

whether they have contacted the municipal authorities of the Toronto areas in connection with this submission? Has it been closely discussed with them? In other words this is a problem that affects the whole metropolitan area of Toronto, as I understand it, and you come here to a federal committee to discuss ways and means of maintaining the housebuilding industry in that area. What is the official position of the city of Toronto in connection with this? Does it recognize a present demand for new house areas being developed at the present time?

Mr. RICE: I think, Senator Lambert, the problem in Toronto at present is the question of supply of the large service facilities such as sewerage facilities, collector sewers and water feeder mains. I believe we are all conversant with the amalgamation of the 13 large municipalities around Toronto into the metropolitan area which was formed for that reason. I believe it was created by Bill 81, a provincial bill. The Metro Council is concerned directly with these large items, while the smaller municipalities, which form part of the metropolitan Toronto setup, deal more or less directly with the subdivider and builder. So we have two separate bodies which we are dealing with in the Toronto area. I am sure that these various bodies are well aware of our feelings in these matters, and are aware that from time to time briefs of this nature have been presented before public institutions.

Senator LAMBERT: Last week we had as a witness Mr. G. S. Mooney, Executive Director of the Canadian Federation of Mayors and Municipalities. I was just wondering in connection with what he had to say and what he agreed with under questioning, whether the city of Toronto proper, or the metropolitan area, would support everything in this brief from the point of view of immediate necessity?

Mr. RICE: Senator Lambert, I don't think at this time they would make a statement of that nature. I believe they sincerely feel they should do what they are doing but personally I don't know what the various members of these boards think in this regard.

Senator LAMBERT: May I ask you this direct question? Do you think that the demand for new housing, particularly in the field you are speaking of, low-rental housing, which is the type that has been emphasized here, has increased? In other words, is there any increased pressure in the demand for such accommodation at this stage as compared with what it was a year or two ago?

Mr. RICE: I believe the pressure is steadily building up and that we are not alleviating the housing situation for the lower-scale wage earners, who naturally make up the bulk of our population. We are forcing them into higher-priced accommodation, such as apartments, and consequently they are unable to save enough money to make a down payment on a low-cost home.

Senator LAMBERT: I am thinking of present economic conditions and, as far as I can see, there is no prospect of them improving a great deal, and I am wondering if these conditions will have some repercussions on the house building industry. In your brief you naturally represent those interested in maintaining housebuilding activities. I am interested in knowing what the demand for those houses might be. There is no consumers' league or organization to give us the consumer's point of view on these things. Representations of public need come to us from provincial organizations, you might say, whose interest is mainly in keeping up the pace of building.

The CHAIRMAN: We have Mr. Stewart Bates here, Senator Lambert, and you can ask him later.

Senator LAMBERT: Mr. Bates has given us the position that Central Mortgage and Housing Corporation has taken in relation to all this, but he too