

make planning sensible, instead of colouring various areas red or green or blue. Developers and builders do not locate on that basis. But if we determine that this is the transportation corridor, this is where the rapid transit will go, this is where the monorail will go, and this is where the services will go, we will be rendering a service to the planning of our urban areas.

We need the co-operation of our municipalities to revise the anachronistic and archaic building and material bylaws and codes in order to be ready for the 21st century, and to revise the costly and time-consuming rezoning procedures. We also need to revise our own tax laws up here on the hill. I believe we need a capital gains tax, and I do not see how we can postpone it indefinitely any longer. I think we should revise our tax laws with respect to depreciation and maintenance, which favour large apartment landlords rather than the builders and owners of housing. I believe we have to get the co-operation of our private lending institutions.

I was very much taken with what the hon. member for Broadview (Mr. Gilbert) said the other day about the mortgage companies, and their investing in equities. This does not bother me too much. What they are doing today is penalizing house building because they are taking their money and are buying pieces of this, that and the other apartment, they buy the land and they give a lease back. If this is permitted to continue they are going to own every worth-while piece of real estate in this country.

I do not want to start pushing companies around. I do not think it's the right thing to do. This is still a free economy. But I do think these companies have to live up to their responsibilities. Certainly their shareholders want them to make a lot of money for them, but they have to live up to their responsibilities as far as the people of this nation generally are concerned. They will have to do so voluntarily but if they do not, then, sooner or later, either this government or some other government is going to resort to compulsion in this regard.

The hon. member for Broadview said that this bill is a poor answer to Canada's housing needs, and the Leader of the Opposition (Mr. Stanfield) said somewhat the same thing. Mr. Speaker, I say to you with great sincerity that I support Bill C-192 because this legislation and its amendments make a serious effort to achieve the goal I have been talking about,

to help those at the lower income level who need help.

In the final analysis, the acid test will be whether these legislative changes will be successful in bringing about the desired results and solutions. If they do not, I give you my word that I will be one of the first to criticize and to criticize publicly. This government must have as a categorical imperative that we must not add to the inventory of poverty of this nation; we have enough now. Participatory democracy must mean social and economic participation, as well as political and legal. That is the only way we can have a just society and a great nation.

PROCEEDINGS ON ADJOURNMENT MOTION

SUBJECT MATTER OF QUESTIONS TO BE
DEBATED

The Acting Speaker (Mr. Béchard): It is my duty, pursuant to Standing Order 40, to inform the house that the questions to be raised tonight at the time of adjournment are as follows: the hon. member for Winnipeg North Centre (Mr. Knowles)—Air Canada—Winnipeg—transfer of base to Northwest Industries Limited; the hon. member for Notre-Dame-de-Grâce (Mr. Allmand)—Social Security—discussion with Quebec government respecting measure; the hon. member for Humber-St. George's-St. Barbe (Mr. Marshall)—National Parks, Bonne Bay, Newfoundland—leasing arrangement.

GOVERNMENT ORDERS

NATIONAL HOUSING ACT, 1954

AMENDMENTS CLARIFYING DEFINITIONS AND DEALING WITH THE INTEREST RATE ON INSURED LOANS, AND OTHER MATTERS

The house resumed consideration of the motion of Mr. Trudeau that Bill C-192, to amend the National Housing Act, be read the second time and referred to the Standing Committee on Health, Welfare and Social Affairs.

Mr. Gilbert: Mr. Speaker, I should like to congratulate the hon. member for York West (Mr. Givens) in view of his most constructive and enthusiastic speech.

The Acting Speaker (Mr. Béchard): Order, please. I understood it was the wish of the hon.