

*The Address—Mr. Kaplan*

take on the responsibility of protecting the others, those who do not have the kind of housing they want.

● (2120)

When I look at the policies that are outlined in the Speech from the Throne I see there is some hope that, if co-operation can be obtained, the federal government can make a lot of yards and bring a lot of benefit to people who are presently not in the kind of accommodation they want or deserve.

I want to refer back for a moment to the problem of the powers of municipalities. In the municipality of metropolitan Toronto there is now a policy that discourages the city from going up. At the provincial and regional levels there is a policy that discourages the city from going out. When you have a growing city that cannot go up and cannot go out, what happens is that a pressure starts pushing downward. That is exactly what I noticed as I campaigned in York Centre in the last election.

What is taking place in York Centre and other parts of metro Toronto is a doubling up of people in the existing accommodation. In North York and York Centre there is a phantom population in a vast number of single family residences living in basements and on second floors.

At the moment all of this is illegal. People are unsure of their status. They are afraid to move into this kind of accommodation because they do not know if they can put their children into school. They are reluctant to put their names on voters' lists. They live under the eyes of neighbours who have the power at any time to complain and have them driven out.

Although this is not a federal responsibility I did come to a conclusion during my campaign. I urge that the borough of North York and other municipalities recognize as a fact the existence of this population. Thought should be given and policy should be implemented to legalize the status of the second family, the outsider who is sharing a single family home.

This would have a number of benefits. It would automatically increase the stock of housing in Toronto by many, many thousands. It would make family home ownership easier, because the family that wants to buy a house could do so knowing with certainty that it would receive income from the rental part of the house. This would help pay the mortgage. It would be easier for senior citizens to hold on to their homes by taking in another family to share their residences. Most important, it would normalize the status of the phantom population.

I have been talking about policies of the province and the municipality. I want to turn to policies the federal government should look at in addition to those contained in the Speech from the Throne.

It should be observed that rental accommodation is no longer being built in the municipality of metropolitan Toronto. Rents on existing accommodation are rising very high. As high as they are rising, this is still no incentive to builders again to start building rental accommodation. They are holding back.

I urge the government to consider doubling the capital cost allowance which is applicable under the Income Tax Act to rental accommodation such as apartment buildings.

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With the interest rate as high as it is today, a doubling of the capital cost allowance would be the equivalent of an interest reduction of 3 or 4 per cent. That is very substantial. That kind of reduction should get building going again on badly needed rental accommodation in the metropolitan Toronto area.

I also urge the government to consider looking at the park property that has been acquired along the waterfront of Toronto and consider building on it or dedicating a part of that for accommodation. This was very expensive land. Park accommodation and recreation are badly needed in the municipality of metropolitan Toronto. However, considering the need for housing, some consideration should be given to using part of that newly acquired land for the development of balanced housing communities.

I am inspired to say a word about the Downsview air base which I now represent. I want to address myself to the problem of housing for veterans. Unless there is a change in the government's plans, the policy of giving a concessionary mortgage to veterans to assist them in establishing themselves on land or in housing will be terminated next March. I urge the government to consider using a part of Downsview air base for housing, particularly housing for veterans.

One factor which may not have been noted is that a person who is still serving in the armed forces is not eligible for the benefits of land acquisition under the Veterans Land Act. This means that unless the person quits his job and leaves the service before next March, he will lose the right to any benefit under that program.

I urge the minister to look at the Downsview air base. A lot of land included in that base is not required for its present purposes. Balanced housing is a need. Balanced housing would be an acceptable solution for the use of part of that property. Keeping in mind the needs of veterans and others, that could be a development of tremendous importance to York Centre.

I wish to conclude by making a few comments about the unemployment insurance situation. At the time of the 1972 election the administrative problems of the Unemployment Insurance Commission were extremely serious. During that election unemployment insurance was the major issue in many parts of Canada. Since then the control of that system has been very greatly improved. In fact it could be argued that in the balance between service to the client and control, we have pretty well done as much as we can do on the side of control.

As a member of parliament I receive many calls from people who have been cut off unemployment insurance, something that did not happen very much in 1972. Some are justified and some are unjustified. This suggests that there may be a good balance between control and service. I would like to see the government turn to the concept of unemployment insurance with the basic fundamentals of the plan. I submit that adjustments can now be made in light of the experience with that plan over the past few years.

I was very pleased to find that in a speech delivered by the responsible minister during the election campaign last May, he described two of the changes that would have been brought about in the legislative program then before