

Questions

VICTORIA WOOD DEVELOPMENT CORPORATION—LEASE OF LAND

Question No. 7—**Mr. Ryan:**

1. Was a lease obtained for 7.8 acres of CNR land at the South-east corner of Danforth Avenue and Main Street in Toronto and, if so (a) how was the lease obtained (b) what was the date of commencement of the lease (c) for what purpose was the lease obtained (d) who obtained the lease?

2. (a) Did the lessee pay a lump sum for the right of obtaining the lease (b) what were the original terms of the lease (c) have any assignments and amendments been made and, if so, what are they?

3. Did Victoria Wood Development Corporation Limited sign a document that gave it lease-rights for the land on which Main Square Development is located and, if so, on what date?

4. Is the lease renewable and are the terms of the lease re-negotiable upon the initiative of the CNR?

5. Did CMHC put a value on the lease held by Victoria Wood and, if so (a) what was the value (b) who determined the value (c) what criteria determined the value?

6. (a) Did Victoria Wood apply to CMHC for a loan for its Main Square Development and, if so (i) what was the date of the application (ii) on what date were indications given that the loan would be approved (iii) on what date were the loan commitment papers signed (b) was an existing building mortgage registered against the land by any private interest or was any commitment to make such a loan outstanding (c) in calculating the amount of the loan, what amount of equity, apart from the lease, did CMHC consider Victoria Wood to have in the project and what was the form of this equity?

7. What were the construction costs for Victoria Wood's Main Square Development?

8. What stage of development was Victoria Wood's Main Square project at when it applied for assistance under the innovative housing program and what were the criteria upon which the corporation was made eligible for assistance?

9. What stage of development was Victoria Wood's Main Square Development at when the commitment papers for its loan from CMHC were signed?

Mr. J. A. Jerome (Parliamentary Secretary to President of the Privy Council): I am informed by Canadian National Railway and Central Mortgage and Housing Corporation as follows: 1. (a) In January 1966 the Railway, pursuant to its usual practice, invited proposals by public advertisement for the development of 7.848 acres of railway land at Danforth and Main Streets, Toronto. (b) January 1, 1968. (c) A high rise apartment development with commercial element. (d) Victoria Wood Corporation Limited.

2. (a) No. (b) It is not the practice of the Railway to disclose terms and conditions of transactions with other parties. (c) No.

3. Yes. January 1, 1968.

4. The lease is not renewable but the rental thereunder is subject to review by the Railway at various periods throughout the lease term.

5. Yes. (a) \$1,000,000. (b) The valuation resulted from an appraisal made by a private firm of professional appraisers and was supported by a CMHC appraisal. (c) Normal appraisal methods and techniques were applied in determining the leasehold interest of Victoria Wood.

6. (a) Yes. (i) December 10, 1969. (ii) Statement of intent to make loan issued May 22, 1970. (iii) July 16, 1970. (b) A building mortgage was not registered against the Main Square land at the time the CMHC solicitor searched title

[Mr. Speaker.]

prior to registering the CMHC mortgage, nor was CMHC aware of any prior commitment by any other lender to finance the project. (c) Victoria Wood equity consisted solely of its leasehold interest in the land.

7. CMHC estimated the building costs to be \$13,892,460.

8. At the time of the announcement of the innovative programme, the Main Square Development had not proceeded beyond the stage of presentation of plans in support of its application to CMHC for a loan. The Major criteria considered by CMHC were: (a) Good location in relation to public transportation and amenities. (b) Favourable rental structure. (c) Comprehensive nature of development which includes residential, commercial and recreational elements. (d) Early start capability.

9. See 8 above.

CMHC—STUDIES BY PROFESSORS CHARNEY, CARREAU AND DAVIDSON

Question No. 415—**Mr. McCleave:**

1. What terms of reference were given to Professors Charney, Carreau and Davidson of the University of Montreal by Central Mortgage and Housing Corporation or by any task force set up by that Corporation?

2. What were the qualifications of each for the assignments they undertook?

3. What payments have or will be made to each?

Hon. Ron Basford (Minister of State for Urban Affairs): 1. In March, 1971, the Task Force on Low Income Housing commissioned Professor Melvin Charney, in collaboration with Professor Serge Carreau and Professor Colin Davidson to carry out a study, the terms of reference of which involved an investigation of the problem areas in the production and adequacy of low income housing, including such matters as supply factors and the capability of the industry, levels of productivity, quality and maintenance of stock, demand factors, patterns of need, and utilization.

2. Qualifications: Melvin Charney, M.R.A.I.C., Professor, School of Architecture, University of Montreal; Serge Carreau, M.R.A.I.C., Associate Professor, University of Montreal, consultant on community housing systems; Colin Davidson, M.A.R.I.B.A., Associate Professor, University of Montreal, consultant on industrialized building systems.

3. Professor Charney was paid a total of \$30,552.14, and out of this sum payments were made by him to Professors Carreau and Davidson.

NATIONAL DEFENCE—CATERING SERVICES FOR NEW HEADQUARTERS

Question No. 532—**Mr. Orlikow:**

Has a contract been awarded for the provision of cafeteria catering services at the new NDHQ in Ottawa and, if so (a) was this contract the subject of public tender (b) did the lowest bidder receive the contract (c) what was the amount of the lowest bid (d) if the lowest bidder was not awarded the contract, for what reason?

Mr. J.-R. Comtois (Parliamentary Secretary to Minister of National Defence): No, there was no public tender for a