

*Transitional Measures Act*

I should like to give you a few details to show what has been done in this case where there was good will on all sides. The Regent Park project consists of a housing development within six square city blocks in the lower part of Rosedale riding. The land was expropriated by the city, and there are to be constructed thereon apartments on a low-cost-rental subsidized basis. The share of the dominion government is put forward for clearance of the land and the substandard houses are removed on a basis of 50 per cent payable by the dominion government and 50 per cent by the municipality. Under the proposed scheme the share contributed by the federal government is \$1,150,000. This constitutes a sum which, if capitalized over the fifty year "lifetime" period of the scheme, at three per cent represents a contribution on the part of the federal government of \$33,000 per year.

The citizens of Rosedale constituency in Toronto can consider that during the lifetime of the scheme the federal government is in effect contributing towards low cost rental housing in the area the sum of \$33,000 per year. As I understand it, the government of the province of Ontario has to date matched the contributions of the federal government dollar for dollar. Ownership of the project is in the name of the city and it contributes the balance of the cost of construction. You may ask, what of the rents under this low-cost housing scheme? I have to tell you that the rents are based on an equitable rule, namely, "one week's pay of the family income for one month's rent." There are sixty-five apartment units erected to date and the average rent is \$52 per month. It is noteworthy that the plan of rent is such that if the family income falls through unemployment, then the rent comes down, and presumably if their income rises then the rent goes up. This is a most equitable method of establishing subsidized low cost rental housing in the area.

I have been in these apartments and they are of the finest construction. It is noteworthy that citizens from outside the six square blocks telephone me and ask how they may procure an apartment in the Regent Park development scheme. So far one-third of the apartments planned have been the subject of a contract, and further action is being taken. In the end there will be 1,056 apartments. A group of 3,000 people are housed in the area now but when the project is completed there will be 4,000 there. Accommodation will be provided for 1,000 more people, and I know it is welcomed by the people of my constituency. It is not unfair to suggest that this notable effort in the field of housing was made by the federal government for the

constituency despite the fact that, at the time it was instituted, the constituency was represented by a former member of the opposition.

I should like to point out to the minister before I take my seat that the housing problem in my constituency is not confined to the southern area only. There is a residential section of some thirty-five to forty years' standing north of Bloor street which is known to residents of Toronto as Rosedale proper. The need for housing in Toronto during the emergency of the war was great, and in that area there were many large homes containing up to twenty or thirty rooms each. Automatically they became establishments for the housing of certain troops and other people on wartime duties. Then the guest home movement increased in the area, and it was found necessary as a war measure to pass order No. 200 of the wartime prices and trade board which in effect superseded the residential bylaws of the city. It is one of the orders which will be renewed under this statute which we are discussing today. In the area there are not less than 200 to 300 guest homes housing upwards of 3,000 people who can be said to be for the most part white collar office workers. Order No. 200 of the wartime prices and trade board in effect legalizes the living conditions of the 3,000 people living in these guest homes. When the order is lifted, or the time comes when the government does not have the power to keep order No. 200 in effect, there are the bylaws of the city which prevent the existence of guest homes on a legal basis and the occupancy thereof by the tenants. It is recognized by the city that time marches on, and that perhaps the character of the area has changed. It is recognized that something should be done to protect the proprietary investment of the people who commenced operation of these homes during wartime, and also to protect the housing accommodation of the guests living in these homes.

I recognize that this is primarily a municipal matter. Nevertheless I think that the experience of the wartime rental administration of the government as it is recorded might be given to the municipal authorities for their guidance and benefit when they come to consider what provisions it may be necessary to change in the municipal residential bylaws. I say to the minister that if the city so desires it—and I think they would be glad to have it—he should make available to them the recorded information available in the rental administration of the wartime prices and trade board. I would also ask him to make available the services of his law officers when and if it becomes necessary. I think