

National Housing Act

would be 1,800 per cent higher than it was 34 years ago. When I mention the figure of 1,800 per cent in respect of the lot, believe me when I say I am being reasonable because the last small lots which were sold in this area were sold for \$13,000. These were lots with 50 foot frontage and my frontage is 125 feet. So when I refer to an 1,800 per cent increase I am being very very reasonable.

Mr. McCleave: Conservative.

Mr. Winch: Yes, with a small "c". I know it is a reasonable question to ask, "Oh, yes, Mr. Winch, but have you taken into consideration the increase in the incomes of your constituents over the 34-year period?" I have. If we take the skilled constituents in Vancouver East, the electricians, carpenters, bricklayers, lathers and loggers, what do we find? We find that the increase in the hourly rate of the skilled artisan in Vancouver East in 34 years is between 500 and 600 per cent. So, the income has increased 500 per cent to 600 per cent, but the cost of lots or homes has increased three to four times more than the income of these people in Vancouver and Vancouver East. How can these people buy an old home at an average price of \$23,000 or a new home at an average price of \$28,000 when the ceiling will be off the interest rate in five years and the mortgage term is 40 years?

For reasons which I have tried to point out, drastic action is required if the people of this country are to be housed. You will not get houses and apartments for the people if the average citizen has to pay the cost because the average citizen cannot afford it. For God's sake, get that through your thick heads. They cannot buy the homes but they must get out of the slums. They must be able to pay the rent. Rents today in Vancouver are up as high as 50 per cent of the total income of the working man. Therefore, there must be immediate action by the government to expand and extend low rental housing, urban renewal and redevelopment. This is the only way. Do not bring in the suggestion that we must have the co-operation of the provinces. Yes, this would help; but do not forget that some provinces are trying to help now. The government of British Columbia is not one which I favour, but that government at least is endeavouring to help by instituting grants in aid for the payment of taxes up to an amount of \$150. They also give a grant of \$500 to help a person buy a home. This is not the answer, but on a provincial basis it is a move in the right direction. The municipality

[Mr. Winch.]

cannot do it alone, nor can the province. I suggest that the leadership and initiative have to come from the federal parliament but because this involves policy and financing, the initiative must come from the cabinet. No private member can introduce a bill which will meet the needs in respect of housing today.

● (6:10 p.m.)

Without saying anything more, I sincerely hope that the seriousness of the situation will finally seep into the minds of government members and they will realize that palliatives and generalities are no longer satisfactory. I hope the minister will speedily go much further than he has to date, and much further than the legislation he has introduced has gone so far.

It is easy to be critical and to damn the other person. I should like to conclude by saying that this matter is of such significance and so in need of immediate solution that it would be a wonderful demonstration if the minister, the Liberal party and the leader of the Conservative party, as well as all other members, were to forget political expediency on this issue. We should all forget the idea that the other fellow is all wrong and we are all right. Let us see if we can possibly sit down together to recognize the difficulties of governing and financing in relation to this problem, as parliamentarians instead of as politicians, and arrive at satisfactory answers.

Hon. W. G. Dinsdale (Brandon-Souris): Mr. Speaker, I have been given the dubious honour of being the last speaker during this debate this evening, as a result of an unanticipated situation which has arisen. I wanted to take part in the debate but I expected that the hon. member for Trinity (Mr. Hellyer) would speak before the debate ended. At this stage I would very happily step aside in order to hear his remarks on this matter. I suppose there is no one in this house more knowledgeable about this very important subject of housing than the hon. member for Trinity who, over a period of several months, devoted almost his entire attention to this subject. However, it would seem he does not intend to speak at this stage of the debate.

Notwithstanding that fact and the fact that it is now after six o'clock, I wish to say a few words. On behalf of another group of Canadians who have not been represented in this debate in the house. So far as I can gather, and I have been reading *Hansard* and listening to the debate, this problem has not been