

National Housing Act

been held up. After shaking out all the sociological causes for holding up plans for subdivisions, the basic problem is found to be the lack of capital in the hands of the province and municipalities which would allow development to proceed. It must be remembered that money is required to keep the municipalities going forward, to provide sewer, water, road, parks, recreation, transportation, social services and so on. These services are required not only for the new development but must be maintained for the existing development on the periphery or near the new development.

At present in the metropolitan Toronto area, large developers are required to provide pretty well all the internal costs of their plan of subdivision. There are external costs, however, which run throughout the municipal jurisdiction—for example, trunk roads, municipal bus services, extension of hydro, water and sewage services, as well as new arenas and community centres. These are necessary if a development is to proceed. In slow growth areas, perhaps some of the places that the hon. member for Vaudreuil was talking about are still slow growth areas, new development can be financed from existing assessment. In fast growth areas—

Mr. Herbert: Mr. Speaker, a question of privilege.

The Acting Speaker (Mr. Laniel): The hon. member for Vaudreuil (Mr. Herbert) on a question of privilege.

Mr. Herbert: Mr. Speaker, I did not understand the first new references of the hon. member because I thought he was talking about some other location. It is apparent now that he is talking about my riding, and I should point out that it is Vaudreuil.

Mr. Blenkarn: I am most pleased to hear that, Mr. Speaker, as I never could manage the pronunciation. Mr. Speaker, in a slow growth area the problems of development can be financed from existing assessments; in a rapid growth area new assessment does not come along fast enough to finance the growth required and consequently problems arise. In my town of Mississauga, the Don Mills Development Corporation, through Erin Mills, has been very generous with the municipality in terms of subdivision agreements. However, right from the moment the new houses were occupied, people in the existing community found that the access roads were plugged with cars and they could not find a seat on the GO train from Clarkson, so had to stand all the way to Toronto. You can understand that to some extent the original residents resent and obstruct development when such facilities come under heavy pressure. It makes no difference whether the developer is a private or public developer. The ownership of land in no way affects the problem facing the existing community which is the dislocation caused by the influx of large numbers of new residents.

In 1968, the Hellyer Task Force was looking into the general question of development and it felt that if the government could control huge blocks of land it could make sure that the new land developer would bear the entire cost of development. Unfortunately, there are more costs than just the cost of new development. There are areas where government assistance is needed to assemble land. The major problem and the one that the minister

[Mr. Blenkarn.]

does not want to bother looking at, is that we have the land developed and held by large private land banks already.

• (1430)

The problem is, how can we bring land on stream. We must break through red tape and make it possible for land to be serviced. Nothing has been suggested by the minister, when speaking on this bill, that would bring new lots on stream and make it possible for sufficient subdivision plans to be registered so that the shortage of serviced land will immediately be corrected. As a result of rapid growth, there is not sufficient land in and around metropolitan Toronto to even begin handling the requirements for serviced land. What happens, Mr. Speaker, is that those who hold the few remaining blocks of serviced land are able to demand higher and higher prices; because our system is such that rationing always takes place in those conditions.

I suggest that in the greater Toronto area, or even in the southern Ontario area, there is a demand right now for at least 100,000 single family lots. Enough lots must be placed on the market to drive the price down. At present hardly enough land for 12,000 shelter units is being put on the market annually. I understand from a major developer that he could sell almost everything he is allowed to develop, but that he has to ration his product to two, three or four builders; even then, he must continue to turn down applicant after applicant who wants to build houses, because not enough serviced land is available. An emergency has developed; the log jam must be broken. This bill will do nothing whatever to attack that problem.

The value of accommodation in our society is determined by supply and demand. Even in a socialist society, and my friends to the left know all about this, units theoretically are made available on a needs basis;

Mr. Knowles (Winnipeg North Centre): What does the hon. member know about that?

Mr. Blenkarn: Yet I am told that money paid under the table determines the priority of applications. There is no need for the government to buy farms and gobble up good land. There is a need for land already set aside for development to be put on the market. We must make sure it is serviced, and make sure that land needs are planned.

Mr. Broadbent: God bless free enterprise.

Mr. Blenkarn: A few years ago there was a surplus of land on the market in some places, but developers knew that they could get good prices for it. Today there is less than one half, less than one third, in some cases I venture to suggest less than one tenth, of land needed available on the market. Consequently, prices have risen.

Existing communities see certain advantages in no further development taking place in their areas. After all, the arenas have been erected, the parks are open, and they do not want to see roads further congested as a result of development. Often, if one goes to a ratepayers' meeting, one will find the local residents opposed to further development, because they do not want their children to move