

*National Housing Act*

out that approximately 80 per cent of Canadians wish to own their own home. This statement appears at page 17 of the report and I will quote directly from it:

● (4:10 p.m.)

Invariably the response indicated that at least 80 per cent of those present wanted to own their own home, the same figure incidentally which Professor Edward Michaelson of Toronto obtained in a more scientific sampling.

Yet the figures on wage levels in Canada that I have read into the record undoubtedly indicate that at least 80 per cent of Canadians cannot own their own single family dwelling. The statistics have borne out that single family housing starts have decreased each year in Canada. In 1948, the figure was 63.6 per cent, in 1964 it had gone down to 46 per cent and in 1968 it had dropped to 38 per cent. This is something on which all of us should reflect.

This decrease in single family housing starts does not so much reflect the lack of building as the lack of economic resources to make use of what is available. For example, the Toronto Progressive Conservative Forum established a special housing and urban services committee which, after considering the limited dividend provision of the act, stated in its report:

Between 1950 and 1964, 436 projects containing 32,462 housing units were constructed in Canada under section 16 of the National Housing Act by limited dividend housing companies and private entrepreneurs, for rental to families and individuals of low income. This is an average of 2,164 units per year. However, in 1965 only 70 suites were constructed under this scheme, and in 1966, 1967 and 1968 none were constructed.

This situation becomes grimmer and grimmer when one realizes the nature of the massive problem we are up against in dealing with reasonable accommodation for those on low incomes. The president of the Canadian Association of Real Estate Boards, Mr. Dennis R. Stewart, stated that:

—60 per cent of persons who are seeking homes do not have the income for one at current prices.

Mr. Stewart also notes that:

—since they cannot qualify for C.M.H.C. loans restricting payments to 27 per cent of income, they are forced into rental accommodation where many pay up to 40 per cent of their income.

If the Prime Minister is still not convinced that there is a housing crisis for people on lower incomes in Canada, let me tell him that the Toronto housing authority currently has 11,000 families, most of them earning under \$5,500 a year, on the waiting list.

[Mr. McCleave.]

I said earlier that I am sorry one cannot address the minister as minister of housing and urban affairs. I think that there are many good reasons for establishing such a department as quickly as possible. Indeed, this was one of the recommendations of the task force. The task force suggested in part that the government through such a department could encourage, support and co-ordinate an expanded urban research program with greater priority on the initiation of practical research programs including pilot projects. I think that in the field of research the need for such a department becomes very apparent.

**Mr. Andras:** Would the hon. member permit a question? Would he not agree that the matter of how I can be addressed only means that my services are a little less expensive than they would be otherwise?

**Mr. McCleave:** I think the minister is a young man with a family and, like everyone else here, we try to do our best to bring up our families. I would not begrudge him the extra income which he would receive as the minister of housing and urban affairs. I think that in any event, he is going to earn every penny he is being paid. I wish he were being paid at the more decent level of a minister with portfolio.

There are other problems, such as problems of pollution and of urban transportation. These are the things that should be dealt with by a department such as is recommended by the task force and such as my own party recommends. But there is probably a better reason than that for establishing such a department, one that will become apparent before the end of this century, and that is the development along both sides of the St. Lawrence River of the most heavily populated part of North America. At present the area that extends from Boston to south of Washington has the distinction of being a megalopolis, but it is hedged by the Appalachian mountains on one side. Probably it cannot go further north or south for climatic reasons, and possibly it has reached its natural size in any event.

Recently in Detroit a farsighted company, the Detroit Edison Company, retained the services of a great Greek architect, Dr. Constantinos Doxiadis. The Doxiadis group went to work in the city of Detroit, looked at its future growth, and by the time they had completed their studies found that they really had to examine the growth of the whole area from as far west as Milwaukee to as far east as Quebec city. So, what started as a problem