

*National Housing Act*

I know he is interested in the so-called Dozois plan, which is one of the big projects for development under this section. The other large redevelopment now moving forward is Regent Park South in Toronto. I do think this section will overcome most of the barriers that have been in the way of civic redevelopment. I am sure my hon. friend from Regina City has cause to know that the problems are not always of a fiscal nature. In the city of Regina some time ago interests there favoured a federal-provincial housing project. Central Mortgage and Housing Corporation thought it had merit, but the local taxpayers themselves turned that down.

**Mr. Ellis:** Actually I campaigned for it.

**Mr. Winters:** Often it is the case that local problems dealing with civic administration or what might be called local politics are more severe than local financial problems. We found that to be true in many municipalities across the country, and it is quite understandable. I have no criticism to make of civic administrators who find great difficulty in uprooting citizens who have lived in a certain area for a long time, in demolishing their homes and having them go to live elsewhere. Sometimes these problems have been so severe locally they could not be overcome regardless of the financing arrangements we might have made.

I think this new approach to the financing problem will help in so far as financing is an obstacle in the way of redevelopment. The hon. member made an observation as to whether or not we were really coming to grips with housing rather than redevelopment for commercial and industrial purposes. The answer is that we have tried to keep squarely before us that this is a measure to assist housing. If the hon. member will read the various sections of the clause, for example paragraphs (c) and (d), he will see that great emphasis is placed on housing. In fact paragraph (d) says specifically:

A substantial part of the area at the time of acquisition was, or after redevelopment will be, used for residential purposes.

Paragraph (c) delineates even more specifically the government's intention that there shall be adequate housing for those people who are displaced through any redevelopment.

As to the Montreal plan, there has been a proposal made to us by the city and I understand that a statute of the provincial government of Quebec has authorized the city to act as its agent in entering into a slum clearance operation with us under section 36. I would imagine that under provincial statutes there will need be an order in

[Mr. Winters.]

council. We have no knowledge that the order in council has been passed. There has been no direct communication from the Quebec government to the federal government to indicate that they have authorized the city to act as its agent. But as I said before, I do not see any barrier that will develop there. The proposal is with us now and we are giving it very careful study. I assume that whatever steps will need to be taken as between the government of Quebec and the city of Montreal will be taken so this project can go forward without any delay.

**Mr. Vincent:** I would not like the opportunity to pass without saying a few words on part III, because I happen to be representing a constituency which really needs housing redevelopment. I think the minister is aware that within the last month or so Central Mortgage and Housing Corporation have opened an office in my constituency. I must comment very favourably on the outcome, and on the achievements of Central Mortgage and Housing Corporation, especially in the constituency of Longueuil which needs redevelopment. We have made great strides. During the four years before the new act came into force approximately \$7 million worth of loans were made in all seven municipalities in my constituency. In the past two years this amount has risen to \$8,500,000, and municipalities which previously had not obtained loans have obtained loans under the new act. I think that in this respect Central Mortgage and Housing Corporation and the National Housing Act, 1954, have really played a big part in housing in my area.

Nevertheless I think the problem of housing redevelopment is still very acute. We have, for example, in the city of Jacques Cartier a population of approximately 38,000 people. Up to a year ago the city unfortunately did not have sewage or water facilities. Now the population has spent about \$12 million and has a proper sewage and waterworks, so they are ready for a real redevelopment program. Consequently I hereby advise the minister we will be knocking at his door to have some plans approved for slum clearance and the replacement of substandard homes by new homes. Certainly the city will take advantage of this act in order to develop a plan whereby the present situation will be cured.

Before sitting down I should like to know from the minister how the estimates of the cost of acquisition of land and clearance of the area are arrived at. In other words, who does the estimating and how are those estimates made?