

*National Housing Act*

some arrangements are being worked out to take advantage of Central Mortgage and Housing Corporation money.

I may perhaps put this short quotation on the record of the House. The headline reads, "Work Starts Next Week on B.C. Town". I take it that means the week in which we are now. I quote:

Construction will begin next week on the first 45 new homes at Gold River, a new townsite on Vancouver Island that will provide modern housing, education and commercial facilities for 3,000 persons by June, 1967.

J. V. Christensen, President of Tahsis Co. Ltd., said yesterday that the town will provide residences for new workers at the company's new \$60 million pulp mill under construction at the head of Muchalat Inlet, 140 miles northwest of here.

The township will be developed by private contractors and the residents will purchase their own homes, Mr. Christensen said. Cost of construction is estimated at \$15 million.

Well, Gold River is not the only one of these instant towns that is coming into being within my own constituency. I will not go beyond its borders for the purpose of illustrating my remarks. The Minister may have heard of the new community that is being built at Port McNeill from the ashes—not exactly from the ashes, but from what was until recently a purely old style British Columbia logging camp. A new townsite is being built and assembled today on Neuroutsos Arm, where the workers of the Port Alice pulp mill of the Rayonnier Corporation will be living. I do not know what might be possible under the terms of the Housing Act to deal with this kind of situation. I do know that individual workers are being faced with the most difficult kind of decision to make in respect of whether they are going to acquire an equity in the ownership of a home in these communities. Under the arrangements that have been worked out so far, the costs are very high so far as the individual worker is concerned, in respect of the purchase of land and that sort of thing.

• (4:30 p.m.)

I am not saying that the profits which may be made by the private contractors referred to in the press release I quoted, or by the private contractors who will be involved in the development of these other communities, will necessarily be exorbitant. What I am saying is that the costs facing Canadians of average incomes are unduly high under the arrangements that are being developed. Some better provision should be worked out under

the National Housing Act so that these people who go into the resource producing areas of Canada will be able to have adequate and decent housing on similar terms—certainly no less favourable—to those enjoyed by those whose occupations are in large metropolitan centres.

One of the things that requires some study, if such study has not already been made in detail, is the matter of the relative cost of raw land assembly for community purposes as compared with knocking down old, decrepit houses in urban centres in order to renew those parts of our cities. As the Minister knows, some of the stumps we have in B.C. are almost as big as houses in downtown parts of cities, and are probably as costly to remove and make the land suitable for housing.

From the information I have been able to gather I am happy to say that those who are responsible for the development of these new instant towns in my own area, which I have referred to for the purposes of illustration, have gone to some pains to try to develop communities that will be modern, that will be pleasing in their style of architecture, and that will have adequate town services in the up-to-date sense of that term. Nevertheless, I feel that the costs involved make it exceedingly difficult for individuals to take the plunge that they necessarily must, if they are going to decide to become residents of some of these communities. I am sure the Minister appreciates that this situation is further aggravated so far as average citizens are concerned because in most cases their livelihood—

**The Chairman:** Order. I have to interrupt the hon. Member as his time has expired.

**Mr. Ryan:** Mr. Chairman, the National Housing Act of 1954, as amended over the succeeding years, has proven to be a great boon for Canada. Its provisions have certainly been responsible for the improvement in both quality and quantity of Canadian homes.

As I took off from Ottawa on a flight to Toronto a couple of weeks ago I sat beside an American from Cincinnati, Ohio. He told me he was a frequent visitor to Canada in connection with his business, and that as such he never failed to be astonished at the great number of new residential subdivisions in Canada, and at the quality of the homes, which he considered to be superior to those built under analogous legislation in his own state. Indeed our conversation on the plane began by his pointing out to me the large