behind the company that purchased the units?

6. Was an effort made to turn over the units at the exceptionally low prices offered to the Ontario Housing Corporation or to make the units available for public housing?

Hon. Paul J. Cosgrove (Minister of Public Works): I am informed by Canada Mortgage and Housing Corporation as follows: 1. CMHC sold 572 units in a project consisting of 602 units located at 7170, 7230 and 7280 Darcel Avenue, Mississauga. The project is now known as River Royal 1, 2 and 3. The basic selling price was \$20,500 per unit, however, the agreement for sale provides for certain ongoing sales considerations, obligations and restrictions:

- (a) The purchaser must refund to CMHC the cost of renovating those units used for rental purposes, up to \$2,000 per unit. This cost is over and above the \$20,500 per unit and applies to all units leased by CMHC between the signing of the offer and the closing of the transaction.
- (b) The purchaser has agreed not to resell units for condominium ownership for a period of five years, without prior agreement from CMHC with respect to conditions and price.
- (c) The purchaser has agreed to pay CMHC 30 per cent of the difference between the approved resale price of each condominium unit and the \$20,500 purchase price.

2. (a) The units were sold to three separate companies as follows:

	Name of Purchaser
7170 Darcel Avenue	1641-9459 Que. Inc.
7230 Darcel Avenue	1641-9467 Que. Inc.
7280 Darcel Avenue	1641-9475 Que. Inc.

These companies are designated by "Le Groupe Carrefour Limitée", the company that originally submitted the proposal.

- (b) The estimated loss on final transaction could be approximately \$11 million of which \$5.1 million comprises interest, legal and foreclosure costs incurred in the claim settlement process. The remainder of the loss is attributable to conversion from condominium use to rental.

3. Multiple unit projects are offered for sale to the private sector through the request for proposals (REP) technique rather than by public tender. CMHC advertises that it is placing a number of units on the market. Proposals are invited from proponents with demonstrated financial and management capability and satisfactory credit standings.

4. The purchasers of the Darcel buildings bought 15 condominium units in the same project from in situ home owners as a condition of sale imposed by CMHC. The prices paid for

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these units reflect the investment of the unit owners rather than the current market value.

5. The names of the principals in the three companies who purchased the project are:

- (a) Aménagements Les Boisés St-Jérôme Inc. (represented by Gilles Leroux)
- (b) 100597 Canado Inc. (represented by P. Thompson, Jr., Maurice Mayer and James Lawdon)
- (c) Birer Realty Inc. (represented by Herman Bistricher)
- (d) Mike Carbuz
- (e) 107088 Investments Ltd. (subsidiary of 3 Way Development Corporation and represented by Henri Cynamon)

6. No. While CMHC encourages the sale of suitable market projects to private or public non-profit and co-operative organizations, it is seldom that large projects such as this one can be transferred to the social housing sector.

OFFICIAL LANGUAGES AT AIRPORTS

Question No. 2,636—**Mr. Herbert:**

Does the Department of Transport monitor the provision of services in both official languages at airports that are not administered by the Department and, if so, in what manner?

Mr. Robert Bockstael (Parliamentary Secretary to Minister of Transport): The Canadian air transportation administration's official languages program was developed and implemented at airports owned and operated by Transport Canada. Accordingly the department monitors the provision of services in both official languages at only these airports. The department does not monitor the provision of these services at airports not administered by it.

BILINGUAL AIR TRAFFIC CONTROLLERS

Question No. 2,637—**Mr. Herbert:**

1. What number of air traffic controllers at the Sherbrooke airport are bilingual?
2. Is full bilingual service to be provided at the airport and, if so, by what year is it expected all air traffic controllers will be able to operate in both official languages?
3. Is the airport administered by the Department of Transport and, if not, who is responsible for the staffing of air traffic controller positions?

Mr. Robert Bockstael (Parliamentary Secretary to Minister of Transport): 1. Since air traffic control service is not provided at the airport there are no air traffic controllers stationed at Sherbrooke.

2. There are no immediate plans to construct a control tower or provide air traffic control service at the Sherbrooke airport. However, essential flight services are available at Sherbrooke from a Transport Canada flight service station staffed by fully bilingual flight service specialists.