

*National Housing Act*

information had to be gathered. In September, 1954, the province was advised of federal approval in principle, subject to certain details being further investigated. A committee consisting of 12 nominees of the province, Central Mortgage and Housing Corporation and the city was then appointed. Families were interviewed, properties appraised and an architectural program was outlined in detail. A report was issued on March 8, 1955.

In April, 1955, the province accepted the report and agreements were immediately negotiated, both for a grant under section 23 and a federal-provincial project under section 36. The agreements were signed in July, 1955. In the meantime the city had initiated expropriation proceedings and architects were appointed. Since then action has proceeded along two parallel lines. The city has been negotiating for and acquiring title to properties. The corporation, through two firms of consulting architects, has been pushing ahead with the design of this \$8 million construction project.

There certainly have been no delays in the development of a site plan and building plans. It has been necessary, of course, to consult with the provincial authorities and also with the city, particularly the city's planning board. We are now at the stage where the city may soon be expected to call for tenders for the demolition of the first group of buildings, and as soon as the land is cleared Central Mortgage and Housing Corporation will be ready to call for tenders for the construction of the first housing units. The time taken to develop plans for a project of this magnitude is not out of line.

I should like to say a few words about the speech by the hon. member for Regina City, who quoted some statements made by my predecessor the present Minister of Trade and Commerce, who did such a magnificent job in housing as he does in all other fields of his activities. The hon. member argued that we had not progressed since that date, but I would remind him of the various changes we have made in the statute, all of which in one form or another have enabled us to go further with our program of public housing. The federal-provincial section 35, now section 36, was put on the statute books in 1949; slum clearance sections were further developed in 1952, and this present bill is to enable us to go further in that direction.

The hon. member also said he did not feel the municipalities could take the initiative and see these projects through. I should like

to read him a list of a number of municipalities in which there have been subsidized projects for people in the low income brackets. These are:

Newfoundland—St. John's.  
 New Brunswick—Saint John.  
 Nova Scotia—Halifax.  
 Ontario—Amherstburg, Arnprior, Brockville, Dunnville, Fort Erie, Galt, Goderich, Midland, Owen Sound, Port Arthur, Renfrew, Sault Ste. Marie, Smith Falls, Stamford.  
 Saskatchewan—Moose Jaw, Prince Albert.  
 British Columbia—Vancouver.

There are other municipalities which have initiated federal-provincial projects, but I will not take the time now to name them. I might say, however, that we have been unsuccessful in developing a project in Regina, where we had high hopes that one would develop. It was put to the ratepayers of Regina, who turned the proposal down for reasons best known to themselves.

The hon. member for Bow River stated that he was fearful that this legislation provided not a means for obtaining loans for house building, but rather a field of investment for the lending institutions. It may be that the lending institutions regard this as a field for sound investment, but at the same time I know he is well aware that had it not been for the lending institutions and the banks who came in under the provisions of the 1954 statute we would not have achieved the high level of house building we have today.

The hon. member for Mackenzie made a rather strange speech in the course of which he stated that he had visited Germany, and advocated that I follow in the steps of Hitler.

**Mr. Argue:** Nonsense.

**Mr. Nicholson:** I know the minister wants to be fair. I said that housing was one of the methods that Schacht had recommended when he took over the presidency of the reichstag in the early thirties and the ministry in charge of housing and road construction. Those were two of the things which Hitler did in Germany, but I certainly did not suggest that the minister should in any way mimic Hitler.

**Mr. Winters:** It seemed to me that was the logical conclusion for one to draw when the hon. member said that much of the success achieved by Hitler in Germany was due to the high level of housing that he had been able to attain there. I am just wondering what will happen if he takes a trip to Russia.

Then the hon. member told us about activities in other countries which leads me to recall the line from Gilbert and Sullivan,