

Urban Affairs

dominiums that are now spotting the urban environment a little too frequently.

One of the other things I wanted to speak about was land development and the type of lots that are made available to people today. Almost all the new developments in the major cities of Canada consist of building lots without any back lanes. When we consider the quality of life about which we are so concerned, this is a serious omission, for several reasons. One of them is that children are forced to play in the streets if they want space to run outside the boundaries of their own lot. The other reason is that lack of a back lane leads to a highly unsatisfactory sanitary arrangement because there is no room for the storage of garbage and people are forced to store it inside their garages or their basements where it attracts flies to the building. They take it out to the front of the lot once a week and in the summertime when it attracts flies, this is very unsatisfactory.

The other thing that makes lots without back lanes not very useful is the fact that there is no access to the back yard for machinery. If an individual who owns the house wants to get into the back yard to put in a swimming pool, plant a tree, etc., he cannot do so because houses are built too close together and there is no access to the back. For these various reasons I think the national building policy should encourage communities to return to the old system of subdividing lots with the inclusion of back lanes or at least the inclusion of a 20-foot strip of publicly-owned land which is not fenced and which would provide a playground or access to backyards.

I have been told that part of the reason for building subdivisions with no back lanes is that we have too many European planners coming into the country who are accustomed to planning in conditions where there is a severe shortage of land, so they try to get the maximum use out of each acre, and the maximum number of lots. The other possibility is that we are leaving this planning too much in the hands of developers who, because of the profit motive, are interested in getting the maximum number of lots out of each acre of land which they are servicing. Whatever the case may be, I consider this to be a very unhealthy trend which will lead to a reduction in the quality of life that people enjoy in our new neighbourhoods.

Finally, I want to say that Canadians should realize that what has happened in the housing market in Canada did not happen by accident. It happened as a result of 11 years of Liberal policies.

Mr. Deputy Speaker: Order, please. I regret to interrupt the hon. member, but the time allotted to him by Standing Order has expired. He can continue with unanimous consent. Is this agreed?

Some hon. Members: Agreed.

An hon. Member: No.

Mr. Deputy Speaker: I hear a "no".

Mr. Harry Olausen (Coast Chilcotin): Mr. Speaker, in the very short time allotted to me I would like to point out some aspects of the housing situation as it exists in this country and particularly as it exists in my riding. In my

[Mr. Yewchuk.]

constituency the needs are not restricted to the urban areas where I am concerned with the increased cost of housing and land and a steady rise in population, adding a further strain to the existing difficulties. They are also felt in the rural areas where the government has done little or nothing in the past.

It is time that some interest was shown in order to bring adequate housing to those who have been cut off from the benefits of an urban society. Rural housing must be supported with generous rehabilitation loans and grants made available to co-operative and non-profit housing groups as well as low income families. CMHC rules as applied to rural housing must be made flexible to accommodate those who can least afford to comply with the standards necessary in order to qualify for financial assistance. CMHC policy toward the Indian people must also be made as flexible as possible because these are the people who deserve as much support as is possible in the field of housing. Inadequate housing and lack of concern in the past has contributed to poor and unsanitary housing conditions that are so obvious to those who have the responsibility of dealing with such conditions.

The federal government, with the support of the Conservatives, passed the residential mortgage financing act which was Bill C-135. This was supposed to provide the necessary funds for mortgage investments and supplement Bill C-133. However, that act meant that the supply and control of mortgage funds for residential housing will be determined by the free play of market forces. It will not ensure the availability of adequate mortgage funds for new and existing dwellings in rural areas as there is no provision for compulsory allocation of funds in these areas. It will not provide special housing for Indian people or those on low incomes. It is simply a means of attracting capital to an area where a good profit can be realized at the expense of the home buyer.

Therefore, it is important for the government to take the necessary steps and to assume responsibility for ensuring an adequate supply of mortgage funds at low interest rates, to determine housing requirements together with the provinces, and to set annual targets and obtain firm commitments from financial institutions to meet housing needs in this country. There is no excuse for inaction in an area of the Canadian economy where adequate shelter for all Canadians must be the primary objective of the federal government.

Mr. Deputy Speaker: Order, please. It being 10 p.m., proceedings on the motion being debated today are deemed to have been concluded pursuant to section 11 of Standing Order 58.

PROCEEDINGS ON ADJOURNMENT MOTION

[English]

A motion to adjourn the House under Standing Order 40 deemed to have been moved.