

HOUSE OF COMMONS

Monday, April 27, 1970

The House met at 2 p.m.

NEW MEMBER

Mr. Speaker: I have the honour to inform the House that the Clerk of the House has received from the Chief Electoral Officer a certificate of the election and return of the following member:

Of Douglas Charles Rowland, Esquire, for the electoral district of Selkirk.

NEW MEMBER INTRODUCED

Douglas Charles Rowland, Esquire, member for the electoral district of Selkirk, introduced by Mr. T. C. Douglas and Mr. Stanley Knowles.

ROUTINE PROCEEDINGS

NATIONAL RESOURCES AND PUBLIC WORKS

Second and third reports of the Standing Committee on National Resources and Public Works—Mr. Hopkins.

[*Editor's Note: For text of above reports, see today's Votes and Proceedings.*]

• (2:10 p.m.)

HOUSING

STATEMENT ON PROJECTS UNDER CMHC EXPERIMENTAL FUND

Hon. Robert K. Andras (Minister without Portfolio): Mr. Speaker, last February 2 I indicated that a sum of \$200 million out of CMHC's capital budget for 1970 was being reserved temporarily in order to proceed with some experimental projects to provide shelter for low-income families. The object was to provide a catalyst to launch an intensive movement to find more effective ways to house families in the \$4,000 to \$6,000 income group. The reaction this proposal has generated from municipalities and provinces, and especially from the builders, has been most encouraging and I believe has justified our hope of two months ago.

In view of the number of proposals which were received, a special group of senior CMHC officials was formed under the direct chairmanship of the president to evaluate each of them. Proposals varied from municipal offers to convey land to developers at the cost of servicing, to amendments in zoning regulations and bylaws to permit higher densities, to a provincial offer from Alberta to provide the builder with a 2 per cent interest rebate on NHA loans under this program, to various new building techniques that eliminate unnecessary frills and provide higher densities without a dehumanizing overconcentration of units.

In view of this positive response and in order to maintain the incentive effect, I have instructed CMHC to proceed with negotiations on 15 projects which are to be located in the following cities; St. John's, Newfoundland, 50 units; Halifax, 60 units; Moncton, 150 units; Montreal, 1,450 units; Hull, 300 units; Kitchener, 50 units; Calgary, 200 units; Regina, 50 units; Vancouver, 300 units, and Toronto, 1,800 units. I have further instructed the officials to finalize discussions with all possible dispatch. This first phase of this special \$200 million program for low-cost housing will involve the release of close to \$56 million of this special fund and will provide for some 4,400 units and 200 hostel beds.

Before closing, Mr. Speaker, I should like to emphasize that the real significance of this special program lies in the commitment implicit in these proposals to provide good, clean housing for families with incomes in the range of \$4,000 to \$6,000 per year. The projects thus authorized will be programmed for 1970 starts, and I am hopeful I will be able to announce the second phase of this program before the House rises.

Mr. Lincoln M. Alexander (Hamilton West): Mr. Speaker, I welcome this opportunity to reply to the minister because I sincerely believe that innovation and experimentation are some of the keys in respect of housing and so far as the future of Canada is concerned. The housing authorities forecast a need for some two and a half million homes by the end of 1970 at a cost of \$4 billion. Therefore we can readily see that the housing crisis presents a very great challenge to all of