

National Housing Act

Mr. Winters: The hon. gentleman's question was who makes—

Mr. Vincent: Subsection 4, paragraph (a) says:

An estimate of the costs of the acquisition and clearance of the area;

On what basis is the estimate made and who makes it?

Mr. Winters: If the project develops along the pattern that has prevailed so far, a committee is set up composed of representatives from the levels of government concerned. In Toronto it was the civic, the provincial and the federal government levels. They constituted a committee and made estimates. In Montreal, where the provincial government indicated to the city that it would be empowered to act as its agent, there was a committee with membership from the city of Montreal and Central Mortgage and Housing Corporation. The estimate was compiled under the general supervision of that committee. The initiative in the first place must come from the civic authority, as my hon. friend can well appreciate. The bill provides that it must be done with the knowledge and authority of the provincial government concerned. So I would imagine the city authorities would be communicating with the provincial government, and then it normally flows through that channel to Central Mortgage and Housing Corporation.

Mr. Herridge: Mr. Chairman, I asked a question on section 1 and the minister advised me to read section 23. Well, I have read it two or three times and I am not quite clear as to the interpretation; therefore I am going to repeat my question. I said the city of Trail has been concerned about removing the tracks of the Canadian Pacific Railway, which pass through the centre of the city, to a location at the north-west end of Rossland avenue, removing certain houses, some of which are not quite good and others not so suitable, making a yard at the end of Rossland avenue for the unloading of freight and the building of warehouses, and so on.

This matter has been very carefully gone into and it is suggested that the relocation of the tracks, the building of the railway yard and the provision of warehouses, and so on, could be provided for by co-operation with the city and financial assistance from the Consolidated Mining and Smelting Company and the Canadian Pacific Railway.

My question is this. Would this section apply under those circumstances; that is, would any agreement be affected by the fact that the company was willing to bear a share of the cost and the Canadian Pacific Railway

the cost of moving the tracks and doing certain things in connection with the yards? Will the minister explain to the committee what procedure the municipal council should adopt in making representations with respect to the use of this section?

Mr. Winters: Mr. Chairman, it is pretty hard for me to sit here in Ottawa and judge whether or not a project in Trail could qualify under this statute. I do not know enough about the local conditions. There are certain elements about it, however, as expressed by the hon. member, which would raise doubts in my mind as to whether it could qualify. On the other hand he said that part of the area is now given over to housing which needs to be redeveloped. Perhaps that part could qualify. We would have to make a study. I presume the city of Trail would be prepared to initiate some investigation as to whether the project they have in mind could qualify under the statute. I refer the hon. member for Kootenay West particularly to paragraph (d) of clause 23, which reads:

A substantial part of the area at the time of acquisition was, or after redevelopment will be, used for residential purposes.

We must keep in mind, as the hon. member for Regina City said, that this is housing legislation.

Mr. Herridge: I wish to mention that the Minister of Fisheries visited Trail recently and I think raised their hopes considerably, which is quite normal procedure for cabinet ministers. What should I suggest to the council? Should I suggest that the council would be well advised to present the whole scheme to Central Mortgage and Housing Corporation?

Mr. Winters: Yes, I would suggest that.

Mr. Ellis: Mr. Chairman, I referred a few moments ago to the removal of the limitation which exists in part III where slum clearance is a factor in the agreement between Central Mortgage and Housing Corporation and the municipality. I was quite aware, as the minister pointed out to me, that 3(b) and 3(c) in particular of section 23 refer to the fact that where the buildings in an area have to be torn down and the area made available for perhaps industrial purposes, or whatever purpose the municipality sees fit to use it for, alternative accommodation must be provided to those who are dispossessed at reasonable rents.

I note that the section calls for provision of this housing through either sections 16, 19 or 36; but I suggest that if the municipality is going to pay 50 per cent of the cost of slum clearance of a blighted area, and then be called upon to make a contribution with respect to construction of low-rental housing,