

*Transitional Measures Act*

masses of our people whose income is less than \$3,000 per year we shall still have reached no solution to our housing problem. It is that that I urge upon the government during this debate.

**Mr. C. J. Henry (Rosedale):** Mr. Speaker, in rising for the first time this session I deem it necessary to thank two great men in Canada for the opportunity of representing the constituency of Rosedale in this house. It is well known to hon. members that this riding returned to the Liberal party after being represented by members of the opposition for some fifty years. I have to thank the right hon. Prime Minister (Mr. St. Laurent) for the excellent leadership which he and other members of the government gave during the election campaign of June, 1949. I have also to thank the leader of the opposition (Mr. Drew) for the manner in which he conducted his campaign and the attitudes he adopted at that time. As a result of these attitudes by way of a secondary reason, I am here today. I noticed a display of these campaign attitudes here today in this debate.

I note that in this debate as in others the attitude of the opposition seems to be, "We in the opposition agree with what the government is doing, but we think the government is doing it in the wrong way." The people of Rosedale objected to that general attitude on the part of the leader of the opposition and I think that was a factor in their turning to the Liberal party after many years of absence therefrom.

I think rent control has the approval of all hon. members in so far as the principle is concerned. Even as a newcomer to this house I recognized the necessity of bringing to the government's attention the need for the continuance of rent control, particularly within the Toronto area. As early as October 20, 1949, I drew this to the attention of the government, in a public way. I am pleased to see the continuance of rent control by this legislation now before us.

Last fall I received certain representations, many of a serious nature, from groups and individuals in my constituency objecting to the increases in rents which were permissibly made under the regulations. As a matter of duty I brought those to the attention of the government, but the permissive increases were put through notwithstanding. The inability to please all areas and groups arises from the administration of this measure at the national rather than the provincial level. It may be that greater satisfaction would have been achieved in the Toronto area if the provincial government had taken over rent control in the fall of last year when it was

[Mr. Noseworthy.]

offered to them by the federal government. However, there seems to be apathy on the part of the provincial government in this connection and if the present housing emergency does not subside it may be that the provincial government will have an opportunity after thirteen months have passed of doing what perhaps they should have done in the fall of last year.

Positive steps have been taken by the federal government to solve the housing shortage. It is notable that during the last general election the housing shortage in the Toronto area was a critical issue, if I may put it that way, raised by the opposition parties and answered by the government candidates. The jury of public opinion in Toronto during the last federal election gave its decision in a definite manner. The result was most emphatic because today there are several Liberal members in this house which indicates the confidence of the people of Toronto in the government of the day.

Prompt action was taken at the last session in connection with housing. A total of \$300 million was allotted under the amendments to the National Housing Act. It is only fair to say that that allotment of money has enabled the government of Ontario to go on with low-cost rental housing projects in the London and other areas, all of which will become a reality in the near future. I have not a copy of the verbatim report of the debates in the legislature of Ontario, but it is apparent from the press reports that the premier of Ontario intends to take advantage of the provisions of the National Housing Act and proceed with projects which will make available homes with a down payment in the neighbourhood of \$500. This will be the result of co-operation between the dominion and the province of Ontario.

The hon. member for York South (Mr. Noseworthy) seemed to belittle the efforts of the government in connection with large scale land clearances and the low-cost subsidized housing that would result therefrom. In the lower part of Rosedale riding is located the Regent Park housing development which is an example of what can result from co-operation between three levels of government, dominion, provincial and municipal. I am frank to state that the plausible, good-natured and well respected Tory mayor of the war-time period, Robert Saunders, came to Ottawa towards the end of the war and was received gladly by the minister then in charge of the National Housing Act, the present Minister of Trade and Commerce (Mr. Howe). There arose out of their cordial conversations the Regent Park scheme.