

In some instances, a whole district of a town or a city may have become blighted. In these slum areas, it is no longer a question of patching and salvaging individual properties but of renewing and redeveloping the area as a whole. A slum is not only an eyesore, an affront to the sensitive. It is a stagnant pool in which are propagated disease, crime and delinquency and, as such, is a monstrous financial drain on the community.

Many municipalities in Canada are awakening with a rude shock to the realities of slums and are anxiously searching for ways and means of eradicating the blight, of providing a better human environment for its citizens. As I indicated earlier, the National Housing Act is available as a potent weapon in the war on slums. In the first place, the Corporation may share with a municipality the cost of its redevelopment program. In 1957, studies were completed in Halifax, Saint John, Winnipeg and Vancouver, and Federal grants were made for studies in Hamilton, Sarnia, Regina and Trail. Secondly, the Federal Government shares with the community on a 50-50 basis the net cost of acquiring and clearing the land, which may be put to an entirely new use more in accord with the present requirements of the city. Or, as in Regent Park South in Toronto or the Jeanne-Mance project in Montreal, the land may eventually become the site for a Federal-Provincial low-rental public housing project, the costs of which are shared by the Federal Government with the province 75-25.

Mr. Chairman, I apologize for the length of this review. I think you will agree, however, that housing is a vast and complex subject. I hope my remarks have been helpful to members of the Committee.

The CHAIRMAN: Mr. Bates, both personally and on behalf of the committee I wish to thank you for your most comprehensive statement. Admitting it has been long, it has covered the subject much better than would have been possible by approaching it in a piecemeal fashion. I do not think you need apologize at all for having taken any of our time.

Hon. SENATORS: Hear, hear.

The CHAIRMAN: The meeting is now open for general discussion and questions and answers.

Senator REID: As so much information has been just given to us in this statement by Mr. Bates I think it might be wise to give us a little time to think it over. The statement contains much material that many honourable senators, I am sure, have never been acquainted with. As this is a problem which we want to study very thoroughly, I would suggest that we be given time to look over the statement and then return to ask questions. It is just a suggestion and I am prepared that we continue to sit now.

The CHAIRMAN: I am pleased that you have suggested that, for I think it would be impossible to give an opportunity now to everyone to ask questions. We could adjourn now to return another day to ask questions. I believe you all have copies of Mr. Bates' statement, and by Tuesday evening I expect to have the printed copies of these proceedings available for honourable senators. In the meantime if anybody wishes to ask questions we would be glad to have them.

Senator SMITH (*Queens-Shelburne*): Mr. Chairman, I wonder if I may ask Mr. Bates to comment on the technique of the Central Mortgage and Housing Corporation as to its encouraging the building of low-cost homes in the rural area. I am thinking in terms of fishing communities, and such, where a person may put in some of his own labour. At the same time, I would ask him to comment on whether or not he thinks the fact that this kind of program has not been taken advantage of in the Maritime provinces is in part responsible for the fact that there were fewer starts in that area this spring than last year? As I understand it, the starts in the spring are actually about 8 per cent.