

*National Housing Act*

In the first phase of the project, the city will remove 60 deteriorated dwellings in an area of Block A, bounded by Dundas Street West and Grange, Dennison and Spadina Avenues, and replace them with 46 units of terrace housing and possibly some apartments.

The cost of this part of the project, will be \$900,000. Rehabilitation of the two-acre site is expected to be completed within nine months.

Alexandra Park, a 72-acre area bounded by Queen Street, Spadina Avenue and Bathurst and Dundas Streets, is expected by the city development department to be rehabilitated within four years. In Block A of the five-stage project, and Block B, south of Grange, the city plans to provide 627 new units.

The two blocks contain about 16 acres of the project area. In the remainder, the city will be doing spot clearance, encouraging neighbourhood rehabilitation, and providing off-street parking.

Of the total cost of the program, 50 per cent will be paid by the Federal Government and 25 per cent by the Provincial Government. The remaining 25 per cent will be paid by either the city or Metropolitan Toronto, depending upon arrangements still to be made.

Mr. Chairman, this excerpt is quite accurate as far as it goes, but it does not mention that Federal loans are available to provincial and municipal Governments to assist them with their share of the cost to the extent of two thirds, or that N.H.A. loans will be available for existing houses that are spared under the scheme, in order to conserve them. There is no doubt that the City of Toronto is pioneering urban development in this country.

**Mr. Macaluso:** Oh, no.

**Mr. Ryan:** I understand that a smaller area of redevelopment in Spadina, in the vicinity of Angus Place, has also been given priority and is being processed at the present time. This, with the report from Hamilton, should answer the hon. Member for Brome-Missisquoi in so far as he wondered what urban redevelopment progress was being made under the present legislation.

**Mr. Macaluso:** Mr. Chairman, would the hon. Member permit a question?

**Mr. Ryan:** Certainly, Mr. Chairman.

**Mr. Macaluso:** Would the hon. Member not agree with me that the City of Toronto is pioneering in slum clearance in Canada, and not in urban redevelopment?

**Mr. Ryan:** Mr. Chairman, I would say that in both respects the City of Toronto was doing the pioneering. Here you have the sledge-hammer already swinging, of course.

[*Translation*]

**Mr. Rondeau:** Mr. Chairman, we are considering now a resolution concerning the

[*Mr. Ryan.*]

Central Mortgage and Housing Corporation. In the few minutes at my disposal, I wish to draw the attention of the house to the financial report submitted by the minister responsible for that crown agency.

At page 28 of the said report, we read the names of the directors on the corporation's board and it is interesting to note that out of ten directors, only one is French speaking, namely Mr. Louis de G. Giguère, in charge of the corporation's Montreal office.

On the other hand, out of four directors living in Ottawa, not one is a French Canadian.

Page 27 of the same report gives the objectives of Central Mortgage and Housing Corporation. There is one in which I am especially interested and on which I want to call the attention of the house. I quote:

To build, own and administer housing projects on its own behalf and on behalf of the federal government departments and agencies.

Mr. Chairman, I think that the other objectives of C.M.H.C. are in keeping with the aims and principles put forward when this crown agency was created, but I will never go as far as granting the said corporation the power to "build, own and administer".

Mr. Chairman, this resolution, among other things, is intended to:

—to make loans and grants relating to urban renewal schemes—

Last year Central Mortgage and Housing Corporation, in co-operation with the authorities of the city of Montreal, carried out in the St. Henry district, a project known as "Habitations Jeanne-Mance". This project was supposed to be a pilot project, in my opinion, with the purpose of promoting urban renewal in the province of Quebec.

According to the figures supplied by the corporation in respect to "Habitations Jeanne-Mance", this project includes 796 units housing 2,697 people. The cost of each unit in this building project, which was to serve as a pilot project for Central Mortgage and Housing Corporation, will amount, in 50 years, to the very modest sum of \$60,000. In the light of this development, I believe that the Central Mortgage and Housing Corporation is not an efficient agency to deal with construction, because that corporation was established primarily to grant loans to individuals and agencies which specially wish to deal with construction.

The Jeanne-Mance project proves beyond doubt that if low rental urban development was intended in such districts as St. Henry