

National Housing Act

of the initiative in removing a blighted area in a city perhaps thousands of miles away, and which may not be of such immediate urgency in Ottawa as it is back home. Yet the taxpayer back home feels he is being overloaded; he does not want to take the initiative, and the provincial government places the blame on the municipal and federal governments. Have any efforts been made along these lines?

Mr. Winters: Yes. I am sure all hon. members are aware of the section of the British North America Act which makes property and civil rights a provincial responsibility. Housing and property associated with housing are clearly matters of property and civil rights; therefore the provincial governments have a definite responsibility where the housing of their citizens is concerned. I think generally speaking all provincial governments recognize and accept that responsibility.

When section 35, now section 36, of the housing act was being developed in 1949 I visited every provincial government accompanied by the then president of Central Mortgage and Housing Corporation. We had a number of discussions with the appropriate ministers about housing and about what could be done to house the class of people who could not normally contemplate their own houses under the home ownership provisions. I found there was quite a keen interest on the part of the provincial governments, which has manifested itself to a considerable degree in the utilization of section 36 of the present statute.

Apart from that we are in constant communication with the provincial governments. A warm and friendly relationship obtains between Central Mortgage and Housing Corporation and the various provincial agencies. There is a quite active and close co-operation, but I think this is a matter in which the local citizens could play a prominent role. They should try to assume a measure of responsibility and initiative and to create an awareness by the proper level of government of the need for doing something in these fields, where private citizens are not capable of building or owning their own homes.

Mr. Regier: If I may pursue that a little more, I believe the other day the minister listed the Canadian cities in which blighted areas had been redeveloped. Is there a provincial government in Canada which has paid more than the municipal government in the carrying out of such redevelopment schemes? I realize the federal government pays a portion of the cost and assumes some responsibility for losses that may occur in connection

with the operation of such a scheme. Is there any provincial government that is offering to its municipal governments that it will pay more than the municipal government will be asked to pay? If so, what are those provincial governments?

Mr. Winters: The sharing between the municipal and provincial governments seems to vary from province to province. For instance, in connection with the project at St. John's, Newfoundland, the provincial government has paid a full 25 per cent of the cost. Regarding the other big slum clearance development in Canada, Regent Park South, the provincial government paid \$1,000 per unit whereas one-half the cost of acquiring and clearing the land, which was paid by the municipality, would be of the same magnitude. In addition the municipal authorities stood the cost of building the project over and above the \$1,000 per unit. That is all the information I can give the hon. member, because there have not been any other slum clearance projects in Canada. I hope this legislation before us now will stimulate further activity in that field.

Mr. Regier: Would the minister have information about the large housing development in Vancouver that was built under Central Mortgage and Housing Corporation auspices? What was the relationship between the two levels of government there?

Mr. Winters: In the Little Mountain project?

Mr. Regier: Yes.

Mr. Winters: The federal government paid 75 per cent as provided by the statute. To the best of my knowledge, the municipal government and the provincial government divided the remaining 25 per cent equally, paying 12½ per cent each.

Mr. Ellis: I wonder if the minister has any information on the relationship between the cost of clearing blighted areas and the value of the land after the clearance had taken place on the two projects to which reference was made a short while ago.

Mr. Winters: What is the question?

Mr. Ellis: I was asking the minister if he could state the relationship between the cost of clearance of the two blighted areas that were discussed a few moments ago—I believe one was in Newfoundland and the other was the Regent Park North project in Toronto—and the value of the land. I would like to get the relationship between the cost of the clearance and the value of the land if it is going to be used for industrial purposes.