

*The Address—Mr. Fleming*

And in regard to wages it says on the same page:

At 217—

That is the level of wage rates in the construction industry.

—the index was 10 per cent higher than in July, 1950.

That points unmistakably to this fact, that every house built in 1949 cost less than if construction had been delayed to 1950. Every house built in 1950 would have cost more if the construction had been delayed to 1951. And who is to say that this process has ended? Who is to say that houses not built in 1951 but delayed until 1952 are not going to cost much more than if they had been permitted to be built in 1951? There is no reason visible on the horizon today to lead any sensible person to think that it will cost less to build houses in 1952 than it does in 1951. Therefore what is the sense of preventing the construction of houses in 1951 unless you say that you are going to do without the construction of needed houses in Canada?

I turn now to the other subject, related to section 35 of the Housing Act. I say that a number of the provinces have stepped in and co-operated with the federal government. Ontario is one. The fact that the province of Ontario has been most co-operative in this respect was readily acknowledged by the Minister of Resources and Development (Mr. Winters) in a speech on June 13 last to the fourteenth annual conference of the Canadian federation of mayors and municipalities. He said this:

On Monday, the Hon. Leslie Frost announced that the government of Ontario has proposed to the federal government that the operations of section 35 in Ontario be extended beyond land assembly into the field of rental housing in the larger municipalities. If all eligible municipalities participate, it is estimated that this group of projects will result in about 5,000 housing units.

**Mr. Martin:** How many have been built by Ontario under that agreement?

**Mr. Fleming:** As many as the federal government would permit to be constructed; that is how many. And the minister who has just introduced one of his frequent senseless interruptions would be using his time much better if he would try to help along construction of houses in Windsor. He would be doing something much more useful than rising tonight and making foolish interruptions.

**Mr. Martin:** On a point of order: How many houses have been built by the government of Ontario?

**Mr. Fleming:** The answer is: as many as the federal government would permit. Then the statement of the minister continues:

Because of the need for rental housing in the larger communities in Ontario, we feel that the proposal from the government of Ontario has much merit. I am glad to state that, in principle, the federal government is in agreement with this approach to the immediate problem as outlined by the government of Ontario. We hope that substantial progress will be made at an early date.

And then this further statement:

Although many problems are involved, I believe that a high degree of co-operation between the three levels of government will meet most of them. Let me say that we are very happy to work closely with the government of Ontario in carrying out the aims and objects of the proposal which has been made by Mr. Frost.

And then we have the fact that on July 26 an agreement was brought about, and the federal government then approved the construction by Ontario of 5,000 houses on the basis of allocation among different municipalities at a rate of one house per five hundred of population. That program has proceeded with all the speed the Ontario government has been able to put behind it in its negotiations with the municipalities. And provision has been made for the construction of 325 houses in the city of Windsor, although we do not get any help from one citizen of Windsor, namely, the Minister of National Health and Welfare, except foolish interruptions. And do not forget what has happened. The minister had better look at page 78 of *Hansard* and read what his colleague the Minister of Resources and Development had to say, where he pointed to the fact that the government at Ottawa had to restrain the government of Ontario from going ahead too fast with the construction of 5,000 houses. He said:

You will recall that about this time Ontario announced an initial program of 5,000 units to be expanded at a later date, and other provinces came forward with proposals indicating their intention to build low-rental projects. This operation would have imposed a charge against available materials, and this had to be taken into consideration because the small amounts of materials showing up as surpluses in some areas would not have been sufficient to cope with the number of units being discussed under this section.

There is the answer to the minister. And so we come down to October 6, the next feeble attempt by the government to change policy. We find the announcement of the federal government that they are going to change the mortgage lending provisions. Buyers are now called upon to make a down payment of 20 per cent of the cost based on an agreed selling price and 10 per cent in the case of defence workers, the balance being payable in twenty-five years.