

Greater encouragement be given to the use of limited dividend, non-profit and co-operative projects as a means of providing adequate accommodation for lower income groups.

LAND COSTS

All profits from the sale of land should be treated as taxable income. In addition, consideration should be given to a special tax in cases where ownership of land is transferred without improvements.

Within the recognized limits of market demand, municipalities should ensure that property assessment procedures encourage and not discourage the use of land to its maximum planning potential.

Municipalities or regional governments, as a matter of continuing policy, should acquire, service and sell all or a substantial portion of the land required for urban growth within their boundaries.

The Federal Government should make direct loans to municipalities or regional governments to assist them in assembling and servicing land for urban growth.

Both provincial and municipal governments review their requirements for the registration, servicing and zoning of land with a view both to simplifying procedures and providing greater flexibility so that the market can serve all income groups and not merely the affluent.

Provincial governments should assume a much larger share of education costs.

CONSTRUCTION COSTS

Every possible effort be made to encourage universal adoption of the 1970 National Building Code on a voluntary basis.

Federal and provincial governments should remove the sales taxes on building materials for residential construction, beginning, if necessary, with the rebate of taxes on materials used in houses of modest cost.

Appropriate officers of the Crown should investigate evidence and allegations of price restraint and unfair labour practices by some building materials suppliers and some building trade unions.

The possibilities of industrialized building on a further scale should be supported by further research funds, including the financing of pilot projects.

Serious consideration be given to amending the National Housing Act and, where necessary, municipal by-laws to accord so-called "mobile" homes their proper place within the Canadian housing market.

The number of progress inspections on NHA-insured housing projects be reduced.

Renewed and greater effort be devoted by architects and other professionals to improving housing and urban design in general.

SOCIAL HOUSING

The Federal Government initiate a thorough research programme into the economic, social and psychological issues of public housing. Until such a study is

completed and assessed, no new large projects should be undertaken.

The Federal Government should make loans to municipalities to acquire dispersed existing housing for use by low-income groups.

As a further alternative to public housing, serious consideration should be given to a programme of income supplements to permit low-income families to rent or even purchase housing according to their own needs in the private market.

Special housing programmes and pilot projects for Canada's Indian, Eskimo and Metis peoples be carefully evaluated after a fair trial period and, if found successful, be vigorously pursued to meet the special needs of these groups.

Central Mortgage and Housing Corporation, in its direct lending activity, should exercise particular care to ensure that adequate mortgage funds are available both for new and existing dwellings in rural areas.

Special care should be taken in the selection of sites for projects for elderly citizens to ensure that these people are able to retain physical and social contact with the rest of their community.

URBAN DEVELOPMENT

Since urban planning can only be done effectively on a regional basis, the provinces should establish a system of regional governments, equipped with adequate powers, for each major area.

The Federal Government encourage and co-ordinate a broad programme of practical research into urban transportation problems and consider, as other spending priorities permit, establishing a programme of loans to municipalities for the development of effective urban transit systems.

The wholesale destruction of older housing under urban renewal schemes should be suspended until the total housing stock has increased to the point where a reasonable number of vacancies exist.

As a general principle, greater selectivity should be exercised in the demolition of existing housing within urban redevelopment projects.

Municipalities should legislate and vigorously enforce minimum standards by-laws.

Where necessary, municipalities revise property assessment practices to encourage, rather than penalize, the maintenance and improvement of residential properties by their private owners.

As a matter of principle, property owners should be required to maintain their premises to approved minimum standards and, where and when necessary, to destroy them without compensation by the state.

Where possible in the case of existing schemes and in future ones involving changes in land use patterns, the present practice of designating wide areas as "urban renewal areas" should be discontinued in favour of policies and plans based on a more precise and effective scale of redevelopment.

The Federal Government should undertake in-depth studies to determine the explicit relation between urban growth and regional development.